

# BRENTWOOD PARKS SYSTEM MASTER PLAN



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Prepared for  
City of Brentwood  
Parks & Recreation

January 2015





# Brentwood Parks System Master Plan

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## Introduction

The Parks and Recreation Master Plan has been prepared to provide the City of Brentwood with guidance in continuing efforts to meet recreation needs for its citizens. The Master Plan is organized into the following sections which are outlined below:

1. *Data Collection* - an understanding of the community's resources, facilities and existing conditions that influence the type, size and location of park land and facilities.
2. *Plan Analysis* - the development of a program statement for the city's future needs for park land and park facilities.
3. *Master Plan* - the synthesis of existing conditions and future opportunities with the identified recreation needs of the community, graphically illustrated to provide the city with general guidance to communicate and implement the Plan.
4. *Implementation Strategies* - a description of the existing opportunities that will aid in accomplishing the goals of the Master Plan including the generalized impacts of achieving these goals.

This Master Plan illustrates several design concepts for mini, neighborhood, district, and metropolitan parks as well as open space and greenway linkages throughout the community. These illustrations present the vision of the Plan and the quality of planning and design that will be required to meet the expectations of the community.

### Goals of the Master Plan

The goals of the Master Plan are numerous and varied depending on whom or what group you ask. Several key goals include:

1. Develop a plan that will maximize the utilization, use and enjoyment of the parks system, thus enriching the quality of life for the citizens of Brentwood.
2. The Master Plan development should be based on **consensus** which is supported by a broad based section of the community.
3. The Plan should be focused on providing a firm **direction** and its recommendations are based on the opportunities and dynamics of the community.
4. The Plan should have some amount of **flexibility** that allows for choices and changes to be made over time while preserving the overall vision of the plan.
5. Maintain a balance between active, passive and open space recreation within the Brentwood Parks System.
6. Seek to preserve and enhance existing tree canopy.
7. Reforest the Brentwood Park System.
8. Emphasize connectivity by developing additional opportunities for pedestrian and bicycle linkages throughout the Brentwood Parks System and from surrounding neighborhoods and communities.
9. Plan for park buildings that are architecturally compatible, functional and sustainable while enhancing the visitor's park experience.
10. Recognize that utility systems, while essential, should not diminish the visitor's park experience.
11. Develop a master plan that is environmentally sound and sustainable.

### Brentwood Parks and Recreation Department

The Brentwood Parks and Recreation Department is responsible for the operation of the city's park system and the existing community center building. In addition, the department designs, implements and monitors city events and programs such as Maddenfest, the Brentwood Summer Concert Series, sport events and leagues, summer camps and other recreational classes. Program offerings are wide ranging and include: special events, adult activities, cultural arts programs, fitness, youth activities, athletics and various facility rentals. The MAGIC Bus website and city newsletter are also managed by the department. The Parks and Recreation Department strives to offer quality spaces and programs, both indoors and outdoors, which provide residents and visitors the opportunity to enhance their lives through rest, relaxation and recreation.

### Brentwood Parks System Master Plan Initial Assessment

The first step in the parks system master planning process was the execution of an Initial Assessment. Its purpose was to quickly identify gaps or needs in the current parks system perceived by the community and craft preliminary solutions with community input. The completed Initial

Assessment then became the beginning point for this document, the completed Parks System Master Plan.

### Working Committee

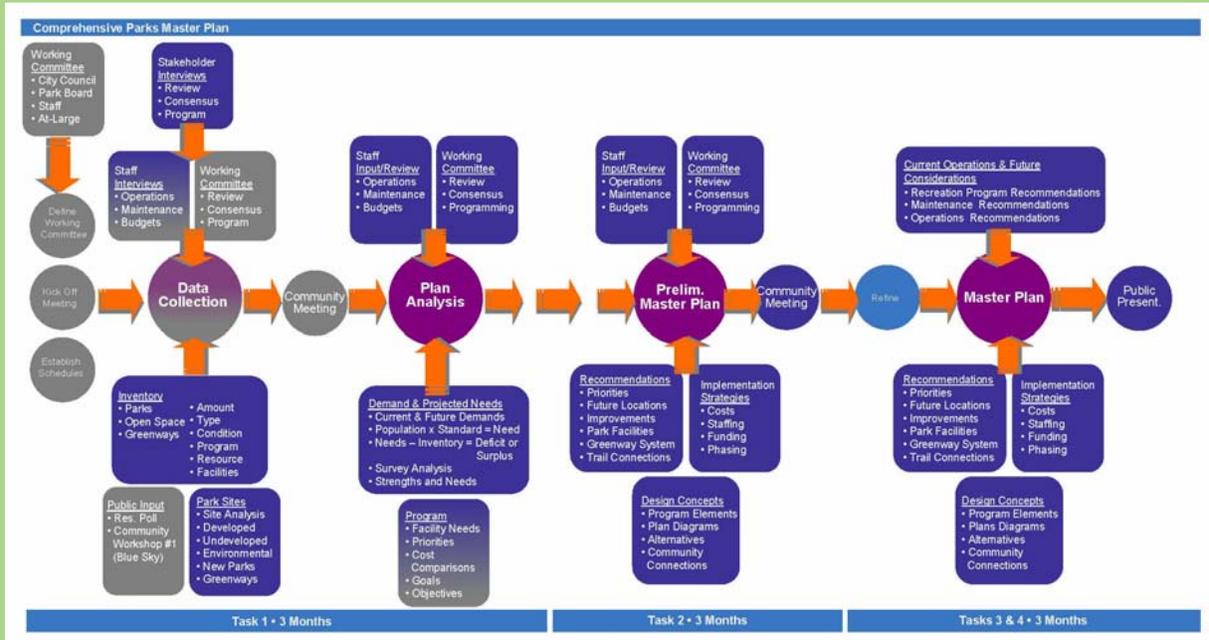
The planning process began with the same working committee which helped guide the development of the Initial Assessment. This was intentional in order to maintain continuity from the Phase One Initial Assessment through the development of the Phase Two Park System Master Plan. Six individuals representing appointed officials, city staff, and the public were appointed by the Board of Aldermen to serve on the committee. On February 18, 2014 this committee reconvened and conducted its first meeting with Planning Design Studio (PDS), the consultant assisting the city with the preparation of the Master Plan. During this kickoff meeting the committee reconfirmed the following purpose statement to guide the completion of the Parks System Master Plan.

*The purpose of the Working Committee is to offer the consultant planning team direction and guidance throughout the development of the Parks System Master Plan. Through a consensus building process, the Working Committee will strive to develop a plan that will maximize the utilization, use and enjoyment of the parks system, thus enriching the quality of life for the citizens of Brentwood.*

### Work Plan

Planning Design Studio prepared a work plan, shown in Figure 1-1 for the preparation of the Initial Assessment. This work plan outlined not only work tasks for the Initial Assessment project but also for the Master Plan. The intent of this work plan was to show how both projects worked together to produce the Brentwood Parks System Master Plan. The work plan was intended to aid in the working committee's understanding of the planning process, and assist in the scheduling of events and activities throughout the planning period. The work plan was also utilized to illustrate the steps of the planning process to the public.

**Figure 1-1 – Work Plan**





## Data Collection

### Introduction

The Brentwood Parks System Master Plan was completed using information from a variety of sources. Among those sources were a previously completed Parks System Initial Assessment, working committee meetings, public forums, meetings with city officials and staff, citizen input, and various contributing reports. The information from these sources was compiled and reviewed to determine the recreational needs and desires of the people in Brentwood. The Data Collection section presents the information gathered and sets the framework for the analysis of the needs and desires identified in the Plan Analysis section of this document.

### Community Profile, Image and Character

Every community is unique, and as such, needs to be addressed in a manner specific to its own personality. The following information presents a snapshot in time of Brentwood and examines the traits that contribute to the character of the city. It also illustrates demands being placed upon Brentwood by those wishing to become a part of the community.

The City of Brentwood is located in the central portion of eastern Missouri, in St. Louis County, less than seven minutes west of St. Louis City limits. The city encompasses 1.96 square miles (1,254 acres), with access to Interstate I-170 and Interstate 64 on its northern border. The City of Brentwood is a premier residential community, known as the “City of Warmth” to residents because of its small town charm and friendly atmosphere all located within the center of the metropolitan St. Louis region.

The beginnings of Brentwood date back to 1804 when Louis J. Bompert bought 1600 acres of land between Litzinger Road on the north, Hanley Road on the east, Brown Road (now Brentwood Boulevard) on the west and Lockwood Road on the South. Later the Marshall family purchased property to the west, and the Gay family purchased property to the north. Together these purchases make up what is today Brentwood, Missouri. In the early 1870's Thomas Madden came to the area and purchased 100 acres in the area for a farm. Within seven years a small community began to establish itself and Madden became the businessman of the community. He operated a rock quarry, built a tavern, barbershop, grocery store, and blacksmith shop. The community became known as Maddenville.

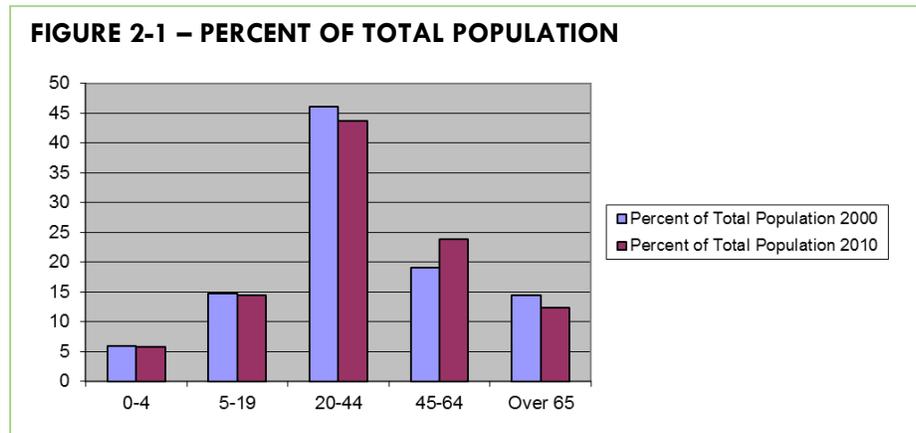
Maddenville established itself as one of the original stops on the "Manchester Trail", the trail west that prairie schooners and mail coaches traveled in the 1800's. Mail coaches traveling Brown Road (Brentwood Boulevard) provided passenger and mail service from St. Louis. By 1890 a streetcar line, locally known as "the Dinky" was constructed between Skinker Road in St. Louis and Maddenville. With rail service by the Missouri Pacific and the development of the automobile, Maddenville in the early 1900s became an attractive place to live. Several landowners subdivided their land and sold lots for the newcomers.

In 1919 the residents of this growing community discovered that neighboring Maplewood was planning an election to annex their town. To avoid this annexation and to establish their own school district, the residents decided to incorporate as a village. Maddenville was officially incorporated on December 15, 1919 and soon thereafter changed its name to Brentwood. James L. "Tex" Willingham became the first mayor of Brentwood with a campaign pledge of cleaning out the hoodlums and gambling casinos which had located in areas of Manchester Road and North South Road (formerly Brown Road, now Brentwood Boulevard). On April 12, 1929 Mayor Willingham signed ordinance number 1A, which established the City of Brentwood, described its corporate limits, repealed any conflicting ordinances and established order to the city's governance.

The community continued to thrive and today Brentwood has shopping centers, modern office buildings and many small commercial institutions along with its charming residential neighborhoods, all contributing to its small town atmosphere.

The City of Brentwood's current population is 8,055 based on the 2010 Census. From 2000 to 2010, Brentwood's population increased by approximately 4.7% from 7,693 in 2000. In the same time frame, the county's population decreased by approximately 1.7%. According to statistics from the Census Bureau, the population increase over the same period was 9.7% for the United States and 7.0% for the State of Missouri.

For 2000 and 2010, the breakdown of the population by age has remained nearly identical with the slight exception of increase in the 45-64 age group as is depicted in Figure 2-1 below.



In 2010, the median age of Brentwood residents was 35 years (35.6 in 2000), compared to the national average of 37.2 years old. Nationally, 13.0% of the population is over the age of 65 while 12.4% of Brentwood’s population is over 65.

The population of Brentwood became both wealthier and more highly educated when compared to the national average. The 2008-2012 American Community Survey estimate of individuals over age 25 which have or will have graduated from high school in Brentwood is 97.2%, compared to the national percentage of 85.7%. Additionally, the percent of college graduates increased in Brentwood to 64.1% in 2010 from 58.4% in 2000. In 2000 the median household income was \$50,643, which was 20.6% higher than the national average (\$41,994). In 2010 the median household income is estimated to be \$68,165, which is 28.5% higher than the national average (\$53,046).

Using this information, the following conclusions can be drawn:

1. Brentwood’s overall population is not expected to increase substantially over the next 10 years due to several factors. First, Brentwood is a mature, developed community with minor redevelopment opportunities that could have a major impact on increasing the population. Second, while Brentwood experienced a 4.7% population increase in the last ten years, the St. Louis County region experienced a decrease over the same period. This population decrease for the county is expected to continue or possibly level out to no increase or decrease. Being located within the St. Louis County region, it is most likely that Brentwood could also experience a similar low population increase over the next ten years.

2. The population bulge in the 20-44 age group is significant and should be addressed when considering future recreation opportunities for the Brentwood community. As the 20-44 age group matures, its changing recreation needs should also be considered.
3. The needs of a maturing population (ages 45 and over) should also be a significant future consideration of the Brentwood Park System.

### Community Park Facilities/Amenities

There are currently six city parks that serve the recreational needs of Brentwood residents. These parks include Brentwood Park, Broughton Park, Hanley Park, Memorial Park, Norm West Park, and Oak Tree Park. The City also has three trails: Breezeway Trail, Lee Wynn Trail and Rogers Parkway. In addition, the Brentwood Recreation Complex is the city’s community recreation center, and is located at 2505 S. Brentwood Boulevard. Refer to Figure 2-2 (Existing Community Park and Recreation Facilities/Amenities) for a listing of public recreation opportunities in and near the Brentwood community. For the purposes of clarity, a “facility” is defined as a building or structure whose primary purpose is recreation or recreation related activities. An “amenity” is a land based feature whose primary function is recreation or recreation related.

**FIGURE 2-2 – EXISTING COMMUNITY PARK AND RECREATION FACILITIES/AMENITIES**

<b>Brentwood City Parks/Trails</b>	<b>Location</b>	<b>Recreation Facilities/Amenities</b>
Brentwood Park	9100 Russell Park	Baseball Field, Softball Fields, Soccer Fields, Comfort Station, Playground Pavilion and Open Space.
Broughton Park	Eulalie & Mary Avenue	Playground, Pavilion and Trail.
Hanley Park	550 Hanley Industrial Park	Sand Volleyball Court, Tennis Courts, Handball Courts, Comfort Station, Pavilion and Open Space.
Memorial Park	8600 Strassner Drive	In-line Skating Rink, Playgrounds, Comfort Station, Pavilions and Trails.
Norm West Park	East Pendleton & Mary	Soccer Field, Comfort Station and Open Space.
Oak Tree Park	Litzinger & Rosalie	Playground, Pavilion, Open Space and Trails.
Breezeway Trail	Between Rosalie & Cecelia	Open Space and Trails.
Lee Wynn Trail	8405 Rosalie	Open Space and Trails.
Rogers Parkway	Between Litzinger and Manchester Rd.	Playground and Trails.
<b>Community Recreation Centers</b>	<b>Location</b>	<b>Recreation Facilities/Amenities</b>
The Brentwood Recreation Complex	2505 S. Brentwood Blvd.	Indoor Ice Rink, Community Rooms, Offices and Kitchen.
The HEIGHTS	98001 Dale Ave.	Fitness Center, Natatorium, Gymnasium, Multi-Purpose Rooms, Youth Fitness Center, and Library.
<b>St. Louis County Parks</b>	<b>Location</b>	<b>Recreation Facilities/Amenities</b>
Tilles Park	9551 Litzinger Rd.	Playground, Trails, Tennis Courts, Comfort Station, Fishing and Spray Fountain.

**Schools**

There are a number of schools that have outdoor recreational amenities within the city limits and are used by residents to satisfy their recreation demands. These amenities typically consist of playgrounds and sports fields. When not in demand by the school, some of the associated amenities are often made available for public use. Sports fields typically require a facility use agreement, while playgrounds do not. Due to the location of these schools, they contribute recreation amenities to the community in areas where park amenities currently do not exist. The benefit of such amenities is that the city is not responsible for maintaining them, yet they help satisfy the recreation demands in the community. For purposes of denotation, each school that contributes recreation amenities for community use is indicated on the Community Influences Map (Figure 2-8). Refer to Figure 2-3 (Existing Brentwood School Outdoor Recreation Facilities/Amenities) for a listing of school related recreation opportunities in the Brentwood community.

**FIGURE 2-3 – EXISTING BRENTWOOD SCHOOL OUTDOOR RECREATION FACILITIES/AMENITIES (PUBLIC & PRIVATE)**

<b>Brentwood School District</b>	<b>Location</b>	<b>Recreation Facilities</b>
Brentwood Pre-School	1201 Hanley Industrial Court	1 Playground, 1 Sensory Children’s Garden.
McGrath Elementary	2350 St. Clair Avenue	2 Playgrounds, 1 Multi-Use Court, 1 Multi-Use Field.
Mark Twain Elementary	8636 Litzsinger	1 Playground, 1 Multi-Use Court, 1 Soccer Field.
Brentwood Middle	9127 White Avenue	Shares facilities with Brentwood High School (see below.).
Brentwood High	2221 High School Drive	1 Outdoor Track, 1 Football Field.
<b>Private Schools</b>	<b>Location</b>	<b>Recreation Facilities</b>
Elaine Rosi Academy	8900 Manchester Rd.	2 Playgrounds.
Minier Early Childhood Center (YMCA)	1900 Urban Dr.	None.
Mount Calvary Nursery School	9321 Litzsinger Rd.	1 Multi-Use Field.
Saint Mary Magdalen Catholic School	8750 Magdalen Ave.	1 Multi-Use Court

**Other Facilities**

Brentwood is in the enviable position to be surrounded by communities that offer excellent recreation opportunities, some of which Brentwood residents use as a result of their close proximity, often at resident rates. THE HEIGHTS located in Richmond Heights, Missouri is a 73,000 square feet community center. It includes one of the largest and best-equipped municipal fitness facilities in the St. Louis metropolitan area with a fully functioning youth fitness facility, a double gymnasium, an indoor water park, locker rooms-including a family locker room, child care, meeting rooms, and full-service library. Brentwood residents can obtain or renew a membership to THE HEIGHTS at Richmond Heights resident rates.

Tilles Park is a 75 acre St. Louis County Park located on McKnight and Litzinger Roads between the cities of Brentwood and Ladue. One of the best known of the county's parks, Tilles is a favored location for picnics, and includes the following amenities: a playground, trails, tennis courts, fishing and a spray fountain play area. It has traditionally been the location of special activities such as the Winter Wonderland light display which began in 1987. Due to its close proximity to several of Brentwood's neighborhoods, it helps to meet the recreation needs of the northwest portion of the city, which currently does not have any Brentwood city parks.

### Private (Non-Public) Recreation Providers

There are several private (non-public) recreation providers in and around the Brentwood area that contribute recreation facilities to the community. The city focuses on the provision of recreation facilities that meet the demands of the majority of residents. Considering recreation demands on a regional scale and the presence of superior private sector facilities within the community necessitates that the city does not need to provide for every recreation demand. Each facility or opportunity must be examined on an individual basis and weighed against the benefit the community will derive from such a facility before the city chooses to provide for a specific activity. Private recreation facilities in the Brentwood area are summarized below.

The Mid County YMCA is located in the center of Brentwood adjacent to Memorial Park. Construction of the original building began in 1957. Renovations over the years provided four racquetball courts and an indoor running track. In 1989, a capital campaign provided funds to add a 25-meter, L-shaped pool with a diving well, new program space and a preschool child care center.

The Brentwood Swim and Tennis Club is a private, 360-member club situated on 5 1/2 acres in a quiet residential area of Brentwood on Swim Club Lane. The club draws the majority of its members from the city of Brentwood and the surrounding communities such as Richmond Heights, Clayton, University City, Ladue, Rock Hill and Webster Groves. Its facilities include a 25-yard, L-shaped swimming and diving pool, a separate wading pool with fountain, an expansive deck with numerous lounge chairs, a large canopied cabana, men's and women's locker rooms and a covered concession area with snack bar and picnic tables. Two tennis courts are located at the eastern end of the property for the exclusive use of members.

Club Fitness at 8356 Musick Memorial Dr. is an indoor fitness provider featuring state of the art exercise equipment along with classroom facilities. It has partnered with Dynamic Fitness Management to offer on-site personal training services.



Memorial Park YMCA summer camps use the pavilions and playgrounds at Memorial Park.



**Lee Wynn Trail** Six of Brentwood's eight parks are connected to each other through a network of trails.

### Surrounding Communities

Brentwood is bordered by five cities: Ladue, Maplewood, Richmond Heights, Rock Hill, and Webster Groves. These communities also contribute recreation facilities and amenities that help satisfy the demands of Brentwood residents. Many of the recreation facilities and amenities are provided by individual public parks and community centers, as well as through private recreation providers.

### Regional Greenway/Trail Systems

The Great Rivers Greenway District, formerly known as the Metropolitan Park and Recreation District, was established in November 2000 by the successful passage of the Clean Water, Safe Parks and Community Trails Initiative ("Proposition C") in St. Louis City, St. Louis County and St. Charles County, Missouri. Great Rivers Greenway is funded by a 1/10th of 1 cent sales tax. The District is currently developing "The River Ring", a concept of interconnected greenways, parks and trails that link three counties, join two states, and cover an area of 1,216 square miles. This regional plan offers significant future recreation opportunities to the Brentwood community.

The Shady Creek Greenway component of this system will link the cities of St. Louis, Maplewood, and Webster Groves with Brentwood's system of trails connecting a significant number of parks together. The greenway will also serve as a connector to a planned larger system of trails and open space following Deer Creek, ultimately leading to River des Peres and the Mississippi River. This greenway is envisioned as a linear park that will connect existing parks and natural areas, recreational centers, schools, and civic and cultural amenities.

Detailed planning is currently underway for creating a system of trails near the Metro Maintenance Facility on Brentwood Boulevard. This system of trails is planned to be the linkage to the Brentwood Park System by connecting to Rogers Parkway and possibly Brentwood Park.

### Contributing Report Information

Several contributing reports were used as background for developing this plan. The most recent report, the Brentwood Parks System Master Plan Initial Assessment was completed as a precursor to this Master Plan. It contained a synopsis of the germane topics presented by each of the contributing reports reviewed during the development of that document. Although that report is included as an appendix to this Master Plan, a summary of the important topics related to the Brentwood Parks System is included below.

#### Brentwood 2006 Comprehensive Plan.

1. Several goals related to parks and trails were stated in the 2006 Comprehensive Plan including:

- a. “Enhance safe pedestrian and bicycle connectivity throughout the city.”
  - b. Provide a quality park system with links to the regional greenway system.
2. Parks should be more accessible to the residents.
3. Pedestrian circulation could be significantly improved with the establishment of the Deer Creek and Shady Creek Greenways. Connections from Brentwood parks and neighborhoods would ultimately provide access to the region-wide trail system. The main spine of this trail system could be Rogers Parkway.
4. One suggested objective for accomplishing the above goal of enhancing safe bicycle connectivity throughout the City of Brentwood would be to develop an interconnected bike trail system to enhance movement throughout the city. The off-street trail system along Black Creek and Rogers Parkway should be connected to on-street bike routes to provide safe access to schools, parks, commercial districts and Hanley Industrial Court. The extension of Rogers Parkway to the Deer Creek Greenway would require pedestrian-friendly signalization at the intersection of Mary Street and Manchester Road. The on-street bicycle circulation system should link to the city’s trail system and the regional greenway system by continued coordination with the Great Rivers Greenway District and Bike St. Louis.
5. Residents do not think that additional parkland acquisition is a high priority. Residents considered the highest priority to be continued enhancement of the existing park system with increasing opportunities for pedestrian connections to existing parks and schools.
6. Public art spaces could be provided in the city center, parks, city gateways and in collaboration with commercial developers.

2013 Brentwood Resident Poll.

1. City parks were ranked number 4 out of 12 city services/facilities.
2. Most residents use Brentwood’s walking, jogging and biking trails and favor overwhelmingly expanding these trails.
3. The relatively low rating of “recreational services” and “recreational facilities” appears to be largely due to the recognition by Brentwood’s citizenry that its community center is not adequate as a recreational facility.

Brentwood Parks and Recreation Master Plan.

1. With respect to Americans with Disabilities Act (ADA) compliance, the Brentwood Park System should be a model from which other communities develop their park system.

Brentwood, Clayton, Maplewood, and Richmond Heights Bikeable, Walkable Communities Plan, April 2009.

1. Brentwood Forest residents reported a lack of pedestrian continuity between the residential area and the retail outlets in the Brentwood Promenade, and further eastward towards Dierberg's Market as well. Issues involving unlighted portions of the Metro ramp accessing Dierberg's have also been reported.
2. Brentwood has an extensive biking and walking trail network. The Rogers Parkway, a 0.7 mile shared-use path creates the backbone of this off-street bicycle and pedestrian network, running north and south through the heart of eastern Brentwood. The Lee Wynn Trail and neighborhood connectors act as the thread connecting Brentwood's neighborhood parks located along the Black Creek. While these facilities are heavily used by Brentwood residents for recreational purposes, their utilitarian potential is immense. These multi-use trails provide a great off-street alternative connecting neighborhoods to the commercial-heavy Manchester Road to the south and Brentwood Square and the Brentwood Promenade to the north.
3. Because of the city's small geographic area and the close proximity of various land uses, Brentwood possesses a built environment already very supportive of bicycle and pedestrian activity. However, only with safe and interconnected supporting infrastructure will city residents and workers feel comfortable using non-motorized transportation to move throughout the community.
4. The City of Brentwood would significantly benefit from an interconnected bicycle and pedestrian system having both trail and on-street components. In addition to the linkage potential between institutional, commercial and retail infrastructure, trips could originate within neighborhoods for easy access to other neighborhoods and to these destinations.
5. The following goals were stated:
6. Develop bikeways and pedestrian paths as a functional element in Brentwood's Transportation and Recreation System.
7. Establish basic rules and regulations for trails under Brentwood's jurisdiction.

Shady Creek and Deer Creek Greenways Concept Plan Executive Summary.

1. The Shady Creek and Deer Creek Greenways are local greenways which are part of the regional River Ring Plan, the interconnected greenway, parks and trails plan of the Great Rivers Greenway District. The Shady Creek and Deer Creek Greenways will provide a greenway system for the communities of Brentwood, Maplewood and Webster Groves. The Shady Creek Greenway will link to the west with the Gravois

- Greenway, which includes the popular Grant's Trail, and the Meramec Greenway. The Deer Creek Greenway will link to the River des Peres Greenway to the east, an extensive and popular greenway in the City of St. Louis leading to the Mississippi River Greenway.
2. Key future points of connection to the Brentwood Park System are at Brentwood Park, and at Rodgers Parkway which will require crossing Manchester Road.

Missouri Statewide Comprehensive Outdoor Recreation Plan (SCORP).

The 2013-2017 Missouri SCORP reviews and analyzes information relating to state and nationwide outdoor recreation trends, and projects recreation needs for the State of Missouri through the year 2017. It also identifies statewide priorities for the local outdoor recreation grant programs administered by the Department of Natural Resources (DNR). Trends identified in the current SCORP which pertain to Brentwood include:

1. Demand exceeds supply for the most popular outdoor recreation facilities in Missouri – trails, playgrounds and multi-use fields. At least a third of Missouri professionals say that demand for trails is much greater than the supply.
2. Facilities or programs that are not available but in demand in some areas include trails and bike parks, nature and botanical gardens, dog parks, skate and skateboarding parks, disc golf/frisbee and open space.
3. Demand also outstrips supply for picnic areas, soccer fields, baseball/softball fields, gardens, nature parks, outdoor swimming pools, football fields, outdoor basketball courts, historic sites, and tennis courts.

**Summary of Existing Park Facilities/Amenities**

**Brentwood Park**

Located at 9100 Russell Avenue, this 13.5 acre park contains a baseball field with a 360 foot center field fence, covered brick dugouts, a press-box, home and visitor bleachers. The park also includes two softball fields, two soccer fields, restrooms, a playground, and a pavilion. Home to Brentwood Eagles baseball and softball, Maddenfest and the summer concert series, the park serves its community well as a primary event and gathering space.

**Broughton Park**

This wonderfully quaint 0.3-acre park is located at the corner of Eulalie and Mary Avenues. It has a playground and a pavilion surrounded by an asphalt trail, as well as a several park benches. A trail leads from this park onto the median of Dorothy Avenue and extends all the way to Rogers Parkway at Manchester Road making for a nice walk or jog of about 1/3 of a mile through the neighborhood.



**Broughton Park** View of Broughton Park's playground area and pavilion.

**Hanley Park**

This 4.4-acre park contains two sand volleyball courts with judge stands and lights, two tennis courts, and two handball courts along with one rental pavilion located near the restrooms and volleyball courts. It also features an asphalt trail connecting to the Lee Wynn Trail. Home to the city’s outdoor sand volleyball leagues and tennis lessons, Hanley Park is filled with playful and relaxing opportunities.

**Lee Wynn Trail**

Lee Wynn Trail is a 1/3 mile trail linking Hanley Park on the north and Oak Tree Park on the south end. It offers users a wide variety of natural and man-made experiences as it travels through one of Brentwood’s many leafy neighborhoods.

**Memorial Park**

This 15.5 acre park, located at 8600 Strassner, across from the Mid-County YMCA, is tucked into a well-wooded area. Once known as Buder Park, today it includes two pavilions, a tot and a youth playground, in-line skating rink, restrooms, drinking fountains, nature hiking trails and asphalt trails.



**Memorial Park** Updates to existing pavilions and picnic areas are needed throughout Brentwood’s parks.

**Norm West Park**

Norm West Park is located at East Pendleton and Mary and encompasses two acres. Its facilities include a soccer field and restroom. An additional 2.47 acres of land has been acquired by the city to expand this park in the future.

**Oak Tree Park**

This lovely 8 acre park provides a balance of urban forest and open space nestled within the residential community. The grassy hill slopes down to an open field adjacent to a pavilion with barbecue grill and playground. The park features an asphalt path with benches alongside a flowing creek. Parking is located

at the corner of Florence and Porter Avenues and pedestrian access is located off Litzsinger at Rosalie.

**Rogers Parkway**

Located at Dorothy and Manchester Roads, this 0.4 acre linear park contains a playground and asphalt trail that extends from Manchester Road to Broughton Park. Originally an area where streetcars used to run, today it serves as a well-used open space in southeast Brentwood.

**Citizen and Community Input**

**Brentwood Parks System Master Plan Initial Assessment**

In order to jump start the master planning process, Planning Design Studio completed an Initial Assessment of the Brentwood Park System. Its purpose was to identify gaps or needs in the community’s park system and propose initial solutions that were to be the basis for this master plan. A public

meeting was held as part of this effort and the results are described in the final document which is included as an appendix. An informal tally was made of the ideas shared at that meeting and a summary is included in Figure 2-4.

**FIGURE 2-4  
INITIAL ASSESSMENT COMMUNITY MEETING #1  
MOST IMPORTANT IDEA SUMMARY**

<b>Responses</b>	<b>Topic</b>
18	Skate Park
16	Dog Park
13	Additional Landscape Plantings
10	Splash Pad
9	Improved Trails (Connections/Surfacing/Maintenance)
7	Improved Park Maintenance
5	Outdoor Fitness Equipment
5	Restroom Facilities (Additional Facilities/Improved)
4	Leisure Ice Skating
3	Bicycle Racks
2	Drinking Fountains
2	Increased Security
2	Interpretive/Educational Signage
2	Organized Events (Races/Concerts/Etc.)
2	Park System Education Awareness
1	ADA-Compliant Amenities
1	All-Inclusion Playground
1	Fire Pits
1	Seating
1	Trash Receptacle/Recycling Receptacle

The outcome of the Initial Assessment effort was a list of initial solutions which are listed in Figure 2-5 below. These solutions are broad in nature and will be refined as part of this master plan. No priority has been assigned to these items.

**FIGURE 2-5  
BRENTWOOD PARKS SYSTEM MASTER PLAN -  
INITIAL ASSESSMENT SOLUTIONS**

- Continually identify opportunities to improve system wide connectivity to all parks.
- Add a skate park to the park system in the future.
- Add a dog park to the park system in the future.
- Add a splash pad to one of the existing parks.
- Seek additional park land in the northwest portion of the city.
- Add outdoor fitness equipment to one of the existing parks.
- Improve the existing trail system based on the results of a comprehensive evaluation.
- Replace outdated and non-ADA complaint playground equipment.
- Add one inclusion playground to the park system in the future.
- Systematically improve outdated restroom facilities throughout the park system.
- Continual replenishment of the urban forest within the park system.
- Develop a systematic program for the removal of bush honeysuckle from all parks.
- Provide landscape planting improvements throughout the park system.
- Extend the Shady Creek and Deer Creek Greenways into Brentwood.
- Update park furnishings with new and consistent equipment throughout the park system.
- Implement security improvements at all parks including lighting and security call boxes.

### **Stakeholder Interviews**

The planning team conducted approximately 8 stakeholder group interviews on March 20, 2014. The interviews were arranged by the Parks and Recreation Superintendent and conducted at the Brentwood Community Center and City Hall. The following list contains the categories of groups and organizations that were interviewed during this process:

1. Parks and Recreation Staff
2. Public Works Staff
3. Seniors
4. Brentwood Chamber of Commerce
5. Field Renters
6. Brentwood School District
7. Athletics
8. Board of Alderman/Public Works Committee

Approximately 28 individuals representing these categories participated in the interviews. Each session lasted approximately 40 minutes. Every group interviewed was given a brief overview of the planning process, and how important the interviews are to that process. The participants were told that while notes were being recorded, no quotes or statements would be linked to an individual and that the comments would be recorded in general concepts not as a word for word record. All interviews were conducted “open door”.

The interviews were generally based on the following questions:

1. What are the positive and negative aspects of the Brentwood Park System?
2. What potential amenities would you like to have added to the Brentwood Park System?
3. What are your top five priorities for amenities that should be added to the Brentwood Park System?
4. What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park System?
5. Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?
6. How is the PARC Cooperative working for you?
7. What could be done to better meet your recreation needs?
8. What other comments do you have related to the Brentwood Park System?

The responses were recorded via hand written notes, then typed and edited. Edits were made for clarification and deleting material not relevant to the planning process. The responses were organized per the above stated questions; items not associated with a question were placed in the

miscellaneous category. Each person interviewed was pleasant, engaging and grateful to be a part of the process. More importantly, the majority of participants expressed their hope for a positive outcome of the planning process.

The responses from the stakeholder interviews are included in Appendix E and are summarized below:

*What are the positive and negative aspects of the Brentwood Park System?*

1. Parks lack parking at entrances and need more parking spaces.
2. Parks are due for renovations.
3. Like the concerts in the Parks.
4. Field numbering signage is needed at Brentwood Park.
5. Field conflicts often occur between different user groups.
6. Fields have low water spots which never drain.
7. Trail system is positive.
8. No dog park is a negative.
9. Parks are expensive to maintain. Don't spend any money on parks.
10. Connectivity between parks is good.
11. Area w/ handball courts in Hanley Park could be better utilized.
12. ADA is an issue.

*What potential amenities would you like to have added to the Brentwood Park System?*

1. Add a skate park at Hanley Park.
2. New playground needed in Memorial Park.
3. New fitness equipment needed on the trails.
4. New play equipment in each park.
5. Add a dog park. This would improve the city's image.
6. Have longer trails.
7. Provide parking close to trails.
8. Well maintained and cleaned restrooms.
9. Brentwood Park:
  - a. Improve bullpen.
  - b. Regrade fields (laser grade) to remove low spots.
  - c. Add lockboxes for groups to rent. Elevate above flooding by mounting to the back of the dugouts.
  - d. Fix drainage problems.
  - e. Extend safety netting along first base side of Field 1 in Brentwood Park.
  - f. Scoreboard
  - g. Shade
  - h. Improve steps over railroad tracks.
  - i. Backstop with overhang to control foul balls.
10. Drinking fountains.
11. Abandon Pendleton and improve area by restroom at Norm West.
12. Look at possibilities to widen path between Cecelia and Salem.



**Hanley Park** Improving restroom facilities was a key concern with the public during public meetings and interviews.

13. Connecting to GRG trails is a priority.

*What are your top five priorities for amenities that should be added to the Brentwood Park System?*

1. Restroom replacement in all the parks except Norm West.
2. Address ADA issues.
3. Remove honeysuckle in the parks.
4. Brentwood Park specifically: drainage, restrooms, laser leveling, and maintenance.
5. (No mention)

*What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park System?*

1. No one knows about the parks. Highlight the parks in the brochure or include a short write up about each park in the monthly newsletter.
2. Safe pedestrian crossing is a concern at Brentwood Blvd for school children. Signals are a need.
3. Pedestrian signals across McKnight for Tilles Park are needed for high school students using the park.
4. Problems with Brentwood Park fields

*Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?*

1. Memorial Park.
2. Brentwood Park.

*How is the PARC Cooperative working for you?*

1. Very well. The Heights is frequently used.
2. Sole use has been relegated to a long ago previous resident-rate pass for The Heights.
3. Very well-I use the Maplewood Pool every year.

*What could be done to better meet your recreation needs?*

1. Add a food truck in Brentwood Park during events.
2. Look at each park's maintenance needs individually rather than just adhering to a regular schedule.
3. Add local business sponsored activities in the parks and on the trails.
4. Larger pavilions for business gatherings.
5. Trail related events like "Helmet Fits" would be a great way to work with the Chamber.
6. Regular maintenance of sand volleyball courts.
7. Partnership between city and school district for a synthetic field at the high school may allow additional use time for all.
8. Immediate need is how to utilize recent property buyout land.



**Memorial Park** Safe access to parks is an important issue for Brentwood residents. This crosswalk at Strassner Drive is one location identified for needed improvements.

*What other comments do you have related to the Brentwood Park System?*

1. A new restroom is needed in Brentwood Park.
2. All parks need irrigation.
3. Develop partnerships/sponsorships with local businesses.
4. Promote the parks.
5. Connect Brentwood Park to Tilles Park.
6. Consider synthetic field options.
7. Parks should provide activities for teenagers.

### **Community Meeting #1**

A component of the planning process also involved soliciting input through community meetings. As part of the data collection process, the first event took place on April 10, 2014 from 6:00 to 8:00 pm in the Community Center. Approximately 25 people attended. The agenda included the following topics:

1. Welcome/Introductions
2. Purpose and Goals of Community Meeting
3. Planning Process
4. Schedule
5. Overview of Brentwood Park System
6. Community Input (Blue Sky Workshop)
7. Initial Assessment Summary
8. Meeting Adjournment

After a brief overview of the Brentwood Park System, a “Blue Sky” session was conducted which included grouping the audience into teams of 4-5 people. One person was elected leader/scribe, and the group was given a series of questions to answer. The questions covered the same topics as the stakeholder interviews. After 40 minutes, each team leader presented the groups findings to the larger audience. The responses were very similar to the stakeholder interviews. The final activity included requesting each participant rank what they felt were the three most important ideas discussed during the workshop session. A summary of these responses is included in Figure 2-6.

**FIGURE 2-6  
COMMUNITY MEETING #1  
MOST IMPORTANT IDEA SUMMARY**

<b>Responses</b>	<b>Topic</b>
15	Improved/Regular Maintenance
8	Dog Park
6	Lighting Along Walkways
6	Crosswalk on Strassner Dr. at Memorial Park a Hazard
5	Safe Access and Circulation to/from/within Parks
5	Natural/Native Landscaping
4	Focus on Pedestrians and Bicycle Users
4	Safety (Foam) Surfacing on Playgrounds
3	Poor Pedestrian Access to Parks from NW Sector of Brentwood
3	New/Updated Restrooms
3	Splash Pads
3	Trash and Recycle Bins
2	Needed Balance of Natural and Developed Areas
2	Sustainability Center
2	Shade Over Playground Equipment
2	Recycle Bins
2	Pocket Park in NW Sector
2	Additional Drinking Fountains
1	Missing Sidewalks to Access Parks
1	Unclear Property Lines
1	Lack of Proper Traffic Controls on Roads Adjacent to Parks
1	No Access to Restrooms/Water Fountains in Winter
1	Link to GRG Trail
1	Book Drop Program with Natural Reading Nooks
1	Wayfinding and Park Map Signage
1	Bicycle Lanes
1	Basketball Courts
1	Frisbee Golf
1	Oak Tree Park: Replace Fence and Plant Grass
1	Yoga at Memorial Park
1	Busy Bee Building

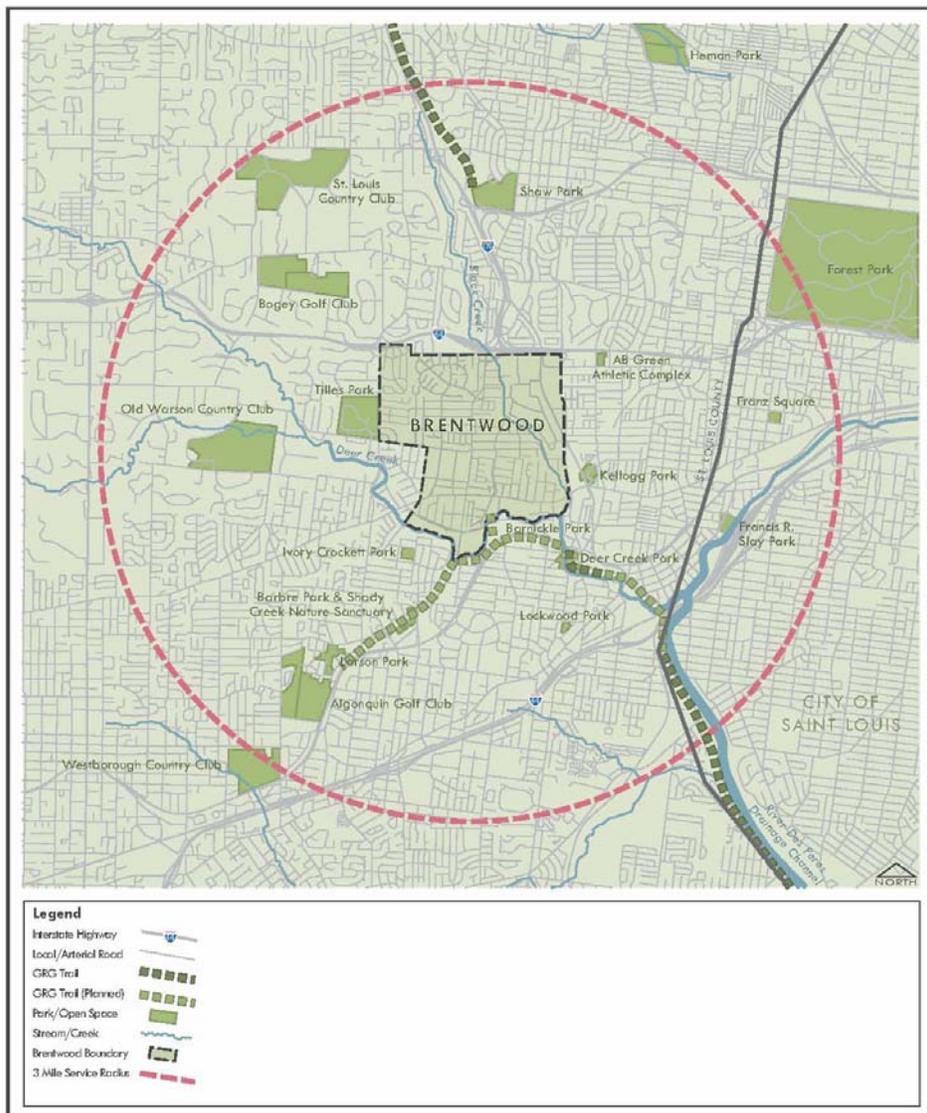
**Influencing Factors**

Figures 2-7 and 2-8 on the following pages contain data collected relative to factors that influence the location and distribution of proposed park land and park facilities/amenities. Figure 2-7 indicates regional influencing factors while Figure 2-8 indicates local community influencing factors. Physical features such as highways, roads and light rail tracks divide the community, isolating some neighborhoods from direct recreation opportunities and forcing others to utilize neighboring community’s parks.

As illustrated in Figure 2-8, there is a lack of park and recreation space generally on the western half of the city. Naturally the western portion of the city also lacks trails and dedicated bike routes as well. The shortfall of park and recreation facilities on the western half of the city is partially met by Tilles Park which is located on the west side of McKnight Road, in the City of Ladue. This St. Louis County Park offers a playground, a spray fountain play area, trails, tennis courts and a lake with fishing which many adjacent Brentwood citizens use.

A Metrolink stop is located in the northeast corner of the city, offering potential future trail connectivity for those users traveling by light rail.

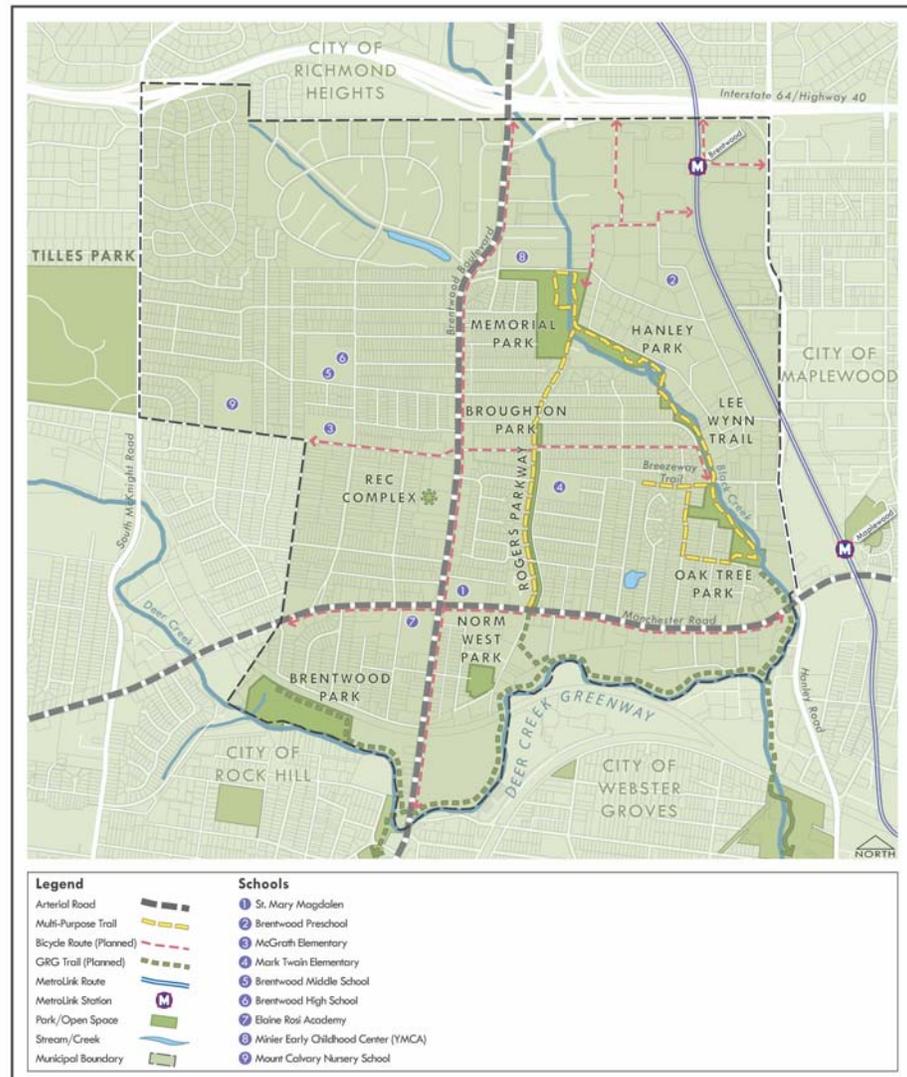
**FIGURE 2-7 – REGIONAL INFLUENCES MAP**



A significant regional influence is the Shady Creek/Deer Creek Greenway planned by the Great Rivers Greenway District on the south side of Brentwood. When fully implemented, this trail will offer Brentwood's citizens access to the larger regional greenway system.

Finally, the two main arterial roadways in Brentwood, Manchester Road and Brentwood Boulevard, form physical barriers separating several neighborhoods from a significant portion of the city's recreation assets. These barriers create significant challenges to providing connectivity throughout the park system.

**FIGURE 2-8 – COMMUNITY INFLUENCES MAP**







## Plan Analysis

### Park Land Standards and Needs

#### Existing Supply and Classification

The existing supply of park land and open space within the city of Brentwood is tabulated in Figure 3-1. Each existing park within the Brentwood Park System is classified as to its park type based on the definitions included in Appendix A. Figure 3-1 also shows a total park land of 57.27 acres which is approximately 4.6% of the total city land area.

**FIGURE 3-1: EXISTING PARK LAND TOTALS**

<u>Existing City Park</u>	<u>Size (in acres)</u>	<u>Classification</u>
Brentwood Park	13.50	Neighborhood Park
Broughton Park	0.30	Play Lot
Hanley Park	4.40	Neighborhood Park
Memorial Park	15.50	Neighborhood Park
Norm West Park	4.47	Mini Park
Lee Wynn Trail	3.10	Linear Park
Oak Tree Park	8.00	Neighborhood Park
Rogers Parkway	8.00	Linear Park
<b>TOTAL</b>	<b>57.27 acres</b>	

#### Standards

During the development of the Parks and Recreation Master Plan, various park land standards were evaluated and considered in the determination of what standards should be used for the City of Brentwood. Standards from the National Recreation and Parks Association (NRPA), St. Louis County, and Missouri Department of Natural Resources (MoDNR) were compared and analyzed to develop the standards used for this plan. Figure 3-2 illustrates the park land standards developed for this Master Plan.

**FIGURE 3-2: PARK LAND STANDARDS**

<u>Classification</u>	<u>Standard*</u>	<u>Service Area Radius</u>
Pocket Park	.25 acre / 1000 <sup>1</sup>	1/10 mile
Playlot	.30 acre / 1000 <sup>1</sup>	1/4 mile
Mini Park	.25 acre / 1000 <sup>1</sup>	1/2 mile
Neighborhood Park	1.5 acre / 1000 <sup>1</sup>	1 mile
District Park	2.5 acres / 1000 <sup>1</sup>	3 miles
Metropolitan Park	4 acres / 1000 <sup>1</sup>	5 miles

<sup>1</sup> Standard determined by Planning Design Studio

**Needs**

In Appendix C of the city’s 2006 Comprehensive Plan, three alternative approaches are used to project the city’s population to year 2020. A baseline approach assumes that the current rates of residential replacement would continue. A middle range approach assumes a net increase of 5 new single family homes per year along with a higher rate of home renovation of 15 per year. An aggressive approach incorporates the middle range single family assumptions for net new homes and renovations, along with development of multi-family/mixed use projects. The following table summarizes the population growth projections for Brentwood under these three options.

**FIGURE 3-3: POPULATION ESTIMATES BRENTWOOD**

<u>Year</u>	<u>Baseline</u>	<u>Middle Range</u>	<u>Aggressive</u>
2005	8,028	8,028	8,028
2010	8,000	8,064	8,327
2015	7,977	8,107	8,634
2020	7,957	8,156	8,947
<b>Change</b>	<b>-71</b>	<b>128</b>	<b>919</b>

As stated in the Data Collection chapter, Brentwood’s population is not expected to increase substantially over the next 10 years. Using the middle range population estimate, with a slight escalation for an additional five year projection, the 2025 population of Brentwood is projected to be 8,200.

Figure 3-4 applies the standards developed in Figure 3-2 to Brentwood’s projected long term 2025 population of 8,200 people.

**FIGURE 3-4: PARK LAND ASSESSMENT** (in acres)

<u>Classification</u>	<u>Demand</u> <sup>1</sup>	<u>Existing City Acreage</u>	<u>Park Acreage (Deficit) or Surplus</u>
Pocket Park	2.10	0.00	(2.10)
Playlot	2.50	0.30	(2.20)
Mini Park	2.10	4.47	2.37
Neighborhood Park	12.30	41.40	29.10
District Park	20.50	0.00	(20.50) <sup>2</sup>
Metropolitan Park	32.80	0.00	(32.80) <sup>3</sup>
Linear Park	N/A	11.10	11.10

<sup>1</sup> Based on the standard (see Figure 3-2: Park Land Standards) multiplied by a population of 8,200.

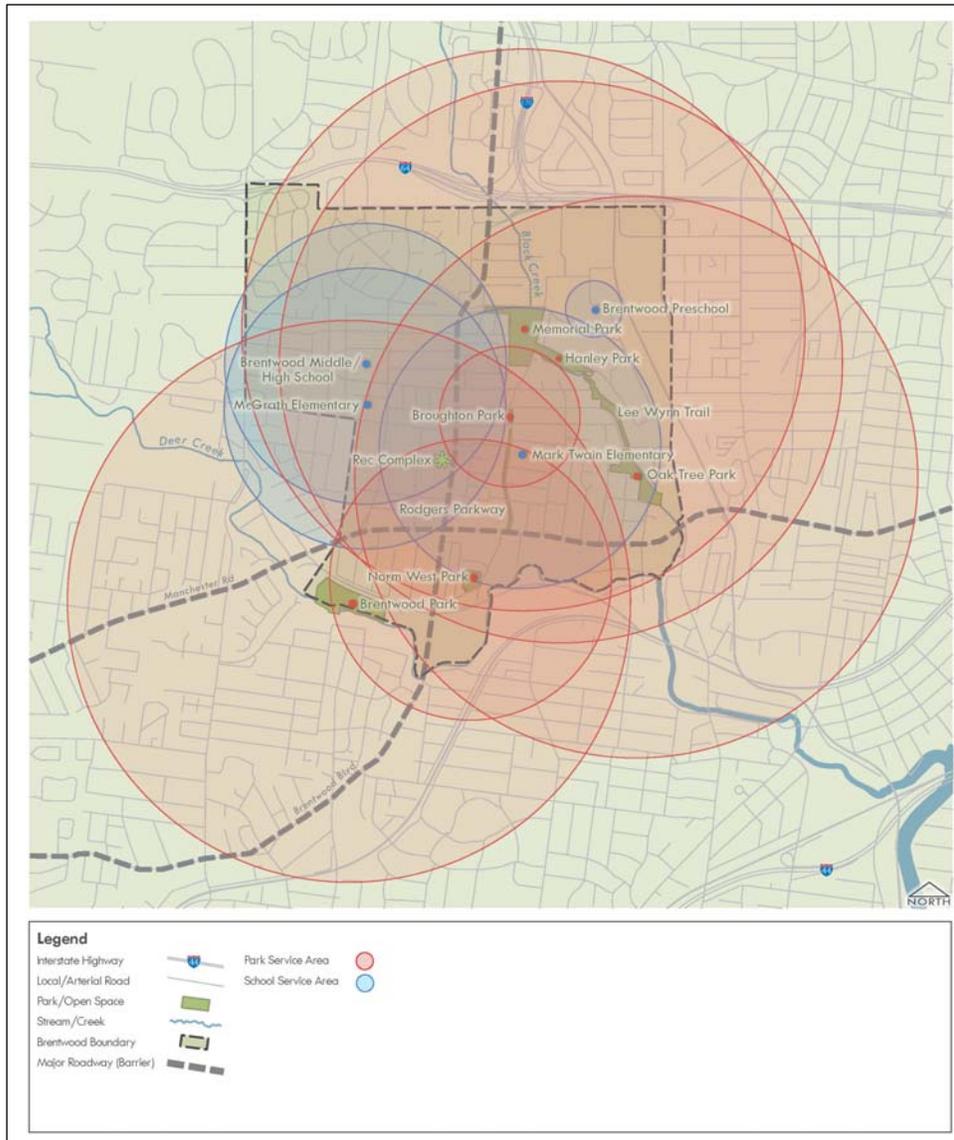
<sup>2</sup> Park land need potentially met through nearby Tilles Park - part of the St. Louis County Park System.

<sup>3</sup> Park land need potentially met through nearby Forest Park - part of the City of St. Louis Park System.

An analysis of the park land assessment brings to light the following points:

1. While the need for both district and metropolitan parks appears high, it should be noted that these park land needs are being met by other nearby facilities just outside of Brentwood’s city limits. Tilles Park, officially part of St. Louis County’s Park System, meets the community’s needs for a district park based on the following criteria; (1) its size (at approximately 75 acres) would qualify it as a district park based on the standards presented in Figure 3-2, (2) its proximity to Brentwood (just off of McKnight Road on Brentwood’s western border) makes access easy for residents of the city, and (3) the entire City of Brentwood falls within the park’s 3-mile service radius. For the metropolitan park need, the City of Saint Louis’ Forest Park meets the community’s needs based on the following criteria; (1) it offers over 1,000 acres of park land (which is approximately 10 times larger than the average metropolitan park), and (2) the entire City of Brentwood falls within the park’s 5-mile service radius.
2. Another factor in the analysis of city-wide park land needs is an investigation of park service area coverage. Each classification of park has a geographically sized service area, which is circular in nature and defined by a radius. These service areas were plotted on a map and the coverage analyzed for overlaps and gaps - see Figure 3-5 (note the Brentwood’s two linear parks, Lee Wynn Trail and Rodgers Parkway, were not mapped due to the fact that linear parks do not have specific service area requirements).

**FIGURE 3-5 – PARK LAND DISTRIBUTION MAP**



The results of this analysis include the following points:

- a. Overlaying the service areas of all the parks together on one map revealed only one small service area gap in the northwest corner of Brentwood near the intersection of McKnight Rd and I-64 as shown on Figure 3-5.
- b. While it appears that most of Brentwood’s residents have adequate access to park land it must be noted that two major roadways, Brentwood Blvd and Manchester Road, act as significant barriers to pedestrian access to parks. These roadways lack adequate pedestrian crossings and, as a result, isolate portions of Brentwood’s population from the parks. One key area to note are those residents living

north of Manchester Road and west of Brentwood Blvd. Brentwood's residents in this area are isolated from all of the city's parks; which are located in the south and eastern parts of the city.

3. Taking into consideration the first two points – that most of the city's needs for larger parks are already being met and that there are portions of the city that are isolated from the existing park system – the city's greatest need for park land is concentrated in pocket parks and playlots in the city's northwestern sector. Meeting this need may be difficult because Brentwood is a mature city and already well-developed. Acquiring even a small parcel of land less than one acre in size may prove to be a challenge. In order to meet this need in the future, the city should be vigilant in identifying future opportunities for small pocket parks and playlots, particularly in the northwestern area. The city should closely monitor any opportunities for obtaining additional land for park use. It is important to remember (as mentioned previously in the Data Collection section) that schools can contribute recreation amenities to the community. There are several schools located in the northwestern sector of the city that provide facilities that contribute toward meeting the community's need for pocket parks and playlots in this area.

### Park Facility/Amenity Standards and Needs

#### Standards

Like the park land standards previously discussed, various park facility/amenity standards were evaluated and considered in the determination of what standards should be used for the City of Brentwood. Again, standards from the National Recreation and Parks Association (NRPA), St. Louis County, and Missouri Department of Natural Resources (MoDNR) were reviewed and considered. This plan particularly utilizes facility standards from the Missouri State Comprehensive Outdoor Recreation Plan (SCORP) 2008-2012 prepared by the Missouri Department of Natural Resources (MoDNR). If a standard did not exist in the SCORP, standards from the planning consultant were utilized. The column titled "Standard" in Figure 3-6 illustrates the park facility/amenity standards utilized for this plan.

#### Existing Supply

The existing supply of park facilities/amenities within the City of Brentwood is tabulated in Figure 3-6. Appendix A provides definitions and clarifications with regard to the type of park facilities/amenities listed in Figure 3-6. Open space was included and analyzed as a park amenity because each park has open space as a component part; while at the same time, parks are typically classified as open space from a land use perspective. The Trust for Public Land tabulates total park/open space as a percentage of city area for a

variety of cities in the United States. Its list includes the City of St. Louis which has 8.5% of its land area reserved as open space. For analysis purposes, this same figure was used for evaluation of open space in Brentwood.

The proposed park facility/amenity standards developed in Figure 3-6 have been applied to the year 2025 Brentwood projected population, similar to the park land standards previously discussed. The results are the current park facility needs.

**FIGURE 3-6: PARK FACILITY/AMENITY STANDARDS AND NEEDS**

Recreational Facility	Standard <sup>1</sup>	Facility Demand <sup>3</sup>	Facility Inventory Parks <sup>4</sup>	Schools <sup>7</sup>	Facility Need
Swimming Pool/ Aquatic Center	1 pool /6500	1	1 <sup>9</sup>	0	0 pools
Baseball/Softball	1/1,545	5	3	0	2 fields
Ice Skating Rink	1/108,838	0	1	0	0 rinks
Outdoor Amphitheater	1/10,000 <sup>2</sup>	1	0	0	1 amphitheater
Picnic Area Shelter	1/1,356	6	6	0	0 shelters
Lakes and Ponds	1 acre/14,000 <sup>2</sup>	0.6	0	0	0.6 acres
Football	1/10,000*	1	0	0.5	1 field
Soccer	1/3,274	3	3 <sup>8</sup>	0.5	0 fields
In-line Skating Rink	1/50,000 <sup>2</sup>	0	1	0	0 rinks
Walking/Jogging Trail	1 mile/4,446	1.8	1.9	0	0 miles
Golf Course (9-18 hole)	1/25,674 (9 hole)	0	0	0	0 courses
Tennis Court	1/2,333	4	2	0	2 courts
Nature Trail	1 mile/4,814	2	0.7	0	1.3 miles
Basketball Court	1/4,410	2	0	0	2 courts
Sand Volleyball Court	1/4,659	2	2	0	0 courts
Multi Use Court	1/6,073	1	0	1	0 courts
Playground	1/1,379	6	6	2	0 playgrounds
Handball/Racquetball	1/43,187	0	2	0	0 courts
Bicycle Trail	1 mile/2,624	3	0	0	3 miles
Skate Park	0.03 acres/1,000 <sup>10</sup>	0.24	0	0	0.24 acres of skate park
Open Space (acres)	8.5% of City Land Area	107 acres <sup>5</sup>	57.27 acres	4.14 acres <sup>6</sup>	45.18 acres

<sup>1</sup> Standard from 2008-2012 Missouri SCORP. \*MPRA Standard

<sup>2</sup> Standards from Planning Design Studio (PDS).

<sup>3</sup> Based on a projected City of Brentwood 2025 population of 8,200 determined using the middle range 2020 population projection approach plus a slight escalation for an additional five year projection from the City's 2006 Comprehensive Plan.

<sup>4</sup> Inventories from PDS Windshield Survey.

<sup>5</sup> Based on a total land area for the City Brentwood of 1,254 acres.

<sup>6</sup> Public school open areas are calculated at one-quarter total acreage.

<sup>7</sup> Public school facilities are calculated at one-half actual number.

<sup>8</sup> Includes the soccer field overlay on the existing softball fields at Brentwood Park.

<sup>9</sup> Swimming pool is privately-owned but available for public use for a fee.

<sup>10</sup> State of Colorado, Small Community Park & Recreation Planning Standards.

Trends related to park facility/amenity needs lead to the following conclusions:

1. According to Figure 3-6, the city has a need for additional facilities in sports fields/courts which include baseball/softball, football, tennis, and basketball. However, data collected from the Initial Assessment, stakeholder interviews, and community meetings revealed that Brentwood's current sports fields/courts numbers are adequate for the city's existing population (*i.e.* no comments were made addressing a lack of adequate sports fields or requesting additional sport fields/courts). Nevertheless, as Brentwood's population increases, the city should closely monitor the community's needs for additional sports fields/courts and add facilities as needed.
2. Additional trails (bicycle trails and nature trails) should be added both within individual parks and throughout the community. These facilities should encourage connectivity between parks whenever possible.



**Brentwood Park** The existing baseball/softball fields are used by both community leagues and school leagues for play and for practice.

3. The desire to add a skate park was identified during the Initial Assessment phase of the Master Plan. At 0.24 acres the skate park would be approximately 100' x 104'. The city should continue to evaluate the needs and the feasibility of adding a skate park facility to the park system.
4. It should be noted that while a dog park has been identified by the community as an important potential amenity, there is no standard available that would dictate the size or number of dog parks included in the list in Figure 3-6; however, a dog park is important for many of Brentwood's residents and should be considered in future park developments.

### Park Land Priorities

From the above analysis and assessments, the following have been identified as park land priorities:

1. Brentwood's greatest park land need is in pocket parks and playlots.
2. Future park land acquisitions should focus on land available in the northwestern sector of the city; north of Manchester Road and west of Brentwood Blvd.
3. Connectivity between parks is important, especially in strengthening connections from the northwestern sector of the city to the existing park system in the eastern and southern sectors of the city.

### **Park Facility/Amenity Priorities**

The following priorities have been identified for facilities based on an analysis of the existing information:

1. Trail facilities (walking, jogging, nature and bicycle) are a high priority for the community and should be provided where possible within the parks as well as throughout the city, connecting the parks to each other.
2. A skatepark, a splash pad, and a dog park are three potential park amenities that were brought up as high priority items by community members during the data collection activities of the master plan process. The addition of these amenities should be considered when future park developments occur.
3. Additional parking spaces should be provided, if feasible, to meet the demand for any current or proposed programs, events, and amenities within the park system.

### **Park System Priorities**

Based on data collection, development of park and facility/amenity standards, determination and analysis of demand and need, and input from the Working Committee, a program statement was prepared and is illustrated in Figures 3-7 and 3-8. The program statement has been divided into two components: one addressing system-wide elements and the second addressing the individual parks within the system. These program statements serve as a general guide, and the Master Plan may contain detail recommendations that were not included in the program statement due to site, logistical and/or operational concerns.

**FIGURE 3-7 – SYSTEM-WIDE PROGRAM ELEMENTS**

Not listed in order of priority

**New Facilities**

- Add all-inclusion playground
- Connect Shady Creek and Deer Creek Greenway to Brentwood Park System
- Implement security improvements (lighting/call boxes)
- Add outdoor fitness equipment
- Add dog park
- Add splash pad
- Connect northwest Brentwood to parks through trails on High School Dr. & Litzinger Dr
- Add skate park
- Add a pocket park/playlot in the northwest sector
- Add basketball courts
- Improve parking (additional spaces, locate by park entrances, locate by trailheads)
- Add amphitheater
- Additional trash receptacles/recycling bins
- Add nature trails

**Improvements to Existing Facilities**

- Add/renovate restroom facilities at all parks
- Improve trails (surfacing/maintenance)
- Improve playgrounds (replace aging equipment, add poured-in-place surfacing, shade)
- Improve pedestrian access to parks (safety, sidewalk, traffic control)
- Improve park maintenance
- Provide ADA-compliant amenities
- Improve bicycle facilities (bike racks, additional bike trails)
- Add/improve drinking fountains
- Improve landscape plantings
- Improve wayfinding signage

**Maintenance**

- Remove bush honeysuckle



Memorial Park Trailhead

**FIGURE 3-8 – PARK PROGRAM ELEMENTS**

Not listed in order of priority

**MEMORIAL PARK**

**New Facilities**

- Address lack of parking at western pavilion
- Park entry landscape enhancements
- Add splash pad

**Improvements to Existing Facilities**

- Restroom improvements (ADA compliance, replace aging equipment/structures)
- Playground improvements (ADA compliant safety surfacing, replace aging equipment)
- Bring park bridges into ADA compliance
- Bring drinking fountains, benches, trash cans, parking lot, signage into ADA compliance
- Improve crosswalk across Strassner Dr.
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Enhance pavilion areas (repair damage, replace aging structures/equipment, landscape improvements)

**Maintenance**

- Repair deteriorating park trails (bring into ADA compliance)
- Clear nature trails of weeds and debris
- Replace/repair modular wall adjacent to restrooms
- Stabilize eroding creek banks at south edge of parking lot
- Replace/repair deteriorating fence

**FIGURE 3-8 – PARK PROGRAM ELEMENTS (CONTINUED)**

Not listed in order of priority

**HANLEY PARK**

**New Facilities**

- Add pavilion near Lee Wynn Trail entrance
- New entry feature/signage

**Improvements to Existing Facilities**

- Restroom improvements (ADA compliance, replace aging equipment/structures)
- Bring drinking fountains, benches, trash cans, parking lot, signage into ADA compliance
- Sand volleyball court improvements (provide accessible entrance, repair/replace aging structures and net)
- Tennis court improvements (repair/replace court surfacing, repair damaged nets)
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Sport courts fence improvements (repair/replace gates and damaged areas)
- Handball court improvements/area reuse
- Enhance pavilion areas (repair damage, replace aging structures/equipment, landscape improvements)

**Maintenance**

- Repair deteriorating park trails (bring into ADA compliance)

**LEE WYNN TRAIL**

**New Facilities**

- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Add benches and drinking fountains
- Add parking near trailheads
- Add wayfinding signage
- Trailhead landscape improvements

**Improvements to Existing Facilities**

- Bring bridge into ADA compliance

**Maintenance**

- Repair deteriorating trails (bring into ADA compliance)
- Clear trail of weeds and debris
- Replace/repair deteriorating fence

**OAK TREE PARK**

**New Facilities**

- Add restroom facilities
- Replace playground
- Add drinking fountains
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Park entry enhancements for north entry (ADA parking, landscaping, signage)
- New entry feature/signage at south entrance

**Improvements to Existing Facilities**

- Bring benches & signage into ADA compliance
- Enhance pavilion area (repair damage, replace aging structures/equipment, landscape improvements)

**Maintenance**

- Repair deteriorating park trails (bring into ADA compliance)
- Clear nature trails of weeds and debris
- Replace/repair deteriorating fence



Oak Tree Park Entry Feature

**FIGURE 3-8 – PARK PROGRAM ELEMENTS (CONTINUED)**

Not listed in order of priority

**BROUGHTON PARK**

**Improvements to Existing Facilities**

- Playground improvements (ADA compliant safety surfacing, replace aging equipment)
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Enhance pavilion areas (repair damage, replace aging structures/equipment, landscape improvements, accessible route)
- Improve entry features (signage, circulation, street crosswalks)

**Maintenance**

- Repair park trails (bring into ADA compliance)
- Replace/repair deteriorating fence

**ROGERS PARKWAY**

**New Facilities**

- Plan/coordinate for future GRG connection to Deer Creek trail system
- Add drinking fountains
- Add restroom (close to Broughton Park)
- Incorporate streetcar historical elements into parkway

**Improvements to Existing Facilities**

- Playground improvements (ADA compliant safety surfacing, replace aging equipment)
- Bring benches, picnic tables, signage into ADA compliance
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Enhance Manchester Rd entrance (replace guardrails, enhance/replace platform, correct drainage issues)
- Trailhead landscape improvements

**Maintenance**

- Repair park trails (bring into ADA compliance)

**NORM WEST PARK**

**New Facilities**

- Add trail connection from field area to restrooms
- Plan / coordinate for future GRG connection to Deer Creek trail system
- Add dog park
- New entry feature/signage
- Add pavilion
- Provide buffer planting along west edge

**Improvements to Existing Facilities**

- Restroom improvements (ADA compliance)
- Bring benches, drinking fountain, picnic tables, trash bins, bleachers, & signage into ADA compliance
- Abandon Pendleton and transform area into park land
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)

**FIGURE 3-8 – PARK PROGRAM ELEMENTS (CONTINUED)**

Not listed in order of priority

**BRENTWOOD PARK**

**New Facilities**

- Replace playground
- Add shade to playground and bleacher areas
- Add field identification signs
- Add lockboxes for equipment storage
- Add safety netting to first base side of Field 1
- Replace/improve scoreboard
- Replace maintenance building
- Add area for food trucks during events
- New entry feature/signage - address confusing signage at Brentwood Blvd.

**Improvements to Existing Facilities**

- Restroom improvements (ADA compliance, replace aging equipment/structures)
- Bring bleachers, trash cans, parking lot, signage, access routes into ADA compliance
- General landscaping improvements (additional shrub beds, annual/perennial beds, trees, removal of dead/deteriorating plants)
- Improve drainage ditches adjacent to parking lot and railroad
- Improve connections over railroad tracks
- Improve parking lot surface and configuration
- Enhance pavilion areas (repair damage, replace aging structures/equipment, landscape improvements, accessible route)
- Improve bullpen
- Add backstop with overhang
- Remove concessions building

**Maintenance**

- Improve field conditions (laser leveling)



## Master Plan

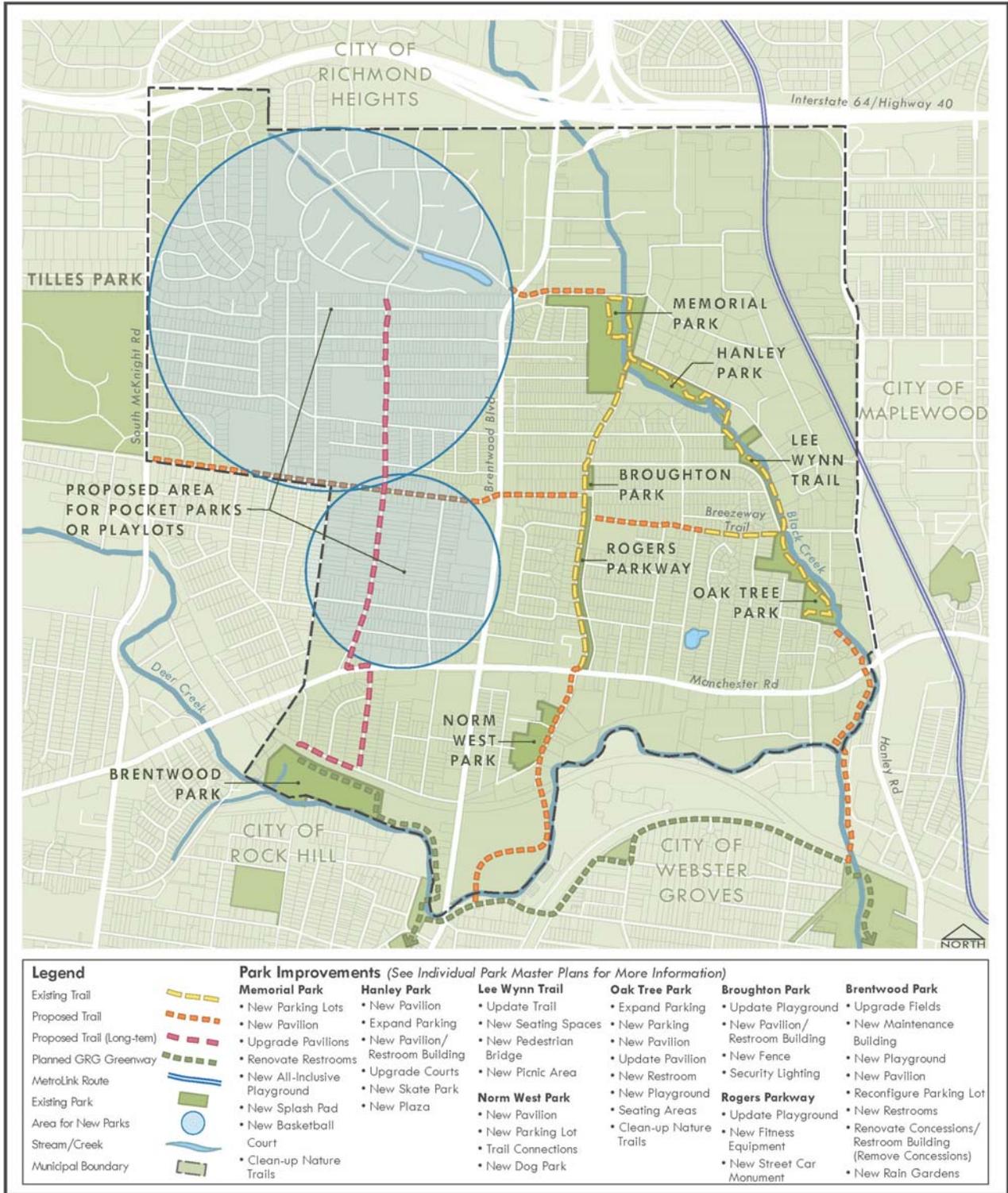
### The Master Plan

The Master Plan consists of four component parts or topic areas: 1) New Park Land Acquisition, 2) Maintenance and Improvements of Existing Facilities/Amenities, 3) Trails and 4) Additional Long Term Goals. Figure 4-1 illustrates the various components of the master plan within the City of Brentwood. The order of the components is not intended to indicate any priority or preference for implementation. *Section 5 – Implementation Strategies* will outline a priority for implementation. This section will outline the proposals of the master plan. See Appendix B for a full-size version of the Master Plan drawings.

### New Park Land Considerations

An analysis of existing park conditions reveals a need for additional park land in the City of Brentwood. When service area coverages are plotted in association with all existing parks (see Figure 3-5) it becomes evident that while the city has few gaps in overall park service area coverage, individual gaps exist for pocket parks and playlots (again, the need for district parks and metropolitan parks is fulfilled by other parks located in close proximity to Brentwood's borders). An additional issue with service area coverage is the fact that Brentwood Blvd. and Manchester Rd. physically and psychologically isolate the northwestern portion of the city from parks and other recreation amenities located to the southeast.

**FIGURE 4-1 – OVERALL PARK SYSTEM MASTER PLAN**



The acquisition of additional park land should be a long term goal as the projected population growth in Brentwood will put additional demand on the existing supply of park land. As indicated during the analysis of park land by standards, the city will be  $\pm 4$  acres short of park land for pocket parks and playlots by year 2025.

Additional park land acquisitions proposed by this master plan include the following:

1. Pocket Parks (4) @ 0.5 acres per park.
2. Playlots (2) @ 1 acre per park.

Metropolitan and district park land acquisition is not recommended in the future for the following reasons:

1. Land would be extremely difficult to acquire in the size needed for these parks (see Appendix A) within Brentwood's already well-developed neighborhoods.
2. Tilles Park and Forest Park meet the needs for these parks based on their existing size and proximity to Brentwood.

Suggested locations for future park land are shown on Figure 4-1 Overall Park System Master Plan. These recommended park sites were considered as generalized locations for proposed park land – not specific sites. Typical features and/or amenities found in these parks can be open space (which can be used as informal sports fields), multi-purpose courts, walking paths or trails, playgrounds, or seating/picnic areas.

#### **Maintenance and Improvement of Existing Facilities/Amenities**

Using the information gathered during the data collection phase of the master plan, along with the material examined during the plan analysis phase, each individual park within Brentwood was examined in detail for current liabilities and future opportunities. The proposed master plans for each park incorporate the program items listed in the previous chapter (see Figure 3-8) to address the liabilities within each park. Recommendations for maintaining and improving the existing facilities and amenities within each park were compiled in the summary below.

#### **Brentwood Park**

An analysis of the existing conditions at Brentwood Park reveals the following points:

1. Brentwood Park hosts several special events including Maddenfest and the Summer Concert Series, as well as being home to regular athletic games and practices. These combined activities can generate high levels of use and during peak times the park may become heavily congested.
2. The park is located within the floodway and frequently becomes inundated. This flooding has negatively impacted the existing facilities on site, such as the concessions building which was shut down from repeated damage due to flooding.

3. The park's relatively flat site and its tendency toward flooding result in very poor drainage. There are several drainage ditches that retain water for days after a rainstorm or flooding event. In addition, the ball fields do not drain quickly, resulting in disrupted game play.
4. An ADA compliance evaluation has been completed for this park, and there are many park features which still need to be replaced to meet complete compliance.
5. The Metropolitan St. Louis Sewer District (MSD) is planning to place new a new pipeline along Russell Ave and into Brentwood Park near the main entrance. The pipe will then continue west and will result in the demolition of the existing maintenance building and yard. Furthermore, another pipe with continue south toward the creek and will result in the demolition of the existing play equipment.
6. A majority of the current structures at the park – such as the press box, concessions/restrooms building, pavilion, dugouts, walkways, and playground – are showing signs of aging and are in need of repairs and/or replacement.
7. There are several issues related to the playground area; there is no shade or seating, the restrooms are located far from the playground, and the playground is located next to a large, often-flooded drainage ditch.
8. The existing parking lot configuration divides the park open space and presents a hazard to vehicles from occasional foul balls.

The proposed master plan for Brentwood Park keeps the existing uses of the park by providing facilities for athletics, specifically softball and soccer. Recommendations are made to address the issues related to flooding, drainage and the proposed installation of the MSD pipeline. Figure 4-2 (see also Appendix C) illustrates the concept for Brentwood Park. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – In order to communicate a strong and consistent image of the Brentwood Park system, a new main park sign is recommended. This sign should incorporate the current system logo. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Updated Sports Fields* – Each of sports fields need some minor improvements to improve their current playability and better meet the needs of the sports programs using the park. Improvements include:
  - a. New field identification signs
  - b. Lockboxes at the softball fields for equipment storage
  - c. Add an overhang to the backstop fences
  - d. Laser leveling all the fields
  - e. Add shade structures to bleacher seating
- C. *New Maintenance Building* – A new maintenance building will replace the existing building (to be demolished due to the



**Brentwood Park** The main park sign is to be updated and parking lot area reconfigured as part of the master plan recommendations.

construction of the MSD pipeline) in the city owned lot northwest of the intersection of Hilldale Ave and Russell Ave. The maintenance building will include the building, a fenced maintenance yard, and landscape screening. All improvements in this area are to be sensitive to their impact to the surrounding residential area. The visual character and style of the building, fence, and landscaping to match the surrounding neighborhood as much as possible.

- D. *New Playground* – The existing playground will be demolished with the MSD construction and a new playground of a similar size will be built in the same area. The new playground area will include the installation of new safety surfacing and a shade structure to protect from foul balls.
- E. *New Pavilion* – A new open-air pavilion will be added to the park to serve as a gathering space for users of the soccer field and playground area. The pavilion should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls. In addition, the pavilion should be flood-proofed and meet all other requirements for building structures in a floodway.
- F. *Reconfigured Parking Lot* – The existing parking lot is to be reconfigured to avoid occasional conflicts from foul balls striking parked vehicles. The modifications to the parking lot will also take advantage of the relocation of the maintenance building and the restrictions for building structures within the easement of the new MSD pipeline. The new parking lot layout will keep the round-about drop-off feature and will have approximately the same number of parking stalls (as well as accessible stalls) as the existing parking lot configuration. The changes to the parking lot configuration will also require finding solutions to reroute/bury the drainage channel south of the existing maintenance building, which will have significant cost and permitting implications.
- G. *Renovated Restrooms* – The existing building housing both the concessions and the restrooms is to be renovated to remove the concessions facilities (which are not currently in use due to the damage sustained as a result of frequent flooding). The concessions area can be converted into storage space or additional/expanded restrooms (including family restrooms).
- H. *Updated Pavilion* – Updates to the existing pavilion should include: repairs to damaged structural members, new roofing material, new paint, seat walls, and electrical updates – including surveillance lighting and water-proofed duplex receptacles.
- I. *New Restroom* – A new restroom building is proposed in the northwest corner of the park to serve users of the soccer field, the practice softball field, and the playground area. The restroom should be located outside of the boundaries of the floodway and, if possible, outside of the easement for the proposed MSD pipeline.

- J. *Rain Garden* – New rain gardens are suggested in lieu of the existing drainage swales to the east of the existing soccer field and to the north of the smaller softball fields.
- K. *Soccer Field and Practice Softball Field* – The boundaries of the existing soccer field need to be relocated approximately 20 feet to the south to make room for the reconfigured parking lot. Also the backstop and players benches of the existing practice field are to be relocated to the northwest of the relocated soccer field.
- L. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade areas such as the bleacher areas or the playground area, and adding dense planting areas along the perimeter of the park to screen unsightly views from the industrial buildings to the east and west of the park.
- M. *New Park Paths and Walkways* – New walkways are proposed throughout Brentwood Park to connect the new amenities in the park. All new walkways will be constructed of 6 inch thick concrete to accommodate occasional vehicular traffic.

**FIGURE 4-2 – BRENTWOOD PARK MASTER PLAN**





**Broughton Park** View of the playground area from underneath the existing pavilion.

- N. *ADA compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

#### **Broughton Park**

An analysis of the existing conditions at Broughton Park reveals the following points:

1. Broughton Park, Brentwood's smallest park, primarily functions as a gathering place for neighborhood residents. The park also acts as a walk-through place connecting Rodger's Parkway to the south to a trail that leads directly to Memorial Park to the north.
2. The existing fence along Mary Ave divides the area between the road and the playground, limiting the park's useable open space.
3. An ADA compliance evaluation has been completed for this park, and there are several park features which still need to be addressed to meet complete compliance, such as trail connections, trail repair and playground surfacing.
4. The park lacks adequate security lighting for trail users.

The master plan for Broughton Park concentrates on maximizing park space, updating aging facilities, and enhancing the visual character of the site all while retaining the park's function as a primary recreation spot and gathering space for the surrounding neighborhood. Figure 4-3 (see also Appendix C) illustrates the concept for Broughton Park. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – In order to communicate a strong and consistent image of the Brentwood Park system, a new main park sign is recommended. This sign should incorporate the current system logo. It should include readily identifiable design elements or motifs which can be repeated in other main park signs. Consider signage at both the north and south entrances to the park.
- B. *Updated Playground* – The existing playground equipment is to be replaced within 10 years. The existing mulch surface is to be replaced with safety surfacing.
- C. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade areas such as seating areas or the playground area.
- D. *New Pavilion with Restroom* – A new combination pavilion and restroom building is proposed to replace the existing open-air pavilion. The new structure should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls. A single family restroom will service users of the park and connected trails.
- E. *New Fence* – The existing concrete fence is to be removed, replaced with a 4 foot high ornamental fence, and relocated to the eastern

perimeter of the park. This relocation will maximize the open space within the park.

- F. *Lighting* – Security lighting should be added to the park, particularly along the trail. Lighting fixtures should be pedestrian-level and unobtrusive to the surrounding residential homes.
- G. *ADA compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

**FIGURE 4-3 – BROUGHTON PARK MASTER PLAN**



**Hanley Park**

The analysis of the existing conditions at Hanley Park reveals the following points:

1. The handball court is currently underused. The court facing away from the road is vandalized and also poses a security hazard due to the lack of visibility from the entry gate and adjacent street.
2. The tennis court surface is cracking in places and showing signs of wear. There is poor access to the tennis courts, having to come



**Hanley Park** Existing tennis courts and sand volleyball courts are to be upgraded.

- through the handball court on a broken asphalt path. The entry gate difficult to open and is in general disrepair.
3. The sand volleyball courts do not meet current regulations for ADA access and circulation.
4. The existing chain-link fence surrounding all the sport courts is in poor condition with rust along much of the fence and mechanical damage in a few areas.
5. The current restroom building is showing signs of age; some areas are in disrepair and vandalized. Additionally, the restrooms do not meet many of the current ADA regulations.
6. The parking lot is adequate for existing park programs during regular use, however, may be insufficient for times of peak use. If additional amenities are added to the park a future expansion of the parking lot will be necessary.
7. The eastern portion of the park, with open space and trails, offers opportunities to provide additional picnic facilities that are more passive than the picnic facilities close to the sport courts.

The proposed master plan for Hanley Park improves on the park's main role – as the premiere park for outdoor court games – by updating the master plan also improves the passive recreation aspect of the park through the addition of a new picnic area and enriched landscaping. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – In order to communicate a strong and consistent image of the Brentwood Park system, a new main park sign is recommended. This sign should incorporate the current system logo. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *New Pavilion* – A new open-air pavilion will be added to the park in the open area east of the parking lot to serve as a gathering space/picnic area for passive recreation users. The pavilion should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls.
- C. *Expanded Parking* – In order to provide adequate parking to meet the needs of the existing courts and the new skate park, the parking lot will be expanded to include an additional 22 spaces to the west of the existing parking lot.
- D. *New Pavilion with Restroom* – A new combination pavilion and restroom building is proposed to replace the existing stand-alone restrooms and pavilion structures. The new structure should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls.
- E. *Upgraded Sand Volleyball Court* – The sand volleyball courts are to be upgraded to provide an accessible entrance and circulation, as well as new fencing, repairing or replacing the aging structures and nets.

**FIGURE 4-4 – HANLEY PARK MASTER PLAN**



- F. *Upgraded Tennis Courts and New Practice Wall* – The tennis courts are to be upgraded to repair or replace the surface of the courts and the damaged nets. In addition, a new practice wall will be added to one of the courts.
- G. *New Skate Park* – A new skate park is proposed in the location of the open field to the west of the existing handball courts. The skate park should be approximately 10,000 square feet in size and feature a diverse arrangement of structures such as a concrete bowl area, ramps, curbs, walls, and rails. Support amenities related to the skate park will include benches, trash receptacles and paved walkways connecting to other areas of the site.
- H. *Entry Plaza* – An entry plaza is proposed to replace the current handball courts. The plaza will function as a staging area for users of the tennis courts and the skate park, as well as a watching and waiting area. The plaza will feature shaded seating areas, decorative paving, and landscape areas.
- I. *Trailhead Enhancements* – Enhancements to the trailhead will include updated wayfinding signage and landscape enhancements.

- J. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade seating areas and picnic areas, and adding dense planting areas in key locations to screen unsightly views from the industrial buildings surrounding the park.
- K. *ADA compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

**Lee Wynn Trail**

The analysis of the existing conditions at Lee Wynn Trail reveals the following points:

- 1. Many areas of the trail are deteriorating and need repair. There are several accessibility issues along the trail such as trail unevenness, excessive slope, and non-compliant bridge transitions.
- 2. The trailhead at White Ave is overgrown with weeds, lacks any wayfinding or entry signage, and is visually unappealing. The ramp leading down to the trail also is out of compliance per ADA regulations.
- 3. The trail lacks benches for resting and seating opportunities. It also lacks lighting creating problems with surveillance during evening hours.
- 4. One of Lee Wynn Trail’s assets is its location in a very natural setting, running parallel to Black Creek, but the wooded areas around the trail appears overgrown and weedy.
- 5. There is a small area of park land, east of Black Creek, which is currently unused open-space and lacks any connection to the park system.

The proposed master plan for Lee Wynn Trail improves the trail user’s experience through strengthening the connections to the surrounding community, improving wayfinding, enhancing visual character, and providing for user comfort. Figure 4-5 (see also Appendix C) illustrates the concept for Lee Wynn Trail. The specific components and recommendations for this plan include:

- A. *Trailhead Enhancements* – Enhancements to the trailheads will include updated wayfinding signage and landscape enhancements. Trailheads are proposed at the entry point into Hanley Park, at White Ave, at the open park land east of Black Creek, and at the intersection of Rosalie Ave and Litzsinger Rd.
- B. *Trail Enhancements* – Proposed trail enhancements include repairing deteriorating trail surface, clear trail of weeds and debris, provide a drinking fountain, trim overgrown vegetation along path edge, and add security lighting along the path.
- C. *Seating Area* – New seating areas are proposed in a few areas along the path. Seating areas are of two types; (1) single benches installed at the path edge, and (2) a paved court with several benches along



**Lee Wynn Trail** Trailheads, like this one at White Ave, will receive new signs and landscaping to beautify the trail.

- the perimeter – acting as a gathering point for trail users or an overlook into the creek and wooded area.
- D. *New Pedestrian Bridge* – A new bridge structure is proposed across Black Creek to connect the open park land east of the creek to the trail west of the creek.
  - E. *Picnic Area* – The open park land east of Black Creek will be developed into a picnic area with picnic tables, trash receptacles, landscape enhancements, wayfinding signage, and a trail connecting Hanley Industrial Ct to the new bridge structure.
  - F. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade seating areas and picnic areas, and adding dense planting areas in key locations to screen unsightly views from the industrial buildings surrounding the trail.
  - G. *ADA compliance* – All trail facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

**FIGURE 4-5 – LEE WYNN TRAIL MASTER PLAN**





**Memorial Park** The existing crosswalk at Strassner Drive will be improved to address safety concerns.

### Memorial Park

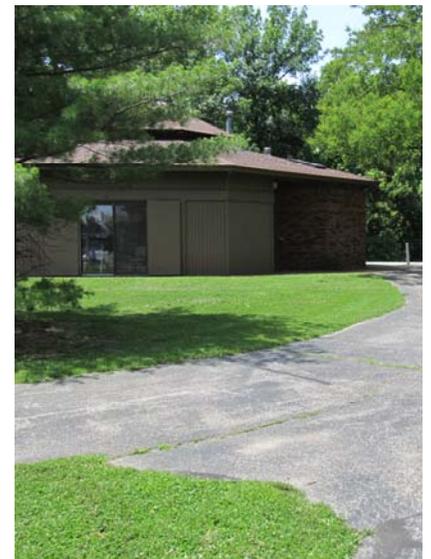
The analysis of the existing conditions at Memorial Park reveals the following points:

1. Memorial Park is one of Brentwood's most used parks according to recent public input. It includes both passive and active recreation areas in natural and manicured settings.
2. Pedestrian access to the north occurs at a crosswalk at Strassner Drive. The vehicular traffic on Strassner moves quickly and several park users have expressed concern over the dangers of this crosswalk. This access point is also used frequently by the YMCA summer camps.
3. Parking for the park is limited to the small lot northwest of the restroom building and a few spaces east of the hockey rink. The amount of parking spaces is inadequate for times of peak use.
4. The playgrounds are in good condition, however there are several issues related to ADA compliance that need to be addressed, such as surfacing on the large playground, access to the large playground, and accessible equipment at both playgrounds.
5. There are two shelters at Memorial Park. The western shelter, located by Woodsey Drive is a non-rentable shelter due to the lack of nearby parking. The eastern shelter, located next to the playgrounds, is in fair condition, but does not fit the visual character of the remaining pavilions in Brentwood's parks.
6. A majority of the space at Memorial Park is dedicated to natural trails in a wooded setting. The trails and trail edges need to be cleared from weedy plants. Trailheads, wayfinding signage, and adequate seating are other items lacking in the current trail system.
7. The existing restroom/maintenance building is aging and in need of some updates. The restrooms need to be renovated to comply with ADA regulations. There is a small modular block wall just south of the building that is damaged and in need of repair.
8. Earth is eroding along the stream bank to the south of the existing parking lot and will need to be stabilized.

The proposed master plan for Memorial Park focuses on enhancing existing facilities, adding new features such as a splash pad and half-court basketball, and making the park more accessible for pedestrians. Figure 4-6 (see also Appendix C) illustrates the concept for Memorial Park. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – The existing main entry sign is newly installed and is part of Brentwood's effort to add and/or replace signs with a signage system which includes readily identifiable design elements or motifs. It is recommended that the sign be rotated 90 degrees, to be perpendicular to the road, to increase the sign's visibility to oncoming traffic.

- B. *Trailhead Enhancements* – Enhancements to the trailheads will include updated wayfinding signage and landscape enhancements. Trailheads are proposed at the corner of Lawn Ave and Woodsey Dr, the corner of Woodsey Dr and Pine Ave, near the bridge over Black Creek at the end of Swim Club Ln, and at the end of Brentwood Pl.
- C. *Existing Parking Lot* – The existing parking lot off Strassner Dr will remain in its current configuration.
- D. *New Parking Lot* – Two additional parking areas are proposed to be added to the park. The first is an off-street parking area on Lawn Ave near the intersection of Lawn Ave and Urban Dr. This parking area will add 22 spaces to the park. The second area will extend the existing parking along the east border of the park, near the existing hockey rink. Extending the parking will require the relocation of the maintenance yard currently occupying this area. The expanded parking lot will add 27 parking spaces to the park.
- E. *New Pavilion* – Two new open-air pavilions will be added to the park. The first will replace the existing structure just west of the existing playgrounds. This pavilion will serve as a gathering space for the playground and splash pad users. The second (optional) pavilion in the open space south of the playground area to serve as an additional gathering space/picnic area for passive recreation users. The pavilions should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls.
- F. *Updated Pavilion* – Updates to the existing pavilion by Woodsey Dr should include: repairs to damaged structural members, new roofing material, new paint, seat walls, and electrical updates – including surveillance lighting and water-proofed duplex receptacles.
- G. *Renovated Busy Bee Building* – Proposed improvements to the Busy Bee building include renovating the restrooms to meet current ADA regulations and updating the commons room. Renovations to the common room include floor to ceiling windows facing the playground and splash pad areas, updated furnishings, and an outdoor patio area.
- H. *All-Inclusive Playground* – The existing large playground area is to be replaced with an all-inclusive playground structure and safety surfacing.
- I. *Existing Playground* – The existing small playground will remain in place. Adding or improving connections to the new all-inclusive playground and the new splash pad should be considered.
- J. *Splash Pad* – A new splash pad should be added to the park in between the playground structures.
- K. *In-line Skating Rink* – The existing in-line skating rink will remain in the park with no changes.



**Memorial Park** The existing Busy Bee building will be renovated to update the restrooms and to commons room.

FIGURE 4-6 – MEMORIAL PARK MASTER PLAN



- L. *Basketball Court* – A new half-court basketball court is proposed to be added immediately south of the existing skating rink.
- M. *Enhanced Nature Trails* – Proposed improvements to the nature trails include: clearing underbrush of overgrown or weedy plants (such as bush honeysuckle), cleaning-up debris, adding benches, and installing wayfinding signage and distance markers.
- N. *Crosswalk Improvements* – In order to improve pedestrian safety at the Strassner Dr crosswalk the installation of a speed table is recommended. In addition, clear pavement striping and warning signs should be installed to alert vehicular traffic of the crossing.
- O. *Snow-Cone Shack* – The existing snow-cone shack will remain as-is at the park.
- P. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade seating areas, playground areas and picnic areas, and adding dense planting areas in key locations to screen unsightly views from the industrial buildings on the east border of the park.

- Q. *ADA compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

**Norm West Park**

The analysis of the existing conditions at Norm West Park reveals the following points:

1. Most of the park is located within the 100-year floodplain. The base flood elevation for the park is between 453 and 454.
2. The City of Brentwood recently acquired a portion of an adjacent apartment building property to the north of Norm West Park as part of a flood-buyout agreement. Six apartment buildings located on the acquired property were demolished and the newly acquired land is intended to become part of Norm West Park.
3. There is an existing access road that connects Mary Ave to the remaining apartment buildings that bisects the park. Access to the apartment buildings must remain from Mary Ave.
4. A portion of the park will be used for the proposed trail link from the planned Deer Creek Greenway to the south to Rodger’s Parkway to the north.
5. Pendleton Ave extends past Brazeau Ave and into the park property, where it dead-ends close to the existing restroom building.
6. The small area of the park is used to stockpile wood chips.
7. The current restroom building is in good condition with only minor updates needed to meet ADA regulations.

The with the addition of approximately two acres of park land the proposed master plan for Norm West Park focuses on programming the acquired land for park use as well as enhancing the existing soccer field area. Figure 4-7 (see also Appendix C) illustrates the concept for Norm West Park. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – In order to communicate a strong and consistent image of the Brentwood Park system, a new main park sign is recommended. This sign should incorporate the current system logo. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *New Pavilion* – A new open-air pavilions will be added to the park immediately south of the current restroom building and on the top of the hill (outside of the 100-yr floodplain). The pavilion should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls.
- C. *Abandon Pendleton Ave* – Pendleton Ave is to be abandoned to the east of Brazeau Ave. In its place are to be added: a vehicular drop-off area, a small park entry plaza with park signage, a trail leading



**Norm West Park** New land will be added to the park due to the demolition of a few adjacent apartment buildings.

FIGURE 4-7 – NORM WEST PARK MASTER PLAN



- from the plaza to the new pavilion, and landscape screening from the adjacent residential properties.
- D. *New Parking Lot* – A new parking lot is proposed off of Mary Ave and to the east of the soccer field. The new parking lot will hold 20 spaces plus two accessible parking spaces.
  - E. *Expanded On-Street Parking* – An additional 10 spaces of on-street parking is planned on the southern border of the park off of Suburban Tracks. These spaces will extend east off of the existing 12 spaces, and will include two accessible parking spaces.
  - F. *New Trail* – Trail will be added to the park along Mary Ave as part of the connection from the planned Deer Creek Greenway to Rogers Parkway. Internal park trails will also be added to connect the site features such as parking, the restroom, and the pavilion.
  - G. *New Dog Park* – A new dog park is planned in the location of the demolished apartment buildings. The dog park will be separated into three main areas; a large dog area, a small dog area, and a shared winter area/agility equipment area. The large and small dog areas will each have benches with shade structures, a pet drinking fountain, Bermuda grass lawn, decomposed granite paths, and

landscaping. See figure 4-7A for an illustration of the concept for the dog park. To maximize the space for the dog park, the access road for the adjacent apartment buildings is to be reconfigured to run south of its current location.

- H. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade seating areas and picnic areas, and adding dense planting areas in key locations to screen unsightly views from the industrial buildings on the east.
- I. *ADA compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

**FIGURE 4-7A – DOG PARK AT NORM WEST PARK**





**Oak Tree Park** A new pavilion and trailhead are proposed in this location off Louis Ave.

### Oak Tree Park

The analysis of the existing conditions at Oak Tree Park reveals the following points:

1. There are currently no accessible parking stalls in the existing parking lot. No accessible route from the parking lot to the park exists either. Major reconstruction of the existing path would be necessary in order to create an accessible route from the parking lot into the park.
2. The nature trails in the wooded area of the park are overgrown and difficult to locate and navigate. In addition, the nature trails are lacking identifiable trailheads with adequate wayfinding signage.
3. The existing playground is past its useful life, does not meet current ADA regulations, and the access route to the playground is currently non-accessible. At the time of the writing of this report, the City of Brentwood is in the process of planning a new playground area in the open space to the northeast of the current playground location. The existing playground equipment will be demolished and the area converted into grassy open space.
4. The asphalt trails throughout the park are generally in disrepair. Many of the furnishings along the trail such as benches, fencing, signs, and trash receptacles are aging, damaged, or vandalized and are in need of replacement.

The proposed master plan for Oak Tree Park keeps the passive recreation function of the park, but renews the existing facilities as well as makes access easier into and out of the park. Figure 4-8 (see also Appendix C) illustrates the concept for Oak Tree Park. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – In order to communicate a strong and consistent image of the Brentwood Park system, a new main park sign is recommended at the south entrance. This sign should incorporate the current system logo. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Trailhead Enhancements* – Enhancements to the trailheads will include new wayfinding signage and landscape enhancements. Trailheads are proposed west of the intersection of Rosalie Ave and Litzsinger Rd, near the new pavilion off Louis Ave, and connected to the two seating spaces along the main park trail.
- C. *Reconfigured Parking Lot* – The existing parking lot off Florence Ave will be reconfigured to maximize the number of parking spaces. The reconfigured parking lot will add nine spaces to the current (approx.) eight spaces. The existing basketball hoop will be removed as part of the reconstruction.
- D. *New Parking Lot* – A small parking lot will be added by the intersection of Rosalie Ave and Litzsinger Rd. The new parking lot will add four spaces plus two accessible parking stalls to the park.

- E. *New Pavilion* – A new open-air pavilion will be added to the park to serve as a gathering space/picnic area for surrounding residents and trail users. The pavilion should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls.
- F. *New Pavilion with Restroom* – A new combination pavilion and restroom building is proposed to replace the existing pavilion structures. The new structure should include stone columns, architectural railings, upgraded roof materials, surveillance lighting, electrical duplex receptacles and seat walls.
- G. *New Playground* – A new playground is planned to replace the aging equipment. The new equipment will be located to the east of the existing pavilion in order to lower the elevation of the equipment and make the playground accessible. The new playground should include safety surfacing and shaded seating areas for observers.
- H. *Seating Area* – New seating areas are proposed in a few areas along the main path. Seating areas should include new benches, landscaping, and access into the nature trails.
- I. *Enhanced Nature Trails* – Proposed improvements to the nature trails include: clearing underbrush of overgrown or weedy plants

**FIGURE 4-8 – OAK TREE PARK MASTER PLAN**





**Rogers Parkway** View of the potential location for a street car monument at Florence Ave and Dorothy Ave.

- (such as bush honeysuckle), cleaning-up debris, adding benches, and installing wayfinding signage and distance markers.
- J. *Trail Enhancements (Paved)* – Proposed trail enhancements include repairing deteriorating trail surface, clear trail of weeds and debris, trim overgrown vegetation along path edge, replace deteriorating fence, and add security lighting along the path.
- K. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade seating areas, playground areas, and picnic areas.
- L. *ADA compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

### **Rogers Parkway**

The analysis of the existing conditions at Rogers Parkway reveals the following points:

1. The connection into Rogers Parkway from the Deer Creek Greenway will occur at the Manchester Rd entrance.
2. The parkway follows the path of an historical streetcar line. There are remnants of the old streetcar facilities located near the intersection of Florence Ave and Dorothy Ave.
3. A community garden space is located just north of Florence Ave. The garden is currently underused and the city has plans to remove the gardens from this location.
4. There are several utility poles located along the southern portion of the parkway. Two of these poles are located within the asphalt trail.

The proposed master plan for Rogers Parkway enriches the experience of trail users through landscape beautification, the addition of an historical monument, and supplementing the trail with fitness areas. Figure 4-9 (see also Appendix C) illustrates the concept for Rogers Parkway. The specific components and recommendations for this plan include:

- A. *Main Park Sign* – In order to communicate a strong and consistent image of the Brentwood Park system, a new main park sign is recommended at the south entrance. This sign should incorporate the current system logo. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Updated Playground* – The existing playground equipment will be replaced with new equipment. The existing mulch surface is to be replaced with safety surfacing.
- C. *Fitness Equipment Area* – New fitness areas are planned to be provided in various locations along the parkway. The fitness area should include outdoor gym-style equipment with hydraulic or gravity resistance components.

- D. *Street Car Monument* – Improvements to the parkway will include a monument to the historical street car alignment that preceded the parkway. The monument should include at minimum seating, landscaping and interpretive/informational signage.
- E. *Trailhead Enhancements* – Enhancements to the trailheads will include new wayfinding signage and landscape enhancements. Trailheads are proposed at the south entrance to the parkway on Manchester Rd, at the north entrance on Eulalie Ave, and at the intersection of Dorothy Ave and Litzsinger Rd.
- F. *Trail Enhancements* – Proposed trail enhancements include repairing deteriorating trail surface, clear trail of weeds and debris, relocating the trail where the utility poles intersect the path, replace deteriorating fence, increase the number of benches along the path, add a drinking fountain, and add security lighting along the path.
- G. *Landscape Enhancements* – Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade seating areas and playground areas.
- H. *ADA Compliance* – All park facilities should be upgraded to meet the recommendations outlined in the 2012 ADA Transition Plan for the Brentwood Park System.

**FIGURE 4-9 – ROGERS PARKWAY MASTER PLAN**



### Trails



**Breezeway Trail** Existing off-street trails will be improved to increase connectivity between Brentwood's parks.

A Bikeable Walkable Communities Plan was developed in 2009 for the communities of Brentwood, Clayton, Maplewood, and Richmond Heights, Missouri. The purpose of this plan is to enhance the transportation and recreation infrastructure in these communities. With this plan in place, the City of Brentwood is currently in the process of implementing various component parts of this plan.

The objectives of the Brentwood Parks Master Plan – related to trails (which support of the recommendations of 2009 Bikeable Walkable Communities Plan) – include:

1. A high priority on connectivity between existing parks.
2. The development of a trail system which connects the parks but is separate from the existing roadway system; promoting safety and use by those of all ages and minimizing conflict with motorized vehicles.
3. Promotion and education of the natural environments which exist within the Brentwood community.
4. Designate a future corridor framework which is coordinated with new park land acquisitions recommended by this plan.

Using the above objectives as a basis, a trail concept has been developed which uses the Brentwood portion of the Bikeable Walkable Communities Plan as its underlying basis. See Figure 4-1 (also located in Appendix C) for a schematic layout of this trail system. Recommendations for improving the trail system in Brentwood Park include the following:

- A. *Existing Off-Street Trail Enhancements* – Existing off-street trail enhancements include repairing deteriorating trail surface, clear trail of weeds and debris, trim overgrown vegetation along trail edge, and add trail amenities such as benches, drinking fountains, and lighting as needed.
- B. *Great Rivers Greenway Trail Connections* – The Deer Creek Greenway, currently in planning by the Great Rivers Greenway, will approach Brentwood near its southern border. It is recommended that connections to this regional trail be made from Brentwood's existing trail system. Currently, the planned connections are from Rogers Parkway to the Deer Creek Greenway via Mary Ave and from Oak Tree Park to the Deer Creek Greenway via Black Creek.
- C. *Breezeway Trail to Rogers Parkway* – Connecting the existing Breezeway Trail to Rogers Parkway will create a circuit trail that loops through and connects six of Brentwood's eight parks. The proposed connection will occur along Litzinger Rd from Cecelia Ave to Dorothy Ave. Concrete sidewalk currently exists along much of this proposed route; however sidewalk is lacking from the end of the Breezeway Trail to Helen Ave.

- D. *Brentwood Forest to Memorial Park* – Opportunities exist to strengthen the connection from the Brentwood Forest community to Memorial Park. While sidewalks and crosswalks currently exist, along this route pedestrian safety and comfort can be improved through a variety of ways, including; widening the trail where possible, adding wayfinding signage, landscape enhancements, security lighting, enhancing crosswalk surfacing, and improved signalization at intersections.
- E. *Litzinger Rd (Tilles Park to Broughton Park)* – The City of Brentwood is planning improvements to the pedestrian routes along Litzinger Rd.
- a. *South McKnight Road to High School Dr.* – The current improvement plans show that an opportunity exists to add a 10 foot wide trail on the north side of Litzinger Road within the existing right-of-way. Additional right-of-way may be required from one property owner in this section. At the intersection of High School Drive, a special intersection treatment with paved crosswalks would serve as a node for future pedestrian connection opportunities to the east, north and south.
  - b. *High School Dr. to Brentwood Blvd.* – The opportunity exists in this area to provide five foot wide sidewalks on both sides of Litzinger Road. At Brentwood Blvd., improvements to the signalized pedestrian crossing would be required.
  - c. *Brentwood Blvd to Broughton Park (Eulalie Ave.)* – Within this restricted corridor, the opportunity exists to improve the existing five foot wide sidewalk by relocating the existing overhead electric poles to the back of the existing sidewalk, allowing the entire wide of the sidewalk to be used. This would require an easement on private property.
- F. *High School Drive/Manderly Drive (Russell Ave. to Swan Circle - Long-Term)* – This corridor has been identified as a potential north-south linkage on the western side of the city which could provide a connection to Brentwood Park on the south. While this corridor presents several challenges including a very restrictive right-of-way width and a crossing at Manchester Road, it has been identified in this plan as a trail corridor which should continue to receive planning study in the future.

**Cost Projections**

The cost projections shown in Figure 4-10 represent implementation of the recommendations contained in the Parks and Recreation Master Plan. Estimates for the individual components of the Master Plan are included in Appendix C.

While it is impossible to predict the cost of land and facilities contained in a future forecast, it is important to note (in current year dollars) the order of magnitude the city should commit to develop the vision contained in this Master Plan. The next section of this plan will suggest priorities for implementing and funding the Master Plan.

**FIGURE 4-10 FUTURE COST PROJECTIONS**

*Brentwood Parks System Master Plan*

**Cost Projection**

November 20, 2014

<i>Item</i>	<i>Total Cost</i>
<b>PARKS</b>	
BRENTWOOD PARK	\$ 2,640,600
BROUGHTON PARK	\$ 707,500
HANLEY PARK	\$ 1,746,200
LEE WYNN TRAIL	\$ 503,200
MEMORIAL PARK	\$ 1,887,400
NORM WEST PARK	\$ 1,122,100
OAK TREE PARK	\$ 828,600
ROGERS PARKWAY	\$ 501,400
FUTURE POCKET PARK 1	\$ 382,600
FUTURE POCKET PARK 2	\$ 382,600
FUTURE POCKET PARK 3	\$ 382,600
FUTURE POCKET PARK 4	\$ 382,600
FUTURE PLAYLOT 1	\$ 765,100
FUTURE PLAYLOT 2	\$ 765,100
	<b>\$12,997,600</b>
LAND ACQUISITION (4 Acres @\$150,000 per acre)	\$ 600,000
	<b>\$13,597,600</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.





## Implementation Strategies

### Introduction

The Parks System Master Plan provides a strategy of meeting recreation needs up to the year 2025. Implementation of the plan is a process and will require updates as facilities are built and population demands change. It is recommended that the plan be reviewed for minor revisions after five years in order to maintain significant progress towards meeting the recommendations made in this document. A determination will be made by the parks department whether the update warrants external assistance from a park planning consultant or whether the update can be completed internally by city personnel. The following chapter discusses phasing, funding, and action items. The information that follows will assist the parks department effort to implement and fund the changes that are recommended in the Master Plan.

### Strategies

The Parks System Master Plan recommends the implementation of a wide variety of items for the City of Brentwood; because resources available for completing this plan are limited, a phased strategy for carrying out this plan is suggested. Naturally, this phased strategy needs priorities assigned to its various components based on a variety of factors such as implementation logistics, construction operations, bid packaging, and cost/pricing efficiencies. Three levels of action were developed for implementing various aspects of the plan based on the preferred time frame for realization. The priority list covers implementation of the projects from years 2015-2020. These are listed in Figure 7-1 and will be the first aspects of the Master Plan addressed in the future. Note that the priority projects are not listed in any order of preference and that any priority project may be pre-empted by a

strategic land acquisition opportunity. The mid-term project list includes projects anticipated to occur between years 2021-2025 and these are shown in Figure 7-2. Long-term projects are planned to occur in years 2026-2030 and these are included in Figure 7-3.

**FIGURE 7-1: PRIORITY PROJECTS (2015-2020)**

Not listed in order of priority

**Brentwood Park**

- Updated Sports Fields
- New Maintenance Building
- New Playground
- Renovated Restrooms
- New Park Paths and Walkways
- Bush Honeysuckle Eradication
- ADA Compliance

**Broughton Park**

- Updated Playground
- ADA Compliance

**Hanley Park**

- New Pavilion and Restroom
- Upgraded Sand Volleyball Court
- Upgraded Tennis Courts and New Practice Wall
- New Skate Park
- Bush Honeysuckle Eradication
- ADA Compliance

**Lee Wynn Trail**

- Trail Enhancements
- Trailhead Enhancements
- Bush Honeysuckle Eradication
- ADA Compliance

**Memorial Park**

- New Parking Lot
- Replaced Pavilion
- Renovated Busy Bee Building
- All-Inclusive Playground
- Splash Pad
- Crosswalk Improvements
- Bush Honeysuckle Eradication
- ADA Compliance

**Norm West Park**

- New Parking Lot
- New Trail
- New Dog Park
- Bush Honeysuckle Eradication
- ADA Compliance

**Oak Tree Park**

- New Parking Lot
- New Pavilion with Restroom
- Trail Enhancements (Paved)
- Bush Honeysuckle Eradication
- ADA Compliance

**Rogers Parkway**

- Updated Playground
- Trail Enhancements
- ADA Compliance

**FIGURE 7-2: MID-TERM PROJECTS (2021-2025)**

Not listed in order of priority

**Brentwood Park**

- New Pavilion
- Reconfigured Parking Lot
- Updated Pavilion
- New Restroom
- Rain Garden
- Soccer Field and Practice Softball Field
- Landscape Enhancements

**Broughton Park**

- New Fence
- New Pavilion with Restroom
- Landscape Enhancements

**Hanley Park**

- Expanded Parking
- Entry Plaza
- Trailhead Enhancements
- Landscape Enhancements

**Lee Wynn Trail**

- Seating Enhancements
- New Pedestrian Bridge
- Picnic Area
- Landscape Enhancements

**Memorial Park**

- Trailhead Enhancements
- Updated Pavilion
- Basketball Court
- Enhanced Nature Trails
- Landscape Enhancements

**Norm West Park**

- New Pavilion
- Abandon Pendleton Ave.
- Landscape Enhancements

**Oak Tree Park**

- Trailhead Enhancements
- Reconfigured Parking Lot
- Seating Area
- Enhanced Nature Areas
- Landscape Enhancements

**Rogers Parkway**

- Trailhead Enhancements
- Landscape Enhancements

**FIGURE 7-3: LONG-TERM PROJECTS (2026-2030)**

Not listed in order of priority

**Park Land Acquisition**

- 4 Pocket Parks @ 0.5 acres per park
- 2 Playlots @ 1 acre per park

**Brentwood Park**

- Main Park Sign

**Broughton Park**

- Main Park Sign
- Lighting

**Hanley Park**

- Main Park Sign
- New Pavilion

**Memorial Park**

- Main Park Sign
- New Pavilion

**Norm West Park**

- Main Park Sign
- Expanded On-Street Parking

**Oak Tree Park**

- Main Park Sign
- New Pavilion

**Rogers Parkway**

- Main Park Sign
- Fitness Equipment Area
- Street Car Monument

**Trails**

- Breezeway Trail to Rogers Parkway
- Brentwood Forest to Memorial Park
- Litzsinger Rd.
- High School Drive/Manderly Dr.

*Acquiring additional land for the purpose of developing parks or open space is a long-term priority as outlined in the Master Plan. However, land resource opportunities for park use are very limited in Brentwood – due to the mature and developed nature of the community – and the city is closely monitoring any opportunities for obtaining land for park use, especially on the west side of the city. As a result, strategic land acquisition could preempt implementation of a priority project. To help fund the purchase of park land, an impact fee on future development might be worth considering. In addition, the activities associated with implementation of this Plan should be closely coordinated with the city’s Planning and Development Department.*

By phasing the various components of the Master Plan into use, the city will begin to see recognizable improvement in the park system that would not be otherwise realized if they waited to implement each facility or park under an “all or nothing” method. Small steps toward the completion of each recommendation can be implemented incrementally over time that will serve residents in the near term. Recommendations that are not critical to park operations or usability, but nonetheless are desired aspects to the system, can be constructed at a later time. This approach allows the city to show results toward the improvement of the park system and will create a favorable climate toward future parks and recreation spending.

## Funding and Acquisition Sources

Once the Master Plan has been established, acquiring funds to implement the plan can be a challenge. The following information describes the main sources of funding that may be utilized to fund the plan implementation. For the purposes of this report, funding sources have been divided into two categories: existing sources of funding and potential sources of funding. Existing sources of funding are those sources which the City of Brentwood has used in the past or is currently using to fund improvement projects. Potential sources of funding represent additional opportunities which previously have not been pursued, but may hold promise in the future.

### Existing Funding Sources

#### City Funding

Funding for the Parks and Recreation Department is from two sources. For capital improvement projects, funding comes from the Stormwater & Park Improvement Fund. The amount funded varies annually based on specific parks and stormwater needs. Funds for on-going maintenance are part of the Department of Public Works annual budget which is funded by the City's General Fund. Primary revenue sources for the General Fund include sales taxes, utility taxes, fees, licenses, and other intergovernmental revenues. The Parks and Recreation Department also assesses fees and charges for usage of recreational facilities, programs, rentals and special events which are used to offset the direct operational costs of these services.

#### Park Land Dedication

Dedication of park land by private citizens or an organization is one method of park land acquisition. A second method is dedication of open space or payment of fees for park development or recreation purposes by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements. While not currently in place, a park land dedication ordinance may be worth considering in the City of Brentwood. Unless properly written and applied, a park land dedication ordinance can result in a lengthy court battle with a developer accusing the local government of illegally taking valuable land. In order to prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space are used when it is not practical for a developer to donate land, and is the department's preferred method when dealing with new development. An important aspect of park land dedication is land quality. Not every plot of ground is suitable for recreation. A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.



Hockey Rink at Memorial Park

### **Stormwater & Park Improvement Fund**

In 1993, voters of the City of Brentwood approved a one-half cent sales tax for recreation and stormwater improvements. Revenues are distributed annually for capital improvement projects as described above. This varies based on stormwater and park funding needs.

### **User Fees**

As a practical matter, communities throughout the country are requiring users of parks and recreation facilities to pay for the facilities they use on a daily permit or seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations. Brentwood, not unlike many communities, does charge user fees for some of its facilities. The goal of the operation and management of these facilities is to generate income sufficient to meet or exceed the cost of staff to operate and maintain them, and if possible, establish a profit margin that can be returned to a reserve fund to support future improvements and expansions. The user fee approach can be an unpopular concept in some communities; however it is an acceptable practice in Brentwood.

### **Bonds**

The city could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the city would then be allowed to sell bonds to raise capital for development/repair/improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and put to use on the projects for which it was identified. Likewise, there is a time frame under which the bond money must be committed for use or it can be forfeited. The following are types of bonds that may be considered for recreation facility funding:

1. **Special Obligation Bonds**  
Special obligation bonds are issued in one or more series to finance the undertaking of any development or redevelopment project and paid back by one or more limited revenue sources.
2. **General Obligation Bonds**  
Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements. These bonds usually require a general increase in property tax.
3. **Industrial Development Bonds**  
Specialized revenue bonds issued on behalf of privately owned, self-supporting facilities.

4. Certificates of Participation (COP's)

Lease financing can be arranged through the public sale of certificates of participation, sometimes referred to as COPs. Each certificate holder owns a beneficial interest in the lease. Certificate holders, in the aggregate, essentially constitute the lessor. Certificates of Participation are a newer form of lease financing that is gaining popularity with issuers and have gained acceptance by investors.

**Grants**

Grant funding programs have been available at both the state and federal levels. Today, the federal grant opportunities have all but been terminated. However, there still are a variety of state grant programs available. Some of these grants are listed below.

1. Great Rivers Greenway

On November 7, 2000, Proposition C, the Clean Water, Safe Parks & Community Trails Initiative successfully passed in St. Louis City, St. Louis County, St. Charles County, in Missouri and Madison County and St. Clair County in Illinois, establishing the Metropolitan Park and Recreation District in Missouri and the Metro East Park District in Illinois. The Missouri organization is known as The Great Rivers Greenway, and it typically provides funding to develop parks, trails, and greenways. It began collecting a one-tenth of one cent sales tax in April, 2001, and has raised a significant amount of money for regional projects. Currently it receives half of the funds generated from Proposition C, with the remaining half going to St. Louis City, the Municipal Park Grant Commission of St. Louis County, and St. Charles County. In 2013, voters approved Proposition P, another 3/16 sales tax to fund local parks, trails, and a visionary plan to renovate and connect the St. Louis Arch with the riverfront and downtown St. Louis.

2. Municipal Park Grant Commission of St. Louis County

The Municipal Park Grant Commission of St. Louis County was formed and charged with awarding funds generated from both Proposition C and Proposition P. The Commission receives and reviews construction grant proposals from municipalities on an annual basis in the fall. In addition, miniature “planning” grants are made available to help municipalities plan their proposals. These grants are offered in the winter.

3. Land and Water Conservation Fund (LWCF)

Land and Water Conservation Fund grants are available to cities, counties and school districts to be used for outdoor recreation projects. Projects require a 55 percent match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes. Development and



Lee Wynn Trail

renovation projects must be maintained for a period of 25 years or the life of the manufactured goods. This program is administered through the Missouri Department of Natural Resources' Division of State Parks.

4. Recreational Trails Program

Recreational Trails Program grants are to be used for motorized or non-motorized trail development, renovation, maintenance and/or the development/renovation of trailheads. Projects require a minimum match of 20 percent. All projects must be maintained for a period of 25 years. Grant requests up to \$100,000 are eligible. Eligible applicants include cities and counties, schools, and private, non-profit and for-profit businesses. These federally funded grants are offered through the Federal Highway Administration, and administered through the Missouri Department of Natural Resources' Division of State Parks.

5. Transportation Enhancement Grants

Transportation Enhancement funds are available to develop a variety of project types, that are located in both rural and urban communities. The projects help create more travel choices by providing funding to construct sidewalks, bike lanes and to convert abandoned railroad rights of way to trails. Communities may also use the Transportation Enhancement Program to revitalize local regional economies by restoring historic buildings, renovating streetscapes or providing transportation museums and visitor centers. There are 12 possible Transportation Enhancement activities which include:

- a. Pedestrian and Bicycle Facilities: This category provides funding for new or reconstructed sidewalks, walkways, curb ramps, bike-lane striping, wide paved shoulders, bike parking, bus racks, offroad trails, bike and pedestrian bridges and underpasses.
- b. Pedestrian and Bicycle Safety and Education Activities: These programs are designed to encourage walking and bicycling by providing education and safety instruction to potential users through classes, pamphlets and signage.
- c. Conversion of Abandoned Railway Corridors to Trails: This category provides funding for acquiring railroad rights-of-way; planning, designing and constructing multi-use trails; and developing rail-with-trail projects.
- d. Scenic or Historic Highway Programs Including Tourist and Welcome Centers: This category provides funding for the construction of turnouts, overlooks, visitor centers, viewing areas and designation signs and markers.
- e. Acquisition of Scenic or Historic Easements and Sites: This category provides funding for acquiring scenic land



Sand Volleyball Courts at Hanley Park

easements, vistas and landscapes, purchasing buildings in historic districts or historic properties and preserving farmland.

- f. Landscaping and Scenic Beautification: This category provides funding for improvements such as street furniture, lighting and public art, and landscaping along streets, historic highways, trails, interstates, waterfronts and gateways.
- g. Control and Removal of Outdoor Advertising: This category provides funding for billboard inventories or removal of illegal and nonconforming billboards.
- h. Environmental Mitigation of Runoff Pollution and Provision of Wildlife Connectivity: This category provides funding for runoff pollution studies, soil erosion controls, detention and sediment basins, river clean-ups and wildlife crossings.
- i. Historic Preservation: This category provides funding for preservation of buildings and facades in historic districts, restoration and reuse of historic buildings for transportation-related purposes and pedestrian access improvements to historic sites and buildings.
- j. Rehabilitation and Operation of Historic Transportation Buildings, Structures or Facilities: This category supports the restoration of railroad depots, bus stations and lighthouses and the rehabilitation of rail trestles, tunnels and bridges.
- k. Archaeological Planning and Research: This category helps fund research, preservation planning and interpretation; developing interpretive signs, exhibits and guides; and inventories and surveys.
- l. Establishment of Transportation Museums: This category supports construction of transportation museums, including the conversion of railroad stations or historic properties to museums, with transportation themes and exhibits or the purchase of transportation-related artifacts.

6. United State Tennis Associate (USTA) Grants

The USTA offers a variety of grants to help grow the game of tennis in many ways. Below are the broad categories of the various grants which are available.

- a. Diversity & Inclusion
- b. Organization
- c. Equipment/Facility
- d. Event / Workshops
- e. Parks & Recreation
- f. Programming
- g. USTA Serves

### **Private Enterprise**

Contracts with private business could be signed to provide and operate desirable recreational facilities financed and constructed, by the public sector on city owned lands with a specified amount of compensation paid to the city.

### **Potential Funding Sources**

#### **Lease/Purchase Financing**

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a nonprofit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation which have previously been discussed, and sales leaseback, which is a means for public entities to sell an existing facility to a separate entity such as a nonprofit organization, an investor, or a group of investors. Improvements can be made by the separate entity who then leases the facility back to the public entity for an agreed to period of time and interest rate.

#### **Special Improvement District/Benefit District**

These taxing districts are established to provide funds for certain types of improvements, which benefit a specific group of affected properties. Improvements may include landscaping, erection of fountains, acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements. Several of these already exist within the City of Brentwood.

#### **Non-Profit Organizations and Foundations**

The development of non-profit organizations and/or foundations represents tremendous opportunities to enhance the parks and recreation system in Brentwood by providing significant opportunities for conservation, recreation, and relaxation through special projects for which city funding is not available. This independent organization would cooperate with the City of Brentwood and the Department of Parks and Recreation to promote the parks and ensure their long-term service to Brentwood residents through additional independent funding so that their full potential may be realized. Typical goals for an organization of this type might include:

1. Preservation and conservation of green space.
2. Support the provision of quality park and recreation environment for business, employees, residents, and visitors to enjoy.
3. Provide funding for projects which enhance park resources and encourage renewal of recreation facilities without using local tax dollars.

#### **Private Donations**

A variety of programs have been developed in other park systems to accept private donations for enhancements to the park system including land, facilities, equipment, trees, plants and other elements to the park system.



Trails at Memorial Park

### **Cooperative Use Agreements**

A cooperative use agreement is an agreement between a public or private entity and the parks department to share facilities. Typically both the entity and the parks department provide similar recreation facilities. By signing a cooperative use agreement, residents may use the entities facilities when not in use by the particular entity. This agreement would allow the city to expand its available park land and available resources without taking on any additional maintenance responsibilities. An existing example of this type of arrangement is the Parks and Recreation Cooperative (PARC) agreement current in place with the Cities of Richmond Heights and Maplewood.

### **Funding and Acquisition Sources Conclusion**

It is reasonable to assume that the successful implementation of the Master Plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by city staff on a labor and materials basis.

The small to medium sized projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the Master Plan as this is an interactive process that needs to be undertaken by city officials.

### **Comprehensive Implementation Approach**

Since the development of the Parks System Master Plan is city-wide, the approach to implementation should also be broad, and not only consider Brentwood's physical opportunities and constraints, but also its community character, municipal organization, financial resources, and political process. The Comprehensive Implementation Approach seeks to focus strategies in the following areas: facility (Parks, Natural Areas, Open Space and Trails) development, land acquisition, and financial resources. Suggested strategies which these focus areas should address are discussed below.

#### **Facility Development-Parks, Natural Areas and Open Space**

1. Using the master plans developed as part of this planning effort, develop a phasing and implementation plan which considers all pertinent influencing factors such as: city budget policies, and operations and maintenance requirements, and demand for the new park or park renovations.

2. Prepare necessary final design contract documents for construction implementation including drawings, specifications, regulatory permits, and access agreements.
3. Implement construction through standard city construction

The above process can be easily modified for building projects involving expansion, renovation or new construction.

**Facility Development-Trails**

1. The city should continue to pursue existing strategies that continually seek land acquisition opportunities especially for trails. It should be vigilant to identify, pursue, and act on immediate acquisition, lease, right-of-way transfers/acquisitions, and occasions for joint use/intergovernmental cooperation.
2. Develop a phasing and implementation plan which coordinates the implementation of facilities suggested on the Overall Park System Master Plan. Funding opportunities for trail and greenway development should also be identified as part of this process.
3. Utilize the land selection/acquisition process described above when obtaining land for trail development.
4. Prepare necessary final design contract documents for construction implementation including drawings, specifications, and necessary permits.
5. Implement construction through standard city construction process.

**Land Acquisition Strategy**

1. Strategic land acquisition is a high priority which could pre-empt implementation of priority projects.
2. The City of Brentwood should continue to pursue a strategy to continually seek land acquisition opportunities including land for parks, community facilities, and trails. It should be vigilant to identify, pursue, and act on immediate acquisition opportunities.
3. A formal land selection/acquisition process should continue to be developed and utilized which includes the following policies:
  - a. Development suitability requirements for needed land.
  - b. Discussions with land owners.
  - c. Site suitability analysis which analyzes the physical features of a site for compatibility with desired program and requirements.
  - d. Site environmental constraints analysis.
  - e. Neighborhood/surrounding area impact analysis.
  - f. Real estate appraisals.
4. Once suitable sites have been analyzed using the above process, the City should seek a multitude of ways to secure park land including: direct purchase, donation, joint use, and partnerships.

**Financial Resources**

1. In conjunction with the above mentioned strategies, the city should analyze its current revenue streams looking for opportunities to include and accommodate future land acquisition, park and facility development, and continued park maintenance and operations.
2. Potential future and projected revenue sources should be identified and investigated including:
  - a. City General Revenue
  - b. Sales Tax
  - c. Bonds
  - d. Grants
  - e. Donations
  - f. Facility Revenue
  - g. Development Tax
3. Current operating expenditures city-wide should be analyzed along with the operations and maintenance costs for parks and recreation. These current expenditures should be compared to projections for future operating expenditures with a goal of establishing a plan for continued operations and maintenance of the park system in the future.



Playground at Oak Tree Park

This section has offered several broad suggestions to help the city begin developing an approach to implementing the plan. These ideas are suggestions and the city may revise, refine or reprioritize them as conditions in Brentwood change.

**Action Items**

**Formal Plan Adoption**

The first action item the city should seek to accomplish is the formal adoption of the plan by the Board of Alderman. This gives the plan legitimacy and spreads the responsibility for its implementation throughout the municipal organization.

**Development of Plan Champions**

The city should continue to promote and encourage secondary support groups to champion the implementation of the Parks System Master Plan. As a first step, the establishment of a citizen group focused on the support of the Brentwood Parks should be considered. Examples may include a municipal art commission, a parks foundation or a related group of friends supporting athletics.

It is also important to develop plan champions within the existing organization of government. This includes both locally elected officials, citizens appointed by the mayor serving on commissions and citizen volunteers.

### **Ongoing Consensus Building**

It is important that consensus building continue throughout implementation of the plan. An informed public with “knowledge” and “ownership” in the plan will help keep the process moving forward.

### **Summary**

The implementation of the Parks System Master Plan is a process that will help the City of Brentwood meet future recreation demands while providing a high level of recreation facilities and programs. Accomplishing such an ambitious plan through phasing, and being amenable to future development opportunities, will allow progress towards completion of the plan in manageable increments. A number of funding sources have been identified in order to assist the Parks Department in financing the plan. The Parks Department should pursue as many opportunities for funding as possible and remain open to new and creative input toward funding the plan in the future. Periodic reviews of the plan should be made in five year increments in order to ensure that implementation is progressing toward the vision described in this report. If deemed necessary by the Parks Department, the city may seek help from an outside consultant to prepare more detailed master plans or updates to the plan.

As Brentwood grows and progresses towards the future, it will bring changes in recreation opportunities. The recommendations in this plan will assist in creating a city that remains a vibrant, attractive and desirable place to live.

# Appendix A

## Definitions

### Park Land Definitions

#### **Pocket Park:**

Serves small residential or commercial area. 0.5 acres or less. Service area is 1/10 of a mile. Facilities include landscape planting, seating, and/or lighting. Adjacent parking is optional. Often used to provide access between properties.

#### **Play Lot**

Primarily to serve young children in residential areas where open space is limited. 0.3 acre to one acre. Service area is ¼ mile radius. Typical facilities include play area, landscaping and provisions for parent or other supervisors.

#### **Mini Park**

May serve specific function for any and all ages, depending on need of the user area. Size range 1-5 acres with optimum size being 3 acres. Service area is sub-neighborhood as limited by geographical barriers serving ½ mile radius. Typical facilities include play area, landscaping and limited sports activities (such as multi-purpose courts) if space allows.

#### **Neighborhood Park**

Multiple use recreation asset basically for unsupervised neighborhood games with some organized programs to serve all ages in the surrounding neighborhood. Size range is +5-15 acres. Service area includes immediate neighborhood as limited by geographical barriers; within 5 to 15 minutes walking distance; 1 mile radius.

#### **District Park**

Supplements neighborhood parks in providing close-to-home recreation opportunities oriented towards family and all age groups. May serve as a neighborhood park when located in a residential area. Minimum size is over 15 acres, optimum size is 40 acres. Service area includes 10 minute driving time; 3 mile radius. Typical amenities and activities include recreation center, swimming pool, picnic areas, playground, field sports and court areas; may have provisions for night time use (i.e. tennis, basketball, softball, baseball, soccer, football); able to accommodate special facilities, such as an ice rink, trails, and support amenities.

**Metropolitan Park**

Oriented towards overall park and recreation opportunities, often encompassing significant natural area as well as active recreation areas. May serve as a district or neighborhood park when located in residential areas. Minimum size is 80 acres, optimum size is 175 acres. Service area includes 20 minute driving time; 5 mile radius. Typical facilities and activities include swimming pool, recreation complex, picnic areas, playground, ice rink, trails, field and court sports complexes with provisions for night time use, golf course, and natural areas.

**Regional Park**

Designed to provide the opportunity to experience an extensive area of natural environment, an opportunity not usually possible in local urban parks. Minimum size is 250 acres, no maximum size. Service area includes within one hour driving time; serving metropolitan area; 30 mile radius. Typical facilities and activities include campgrounds, play areas, picnic areas, nature centers, trail systems, water features, winter sports facilities, botanical gardens, etc., in some cases, sports fields; roads may serve for scenic drive through park.

**Linear Park**

These lands are open space connections between two geographic points. Potential transportation corridors. Often these areas serve preservation and conservation uses. No minimum or maximum size. Service area dependent on adjacent lands. Lands may be greenways, parkways, landscaped boulevards, median green strips, multi-use trailways, and floodplains or drainage courses.

**Special**

Serves one predominant function. Site and facility specific. Service area dependent on special interest demand. Typical facilities and activities include golf courses, marinas, ice rink, stadium, polo fields, model airplane fields, sports complex, etc.

**Historical or Archaeological Arts and Cultural**

Preservation of a recognized or archaeological landmark, or to serve as a forum for art and/or cultural exhibits or festivals. Site specific. Service area is metropolitan region. Typical facilities and activities include homes, military installations, towns, mounds, mines, bluff sites, amphitheater, sculpture garden, music and drama center, museums, etc.

**Facility/Amenity Definitions**

**Aquatic Center (Outdoor)**

Zero depth entry pool, zoned areas for age and skill groups with water play structures and water play spaces. Usually accompanied with a 25 yard or 50 meter competition pool.

**Baseball/Softball**

Multi-purpose athletic field with protective fencing and players benches. Suitable for practice or league play, not intended to accommodate tournaments or spectator seating. Ideally suited for neighborhood park or school site.

**Basketball**

Multi-purpose hard surface court with striping and goals. Suitable for practice or informal play, not intended to accommodate tournaments or spectator seating. Ideally suited for neighborhood park or school site.

**Community Recreation Center**

Typically includes the following: Banquet / Conference Rooms, Childcare, Classrooms, Dance Center, Fitness Center, Indoor Basketball, Indoor Sport Facility, Racquetball, Senior Citizen Center, Teen Center. May also include an indoor swimming pool, indoor ice skating rink and/or theater/fine arts depending on market feasibility. Primarily for social, recreational, or educational needs of the community or neighborhood.

**Fitness Trail**

An outdoor series of exercise equipment situated along a trail. The trail is generally located among trees in order to provide shade. Signage at the beginning of the trail and at each fitness station instructs users as to the proper technique for each exercise as well as other pertinent fitness information such as pulse rate, and warm-up / cool down routine, etc.

**Football/Soccer**

Multi-purpose athletic field with portable goals. Suitable for practice or league play, not intended to accommodate tournaments or spectator seating. Ideally suited for neighborhood park or school site.

**Handball**

A hard surface court with striping and concrete wall. Suitable for practice or informal play, not intended to accommodate tournaments or spectator seating. Courts are typically grouped to share a common wall.

**Ice/Hockey Rink**

An outdoor area with wooden sides that conform to court dimensions. Rink is flooded in winter for the formation of ice. Hockey is permitted unless informal skating times/policies are implemented.

**In-Line Skate Rink**

An outdoor court with wooden sides and textured surface that conforms to court dimensions. Rink is cleared of debris that interferes with in-line skates. Hockey is permitted unless informal skating times/policies are implemented.

**Lakes/Ponds**

A body of water at least 18" deep and 0.5 acre in size that retains water year round. Surface of water is algae-free. Activities such as fishing and boating are encouraged.

**Multi-Use Court**

A paved area striped for more than one recreational activity with overlapping configurations such that only one activity is permitted at a given time. A typical example would include basketball, volleyball and tennis. Typically 120' x 80' in size.

**Multi-Use Trail/Greenway**

Multipurpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with natural environment. Can be single or multipurpose use, hard surfaced trails for pedestrians or bicyclists/in-line skaters, or nature trails for pedestrians. May be hard or soft surfaced.

**Nature Trail**

A trail located among an unmaintained landscape such as a forest, prairie, or wetland that has little to no impact on the surrounding area in order to preserve the character of the area.

**Outdoor Amphitheater**

An oval or circular area with rising tiers of seats arranged about an outdoor open space. Typically an amphitheater is built into the side of an abrupt slope and used to host theatrical events, concerts, etc. Seating capacity determined by local preference. Not intended for regional events.

**Picnic Pavilion**

A structure with a solid roof and open sides that protects users from inclement weather. Picnic tables are provided for the capacity of the shelter.

**Playgrounds**

Structured age appropriate playgrounds, high use intensity. Typically, a playground is defined as an area with play equipment and appropriate surfacing that corresponds to each particular piece of equipment. Playgrounds are designed appropriately for different age groups and sited to avoid conflicts between users.

**Skateboard Park**

A paved area with smooth contoured surfaces or flat hard stand areas with freestanding ramps designed to create challenges for a skateboarder.

**Sports Complex (Outdoor)**

Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Size is determined by projected demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal. To accommodate 12 baseball fields, 12 athletic fields and community park support facilities a proposed site can approach 100 acres.

**Swimming Pool (Indoor)**

A climate controlled pool facility located inside a building that permits year-round swimming.

**Tennis**

A paved and striped court with center nets and perimeter fencing.

**Volleyball**

A hard or soft surface (sand) with poles and net.

**Open Space**

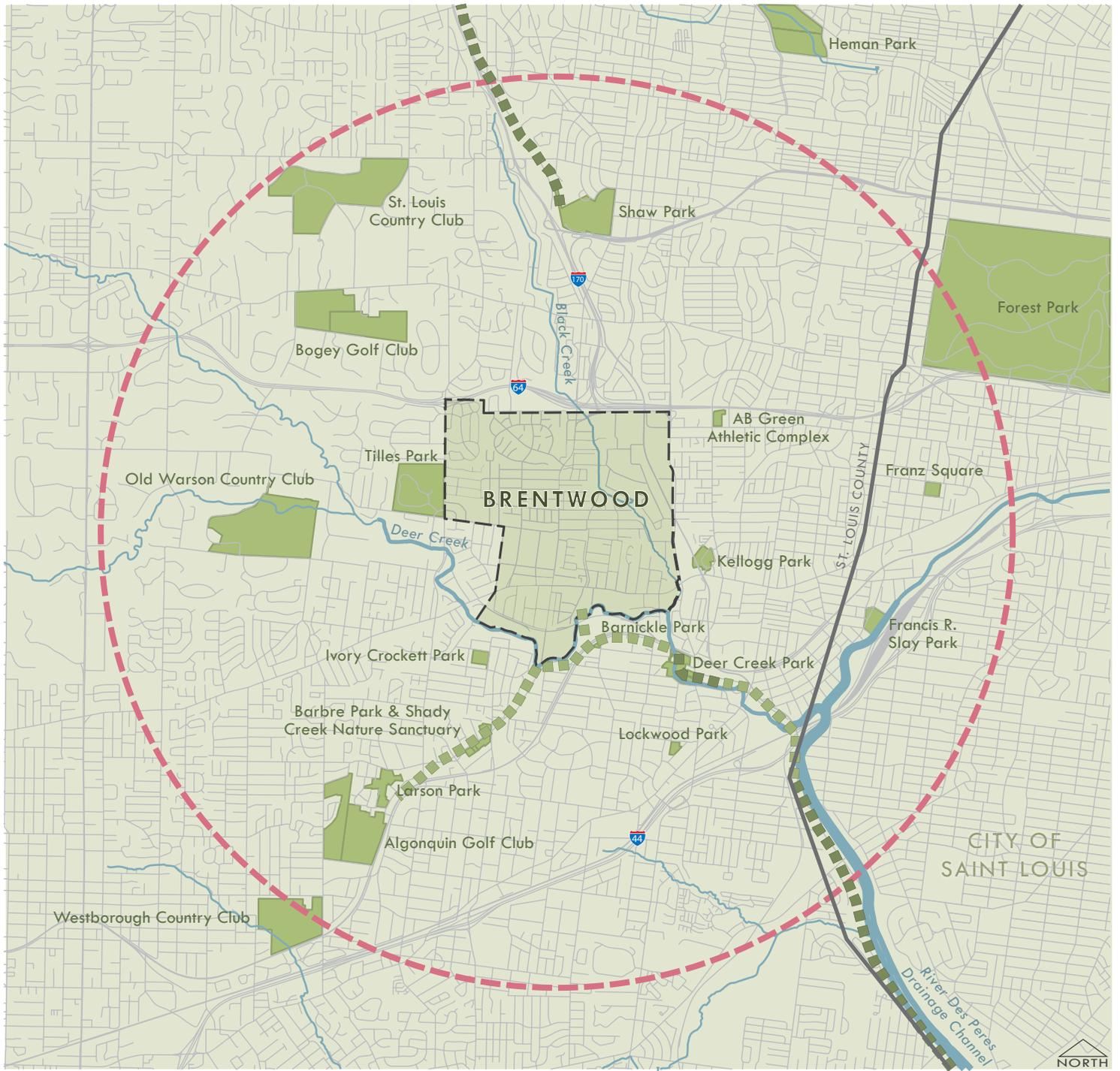
Public lands held in the public interest to provide for: passive and active outdoor recreational use; areas of public access, enjoyment, and interaction; and prominent geographical, geological, and culturally significant features. Such areas may contain, but are not limited to: common use greenspace areas, passive/natural areas, forest, floodplains, wetlands and scenic vistas.



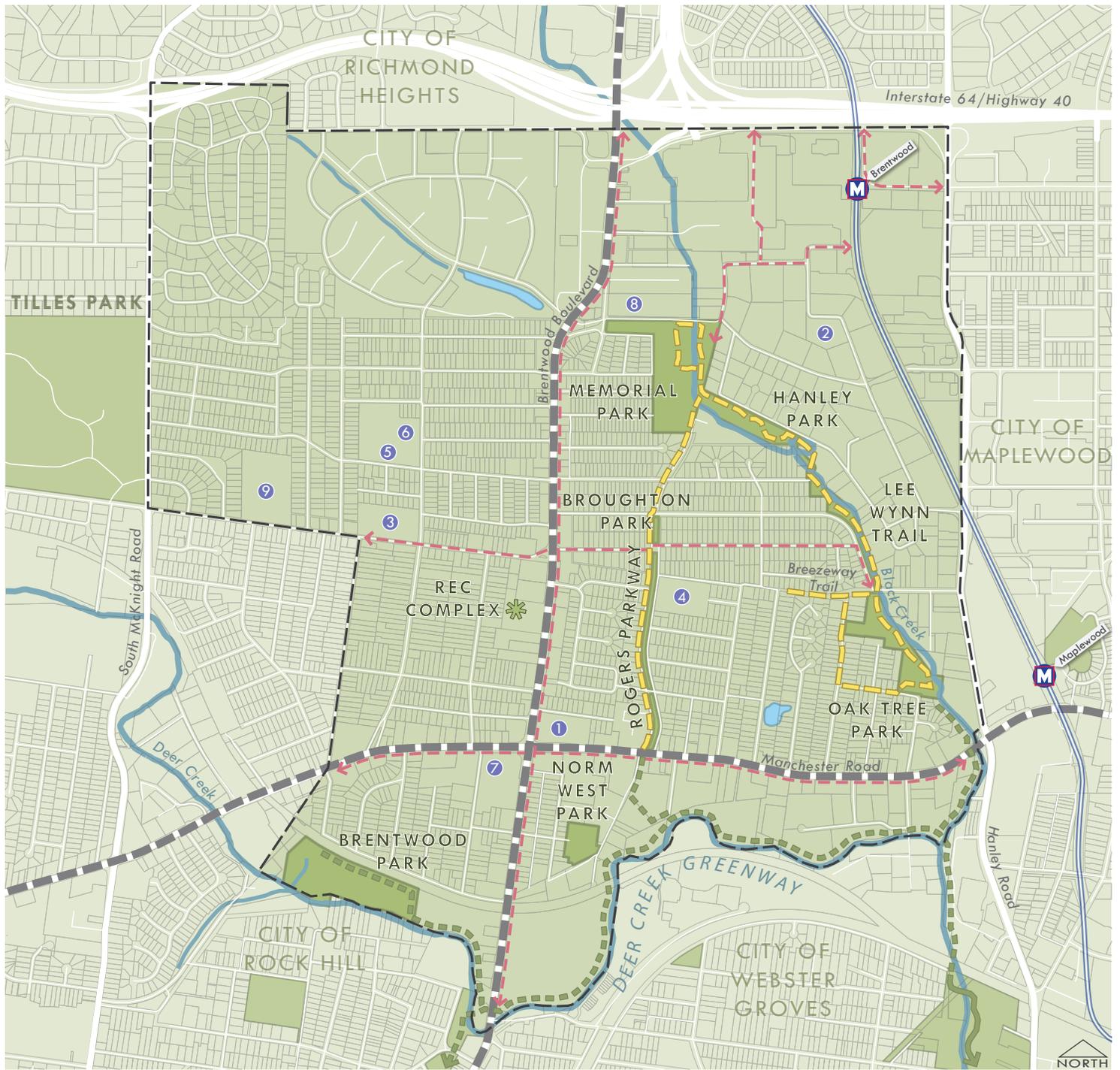
## Appendix B

### Maps

Appendix B contains copies of the maps prepared for the Brentwood Parks System Master Plan. Portions of these maps are included throughout the Master Plan document.

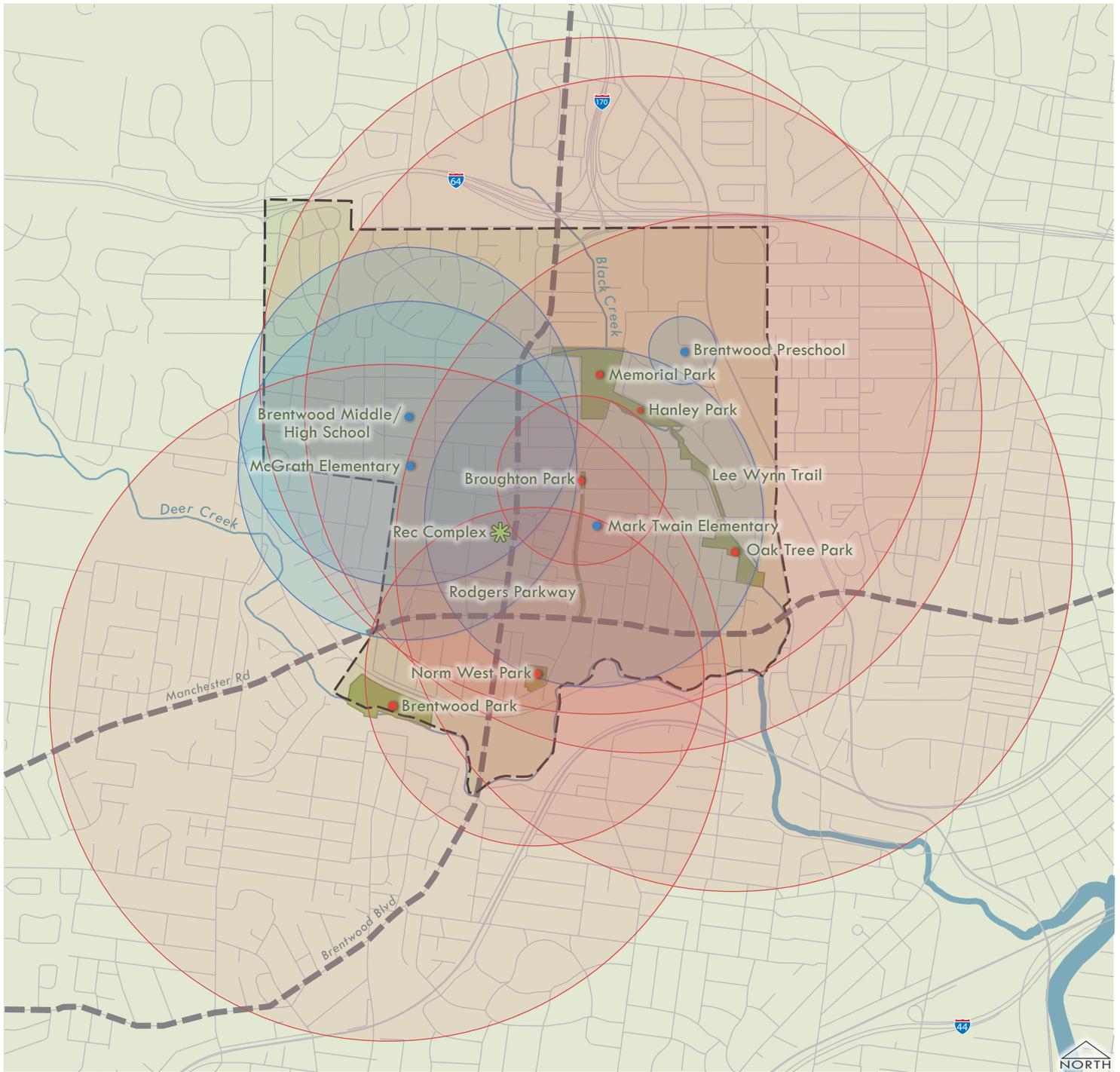


# REGIONAL INFLUENCES



<b>Legend</b>		<b>Schools</b>	
Arterial Road		1 St. Mary Magdalen	
Multi-Purpose Trail		2 Brentwood Preschool	
Bicycle Route (Planned)		3 McGrath Elementary	
GRG Trail (Planned)		4 Mark Twain Elementary	
MetroLink Route		5 Brentwood Middle School	
MetroLink Station		6 Brentwood High School	
Park/Open Space		7 Elaine Rosi Academy	
Stream/Creek		8 Minier Early Childhood Center (YMCA)	
Municipal Boundary		9 Mount Calvary Nursery School	

# COMMUNITY INFLUENCES



**Legend**

Interstate Highway		Park Service Area	
Local/Arterial Road		School Service Area	
Park/Open Space			
Stream/Creek			
Brentwood Boundary			
Major Roadway (Barrier)			

# PARK LAND DISTRIBUTION MAP



Legend		Park Improvements (See Individual Park Master Plans for More Information)					
Existing Trail		<b>Memorial Park</b>	<b>Hanley Park</b>	<b>Lee Wynn Trail</b>	<b>Oak Tree Park</b>	<b>Broughton Park</b>	<b>Brentwood Park</b>
Proposed Trail		• New Parking Lots	• New Pavilion	• Update Trail	• Expand Parking	• Update Playground	• Upgrade Fields
Proposed Trail (Long-term)		• New Pavilion	• Expand Parking	• New Seating Spaces	• New Parking	• New Pavilion/ Restroom Building	• New Maintenance Building
Planned GRG Greenway		• Upgrade Pavilions	• New Pavilion/ Restroom Building	• New Pedestrian Bridge	• New Pavilion	• New Fence	• New Playground
MetroLink Route		• Renovate Restrooms	• Upgrade Courts	• New Picnic Area	• Update Pavilion	• Security Lighting	• New Pavilion
Existing Park		• New All-Inclusive Playground	• New Skate Park	<b>Norm West Park</b>	• New Restroom	<b>Rogers Parkway</b>	• Reconfigure Parking Lot
Area for New Parks		• New Splash Pad	• New Plaza	• New Pavilion	• Seating Areas	• Update Playground	• New Restrooms
Stream/Creek		• New Basketball Court	• Clean-up Nature Trails	• New Parking Lot	• Clean-up Nature Trails	• New Fitness Equipment	• Renovate Concessions/ Restroom Building (Remove Concessions)
Municipal Boundary				• Trail Connections		• New Street Car Monument	• New Rain Gardens

# OVERALL PARK SYSTEM MASTER PLAN



- A. MAIN PARK SIGN
- B. UPDATED SPORTS FIELDS
- C. NEW MAINTENANCE BUILDING
- D. NEW PLAYGROUND
- E. NEW PAVILION
- F. RECONFIGURED PARKING LOT
- G. RENOVATED RESTROOMS
- H. UPDATED PAVILION
- I. NEW RESTROOM
- J. RAIN GARDEN
- K. SOCCER FIELD AND PRACTICE SOFTBALL FIELD
- L. LANDSCAPE ENHANCEMENTS
- M. NEW PARK PATHS AND WALKWAYS

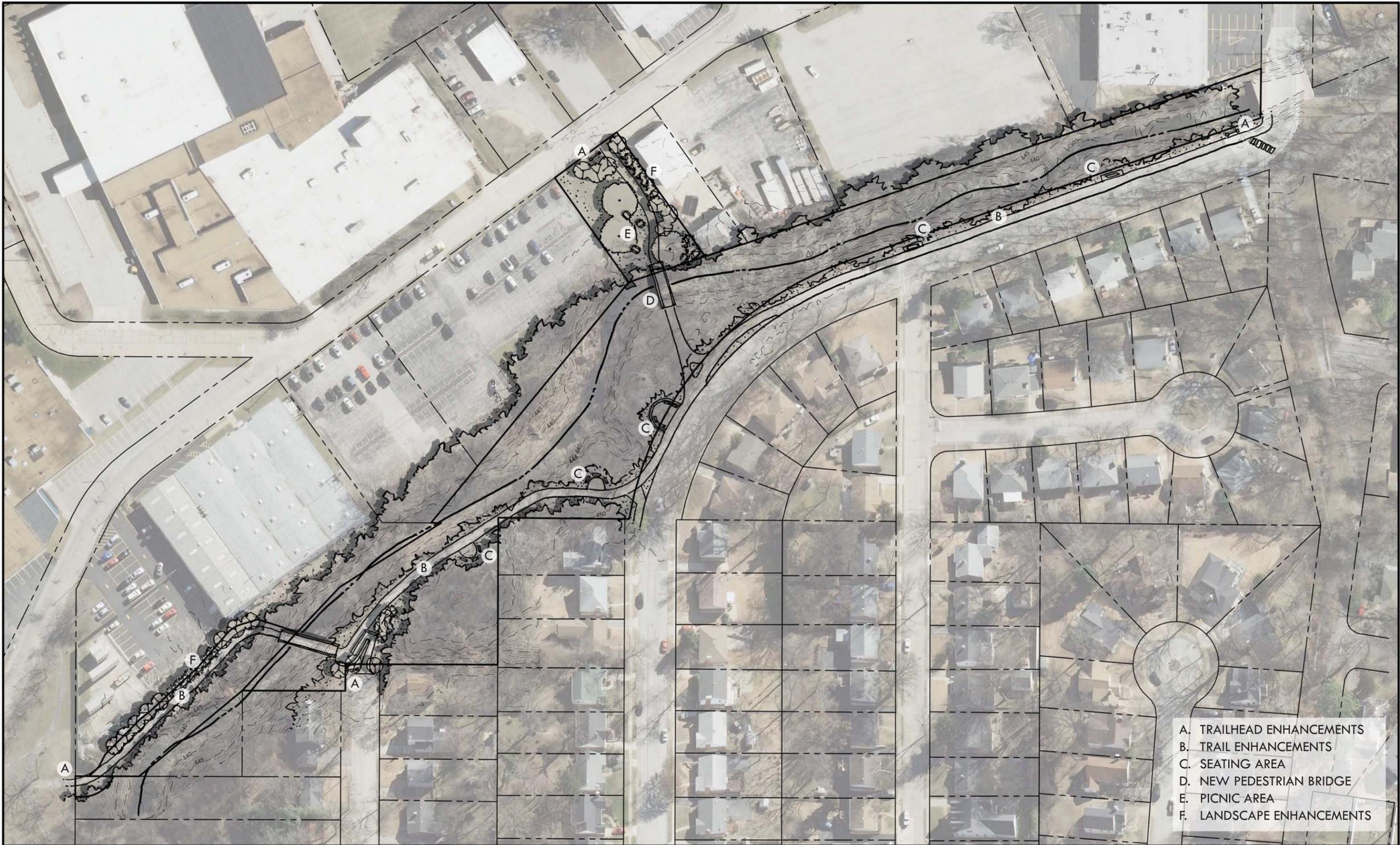


- A. MAIN PARK SIGN
- B. UPDATED PLAYGROUND
- C. LANDSCAPE ENHANCEMENTS
- D. NEW PAVILION WITH RESTROOM
- E. NEW FENCE
- F. LIGHTING

# BROUGHTON PARK MASTER PLAN



- A. MAIN PARK SIGN
- B. NEW PAVILION
- C. EXPANDED PARKING
- D. NEW PAVILION WITH RESTROOM
- E. UPGRADED SAND VOLLEYBALL COURT
- F. UPGRADED TENNIS COURTS AND NEW PRACTICE WALL
- G. NEW SKATE PARK
- H. ENTRY PLAZA
- I. TRAILHEAD ENHANCEMENTS
- J. LANDSCAPE ENHANCEMENTS



- A. TRAILHEAD ENHANCEMENTS
- B. TRAIL ENHANCEMENTS
- C. SEATING AREA
- D. NEW PEDESTRIAN BRIDGE
- E. PICNIC AREA
- F. LANDSCAPE ENHANCEMENTS



- A. MAIN PARK SIGN
- B. TRAILHEAD ENHANCEMENTS
- C. EXISTING PARKING LOT
- D. NEW PARKING LOT
- E. NEW PAVILION
- F. UPDATED PAVILION
- G. RENOVATED BUSY BEE BUILDING
- H. ALL-INCLUSIVE PLAYGROUND
- I. EXISTING PLAYGROUND
- J. SPLASH PAD
- K. IN-LINE SKATING RINK
- L. BASKETBALL COURT
- M. ENHANCED NATURE TRAILS
- N. CROSSWALK IMPROVEMENTS
- O. SNOW-CONE SHACK
- P. LANDSCAPE ENHANCEMENTS



- A. MAIN PARK SIGN
- B. NEW PAVILION
- C. ABANDON PENDLETON AVE
- D. NEW PARKING LOT
- E. EXPANDED ON-STREET PARKING
- F. NEW TRAIL
- G. NEW DOG PARK
- H. LANDSCAPE ENHANCEMENTS

# NORM WEST PARK MASTER PLAN



- A. APARTMENT BUILDING ENTRY SIGN
- B. NEW ACCESS ROAD
- C. 4' HIGH FENCE
- D. SMALL DOG AREA
- E. LARGE DOG AREA
- F. WINTER AREA/AGILITY EQUIPMENT AREA
- G. DOG PARK ENTRY SIGN
- H. UN-LEASH AREA
- I. BENCH
- J. PET DRINKING FOUNTAIN
- K. DOG WASH AREA
- L. BERMUDA GRASS LAWN
- M. BENCH WITH SHADE STRUCTURE
- N. DECOMPOSED GRANITE PATH
- O. LANDSCAPE ENHANCEMENTS



- A. MAIN PARK SIGN
- B. TRAILHEAD ENHANCEMENTS
- C. RECONFIGURED PARKING LOT
- D. NEW PARKING LOT
- E. NEW PAVILION
- F. NEW PAVILION WITH RESTROOM
- G. NEW PLAYGROUND
- H. SEATING AREA
- I. ENHANCED NATURE TRAILS
- J. TRAIL ENHANCEMENTS (PAVED)
- K. LANDSCAPE ENHANCEMENTS



- A. MAIN PARK SIGN
- B. UPDATED PLAYGROUND
- C. FITNESS EQUIPMENT AREA
- D. STREET CAR MONUMENT
- E. TRAILHEAD ENHANCEMENTS
- F. TRAIL ENHANCEMENTS
- G. LANDSCAPE ENANCEMENTS

## Appendix C

### Cost Estimates

*The cost estimates prepared for the ten year cost projections were estimated in 2014 US Dollars. The previous Implementation Strategies section of this Master Plan outlines many existing and potential funding and acquisition sources to be utilized for accomplishing the plan. All have played a part in past park development. The costs expressed in the following estimates are not anticipated to come entirely from city funds, but from various combinations of these funding and acquisition sources.*

Appendix C includes the cost estimates prepared for the cost projections. Strategic land acquisition is a high priority which could pre-empt implementation of priority projects.

These estimates include a 10% contingency, a 8% construction contingency, and an 12% design/implementation fee where applicable for larger implementation efforts. No adjustments have been made for inflation.

# Cost Projection

<i>Item</i>	<b>Total Cost</b>
<b>PARKS</b>	
BRENTWOOD PARK	\$ 2,640,600
BROUGHTON PARK	\$ 707,500
HANLEY PARK	\$ 1,746,200
LEE WYNN TRAIL	\$ 503,200
MEMORIAL PARK	\$ 1,887,400
NORM WEST PARK	\$ 1,122,100
OAK TREE PARK	\$ 828,600
ROGERS PARKWAY	\$ 501,400
FUTURE POCKET PARK 1	\$ 382,600
FUTURE POCKET PARK 2	\$ 382,600
FUTURE POCKET PARK 3	\$ 382,600
FUTURE POCKET PARK 4	\$ 382,600
FUTURE PLAYLOT 1	\$ 765,100
FUTURE PLAYLOT 2	\$ 765,100
<hr/>	
	<b>\$12,997,600</b>
LAND ACQUISITION (4 Acres @\$150,000 per acre)	\$ 600,000
<hr/>	
	<b>\$13,597,600</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Brentwood Park**

November 20, 2014

Item	Unit	Qty	Unit Price	Total Cost
A. MAIN PARK SIGN	EA	1	\$ 10,000.00	\$ 10,000
<b>B. SPORTS FIELD IMPROVEMENTS</b>				
New Field ID Signs	EA	4	\$ 2,500.00	\$ 10,000
Lockboxes	EA	8	\$ 1,400.00	\$ 11,200
Backstop Overhangs	EA	3	\$ 10,000.00	\$ 30,000
Laser Level Fields	LS	1	\$ 16,000.00	\$ 16,000
Shade Structures for Bleachers	EA	8	\$ 32,000.00	\$ 256,000
<b>C MAINTENANCE BUILDING</b>				
New Building	SF	1,800	\$ 132.00	\$ 237,600
Parking Lot	LS	1	\$ 42,000.00	\$ 42,000
Fencing	LF	215	\$ 30.00	\$ 6,450
Utility Hook Ups	LS	1	\$ 40,000.00	\$ 40,000
<b>D NEW PLAYGROUND</b>				
Shade Structure	EA	1	\$ 50,000.00	\$ 50,000
<b>E. NEW PAVILION</b>				
F. RECONFIGURED PARKING LOT	LS	1	\$ 225,500.00	\$ 225,500
<b>G. RENOVATED RESTROOMS</b>				
Renovated Restroom Space	SF	280	\$ 220.00	\$ 61,600
Renovated Storage Space	SF	440	\$ 50.00	\$ 22,000
<b>H. UPDATED PAVILION</b>				
I. NEW RESTROOM	LS	1	\$ 175,000.00	\$ 175,000
J. RAIN GARDEN	LS	1	\$ 90,000.00	\$ 90,000
K. SOCCER FIELD AND PRACTICE SOFTBALL FIELD	LS	1	\$ 15,000.00	\$ 15,000
L. PEDESTRIAN CROSSINGS OVER RAILROAD TRACKS	LS	1	\$ 15,000.00	\$ 15,000
M. LANDSCAPE ENHANCEMENTS	LS	1	\$ 32,000.00	\$ 32,000
N. NEW PARK PATHS AND WALKWAYS	SF	28580	\$ 6.00	\$ 171,480
O. ADA COMPLIANCE	LS	1	\$ 17,750.00	\$ 17,750
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$1,984,580</b>
<b>Contingency (10%)</b>				<b>\$198,458</b>
<b>Subtotal</b>				<b>\$2,183,038</b>
<b>Construction Contingency (8%)</b>				<b>\$174,643</b>
<b>Design Fees (12%)</b>				<b>\$282,922</b>
<b>TOTAL</b>				<b>\$2,640,603</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Broughton Park**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. MAIN PARK SIGNAGE	EA	1	\$ 10,000.00	\$ 10,000
B. UPDATED PLAYGROUND	LS	1	\$ 150,000.00	\$ 150,000
C. LANDSCAPE ENHANCEMENTS	LS	1	\$ 7,500.00	\$ 7,500
D. NEW PAVILION AND RESTROOM	LS	1	\$ 300,000.00	\$ 300,000
E. NEW FENCE	LF	285	\$ 45.00	\$ 12,825
F. LIGHTING	EA	5	\$ 3,000.00	\$ 15,000
G. ADA COMPLIANCE	EA	1	\$ 36,375.00	\$ 36,375
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$531,700</b>
<b>Contingency (10%)</b>				<b>\$53,170</b>
			<b>Subtotal</b>	<b>\$584,870</b>
<b>Construction Contingency (8%)</b>				<b>\$46,790</b>
<b>Design Fees (12%)</b>				<b>\$75,799</b>
			<b>TOTAL</b>	<b>\$707,459</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Hanley Park**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. MAIN PARK SIGNAGE	EA	1	\$ 10,000.00	\$ 10,000
B. NEW PAVILION				
Pavilion	LS	1	\$ 100,000.00	\$ 100,000
Asphalt Trail	LS	1	\$ 9,000.00	\$ 9,000
C. EXPANDED PARKING	EA	47	\$ 3,000.00	\$ 141,000
D. NEW PAVILION WITH RESTROOM				
Pavilion w/ Restroom	LS	1	\$ 265,000.00	\$ 265,000
Asphalt Trail/Paving	LS	1	\$ 5,000.00	\$ 5,000
E. UPGRADED SAND VOLLEYBALL AREA				
Accessible Entrance/Circualtion	LS	1	\$ 17,000.00	\$ 17,000
New Fencing	LS	1	\$ 23,000.00	\$ 23,000
New Nets and Referee Stands	LS	1	\$ 3,000.00	\$ 3,000
F. UPGRADED TENNIS COURTS WITH PRACTICE WALL				
Post Tension Concrete Court	EA	2	\$ 85,000.00	\$ 170,000
New Fencing	LS	1	\$ 25,000.00	\$ 25,000
New Posts and Nets	LS	1	\$ 5,000.00	\$ 5,000
Practice Wall	LS	1	\$ 600.00	\$ 600
G. NEW SKATE PARK	SF	9600	\$ 40.00	\$ 384,000
H. ENTRY PLAZA				
Demo Existing Handball Courts/Pavement	LS	1	\$ 23,800.00	\$ 23,800
New Plaza Pavement & Furnishings	SF	4200	\$ 21.00	\$ 88,200
I. TRAILHEAD ENHANCEMENTS	LS	1	\$ 10,000.00	\$ 10,000
J. LANDSCAPE ENHANCEMENTS	LS	1	\$ 17,000.00	\$ 17,000
K. ADA COMPLIANCE	LS	1	\$ 15,800.00	\$ 15,800
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$1,312,400</b>
<b>Contingency (10%)</b>				<b>\$131,240</b>
			<b>Subtotal</b>	<b>\$1,443,640</b>
<b>Construction Contingency (8%)</b>				<b>\$115,491</b>
<b>Design Fees (12%)</b>				<b>\$187,096</b>
			<b>TOTAL</b>	<b>\$1,746,227</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Lee Wynn Trail**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
<b>A. TRAILHEAD ENHANCEMENTS</b>				
Wayfind Signage	EA	6500	\$ 4.00	\$ 26,000
Landscape Plantings	EA	2500	\$ 4.00	\$ 10,000
<b>B. TRAIL ENHANCEMENTS</b>				
Trail Relocations/Replacement	SF	2400	\$ 1.85	\$ 4,440
Drinking Fountain	LS	1	\$ 6,000.00	\$ 6,000
Security Lighting	EA	18	\$ 3,000.00	\$ 54,000
<b>C. SEATING AREA</b>				
Single Benches Along Path	EA	1800	\$ 2.00	\$ 3,600
Benches in Paved Courts	EA	800	\$ 12.00	\$ 9,600
Pavement in Paved Courts	SF	5.5	\$ 1,500.00	\$ 8,250
D. NEW BRIDGE (45' x 10')	LS	1	\$ 170,000.00	\$ 170,000
<b>E. PICNIC AREA</b>				
Picnic Tables	EA	3	\$ 3,600.00	\$ 10,800
Landscape Plantings	LS	3	\$ 500.00	\$ 1,500
Connecting Trail	SF	13000	\$ 2.25	\$ 29,250
F. LANDSCAPE ENHANCEMENTS	LS	1	\$ 25,000.00	\$ 25,000
G. ADA COMPLIANCE	LS	1	\$ 19,775.00	\$ 19,775
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$378,215</b>
<b>Contingency (10%)</b>				<b>\$37,822</b>
			<b>Subtotal</b>	<b>\$416,037</b>
<b>Construction Contingency (8%)</b>				<b>\$33,283</b>
<b>Design Fees (12%)</b>				<b>\$53,918</b>
			<b>TOTAL</b>	<b>\$503,238</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

**Memorial Park**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. MAIN PARK SIGNAGE	EA	1	\$ 10,000.00	\$ 10,000
B. TRAILHEAD ENHANCEMENTS	LS	1	\$ 32,000.00	\$ 32,000
C. EXISTING PARKING LOT				
D. NEW PARKING LOTS	LS	1	\$ 75,000.00	\$ 75,000
E. NEW PAVILIONS	EA	2	\$ 150,000.00	\$ 300,000
F. UPDATED PAVILION	LS	1	\$ 45,000.00	\$ 45,000
G. RENOVATED BUSY BEE BUILDING				
Renovated Restroom Space	SF	450	\$ 180.00	\$ 81,000
Renovated Community Space	SF	1000	\$ 120.00	\$ 120,000
H. ALL-INCLUSIVE PLAYGROUND	LS	1	\$ 400,000.00	\$ 400,000
I. EXISTING PLAYGROUND				
Conecting Walkway	LS	1	\$ 10,000.00	\$ 10,000
J. SPLASH PAD	LS	1	\$ 170,000.00	\$ 170,000
K. IN-LINE SKAING RINK				
L. BASKETBALL COURT	LS	1	\$ 25,000.00	\$ 25,000
M. ENHANCED NATURE TRAIL				
Brush Clearing	LS	1	\$ 12,000.00	\$ 12,000
Benches	EA	5	\$ 800.00	\$ 4,000
Wayfind Signs	EA	4	\$ 5,000.00	\$ 20,000
Mile Markers	LS	1	\$ 2,000.00	\$ 2,000
N. CROSSWALK IMPROVEMENTS	LS	1	\$ 25,000.00	\$ 25,000
O. SNO-CONE SHACK				
P. LANDSCAPE ENHANCEMENTS	LS	1	\$ 35,000.00	\$ 35,000
Q. ADA COMPLIANCE	EA	1	\$ 52,500.00	\$ 52,500
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$1,418,500</b>
<b>Contingency (10%)</b>				<b>\$141,850</b>
			<b>Subtotal</b>	<b>\$1,560,350</b>
<b>Construction Contingency (8%)</b>				<b>\$124,828</b>
<b>Design Fees (12%)</b>				<b>\$202,221</b>
			<b>TOTAL</b>	<b>\$1,887,399</b>

## NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Norm West Park**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. MAIN PARK SIGNAGE	EA	1	\$ 10,000.00	\$ 10,000
B. NEW PAVILION	LS	1	\$ 100,000.00	\$ 100,000
C. ABANDON PENDLETON AVE				
Asphalt Street Removal	SF	3150	\$ 1.75	\$ 5,513
New Vehicular Drop Off	LS	1	\$ 1,950.00	\$ 1,950
Entry Plaza w/ Conc. Walk	LS	1	\$ 11,100.00	\$ 11,100
Connecting Trail	LS	1	\$ 1,250.00	\$ 1,250
Landscape Planting	LS	1	\$ 2,750.00	\$ 2,750
D. NEW PARKING LOT	EA	22	\$ 3,000.00	\$ 66,000
E. EXPANDED ON-STREET PARKING	EA	22	\$ 1,000.00	\$ 22,000
F. NEW TRAIL	LS	1	\$ 11,000.00	\$ 11,000
G. NEW DOG PARK	LS	1	\$ 582,634.00	\$ 582,634
H. LANDSCAPE ENHANCEMENTS	LS	1	\$ 20,000.00	\$ 20,000
I. ADA COMPLIANCE	LS	1	\$ 9,125.00	\$ 9,125
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$843,322</b>
<b>Contingency (10%)</b>				<b>\$84,332</b>
			<b>Subtotal</b>	<b>\$927,654</b>
<b>Construction Contingency (8%)</b>				<b>\$74,212</b>
<b>Design Fees (12%)</b>				<b>\$120,224</b>
			<b>TOTAL</b>	<b>\$1,122,090</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Norm West -Dog Park**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
Site Demo and Preparation	LS	1	\$ 101,500.00	\$ 101,500
A. APARTMENT BUILDING ENTRY SIGN	EA	1	\$ 8,500.00	\$ 8,500
B. NEW ACCESS ROAD	LS	1	\$ 48,000.00	\$ 48,000
C. 4' HIGH FENCE	LF	1500	\$ 30.00	\$ 45,000
Gates	EA	9	\$ 500.00	\$ 4,500
D. SMALL DOG AREA (See below for costs)				
E. LARGE DOG AREA (See below for costs)				
F. WINTER AREA/AGILITY EQUIPMENT AREA	LS	1	\$ 74,000.00	\$ 74,000
G. DOG PARK ENTRY SIGN	EA	1	\$ 3,500.00	\$ 3,500
H. UN-LEASH AREA	EA	2	\$ 1,250.00	\$ 2,500
I. BENCH	EA	3	\$ 2,000.00	\$ 6,000
J. PET DRINKING FOUNTAIN	EA	2	\$ 4,100.00	\$ 8,200
K. DOG WASH AREA	LS	1	\$ 5,000.00	\$ 5,000
L. BERMUDA GRASS LAWN	SF	5086	\$ 1.10	\$ 5,595
Irrigation	SF	54770	\$ 0.70	\$ 38,339
M. BENCH WITH SHADE STRUCTURE	EA	3	\$ 52,000.00	\$ 156,000
N. DECOMPOSED GRANITE PATH	SF	5400	\$ 10.00	\$ 54,000
Dog Waste Station	EA	8	\$ 300.00	\$ 2,400
Trash Receptacle	EA	4	\$ 850.00	\$ 3,400
O. LANDSCAPE ENHANCEMENTS	LS	1	\$ 16,200.00	\$ 16,200
<b>TOTAL</b>				<b>\$582,634</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.
- 3 If individual items are completed as separate projects, contingencies and fees should be included in project totals.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Oak Tree Park**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. MAIN PARK SIGNAGE	LS	1	\$ 10,000.00	\$ 10,000
B. TRAILHEAD ENHANCEMENTS	LS	1	\$ 27,000.00	\$ 27,000
C. RECONFIGURED PARKING LOT	LS	1	\$ 20,000.00	\$ 20,000
D. NEW PARKING LOT	EA	7	\$ 3,000.00	\$ 21,000
E. NEW PAVILION	LS	1	\$ 125,000.00	\$ 125,000
F. NEW PAVILION WITH RESTROOM				
Pavilion w/ Restroom	LS	1	\$ 265,000.00	\$ 265,000
Asphalt Trail/Paving	LS	1	\$ 5,000.00	\$ 5,000
G. NEW PLAYGROUND (Recently Installed)				
H. SEATING AREA	LS	1	\$ 12,000.00	\$ 12,000
I. ENHANCED NATURE TRAILS				
Brush Clearing	LS	1	\$ 6,000.00	\$ 6,000
Benches	EA	3	\$ 800.00	\$ 2,400
Wayfind Signs	EA	3	\$ 5,000.00	\$ 15,000
Mile Markers	LS	1	\$ 1,000.00	\$ 1,000
J. TRAIL ENHANCEMENTS (PAVED)				
Trail Restoration	SF	2000	\$ 1.85	\$ 3,700
Security Lighting	EA	15	\$ 3,000.00	\$ 45,000
Fence Replacement	LF	400	\$ 45.00	\$ 18,000
K. LANDSCAPE ENHANCEMENTS	LS	1	\$ 35,000.00	\$ 35,000
L. ADA COMPLIANCE	LS	1	\$ 11,635.00	\$ 11,635
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$622,735</b>
<b>Contingency (10%)</b>				<b>\$62,274</b>
			<b>Subtotal</b>	<b>\$685,009</b>
<b>Construction Contingency (8%)</b>				<b>\$54,801</b>
<b>Design Fees (12%)</b>				<b>\$88,777</b>
			<b>TOTAL</b>	<b>\$828,586</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Rogers Parkway**

November 20, 2014

Item	Unit	Qty	Unit Price	Total Cost
A. MAIN PARK SIGNAGE	EA	1	\$ 10,000.00	\$ 10,000
B. UPDATED PLAYGROUND	LS	1	\$ 101,500.00	\$ 101,500
C. FITNESS EQUIPMENT AREA	LS	1	\$ 26,650.00	\$ 26,650
D. STREET CAR MONUMENT	LS	1	\$ 40,150.00	\$ 40,150
E. TRAILHEAD ENHANCEMENTS	EA	3	\$ 14,000.00	\$ 42,000
F. TRAIL ENHANCEMENTS				
Trail Relocations/Replacement	SF	2400	\$ 1.85	\$ 4,440
Fence Replacement	LF	450	\$ 45.00	\$ 20,250
Drinking Fountain	LS	1	\$ 6,000.00	\$ 6,000
Security Lighting	EA	20	\$ 3,000.00	\$ 60,000
G. LANDSCAPE ENHANCEMENTS	LS	1	\$ 25,000.00	\$ 25,000
H. ADA COMPLIANCE	LS	1	\$ 40,815.00	\$ 40,815
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$376,805</b>
<b>Contingency (10%)</b>				<b>\$37,681</b>
			<b>Subtotal</b>	<b>\$414,486</b>
<b>Construction Contingency (8%)</b>				<b>\$33,200</b>
<b>Design Fees (12%)</b>				<b>\$53,700</b>
			<b>TOTAL</b>	<b>\$501,386</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Pocket Parks 1 through 4**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. FACILITIES	AC	0.5	\$ 575,000.00	\$ 287,500
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$287,500</b>
<b>Contingency (10%)</b>				<b>\$28,750</b>
			<b>Subtotal</b>	<b>\$316,250</b>
<b>Construction Contingency (8%)</b>				<b>\$25,300</b>
<b>Design Fees (12%)</b>				<b>\$41,000</b>
			<b>TOTAL</b>	<b>\$382,550</b>
				<b>each</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.
- 3 Estimates do NOT include land acquisition costs.

APPROXIMATE ORDER of MAGNITUDE CONCEPT COST ESTIMATE

**Playlots 1 and 2**

November 20, 2014

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
A. FACILITIES	AC	1	\$ 575,000.00	\$ 575,000
<b>Sub-Total Master Plan Construction Cost Estimate</b>				<b>\$575,000</b>
<b>Contingency (10%)</b>				<b>\$57,500</b>
<b>Subtotal</b>				<b>\$632,500</b>
<b>Construction Contingency (8%)</b>				<b>\$50,600</b>
<b>Design Fees (12%)</b>				<b>\$82,000</b>
<b>TOTAL</b>				<b>\$765,100</b>
				<b>each</b>

NOTES:

- 1 Pricing reflects 2014 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.
- 3 Estimates do NOT include land acquisition costs.



## Appendix D

### Acknowledgements

*The PDS Planning Team wishes to thank all those who participated during the Stakeholder Interviews and Public Meetings.*

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*The PDS Planning Team:  
Andrew Franke  
Scot Talbert*

The PDS Planning Team gratefully acknowledges and thanks the following individuals for their participation and support during the preparation of the Parks System Master Plan.

#### **The Parks Systems Master Plan Working Committee**

Bola Akande, Staff  
Keith Robertson, Board of Alderman  
Brad Barbeau, Staff  
Dan Glowski, Resident  
Eric Gruenenfelder, Staff  
Ben Von Harz, Staff  
Angie Hulshoff, Resident  
Sue Krewson, Staff  
Kent Krimmel, Resident

#### **The Brentwood Board of Alderman**

The Honorable Pat Kelly, Mayor  
Anthony Harper, Ward 1  
Maureen Saunders, Ward 1  
Cindy Manestar, Ward 2  
Lee Wynn, Ward 2  
Andrew Leahy, Ward 3  
Keith Robertson, Ward 3  
Tom Kramer, Ward 4  
Patrick Toohey, Ward 4



# Appendix E

## Public Input Summaries

A major component of the planning and consensus building process was public involvement and input. Three different venues were utilized during the master planning process to solicit public input. These included Stakeholder Interviews, Community Meeting #1 and Community Meeting #2. This Appendix includes summaries from these events.

### **PUBLIC INPUT EVENTS**

<b><u>Event</u></b>	<b><u>Date</u></b>
Stakeholder Interviews	March 12, 2014
Community Meeting #1	April 10, 2014
Community Meeting #2	June 19, 2014

## **Brentwood Parks System Master Plan Stakeholder Interview Generalized Summary**

March 12, 2014

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Parks lack parking at entrances and need more parking spaces.  
Like the concerts in the Parks.  
Field numbering signage is needed at Brentwood Park.  
Field conflicts often occur between different user groups.  
Fields have low water spots which never drain.  
Trail system is positive.  
No dog park is a negative.  
Parks are expensive to maintain. Don't spend any money on parks.  
Connectivity between parks is good.  
Area w/ Handball Courts in Hanley Park could be better utilized.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Add a skate park at Hanley Park.  
New playground needed in Memorial Park.  
New fitness equipment needed on the trails.  
New play equipment in each park.  
Add a Dog Park. This would improve the City's image.  
Have longer trails.  
Provide parking close to trails.  
Well maintained and cleaned restrooms.  
Improve bullpen.  
Regrade fields (laser grade) to remove low spots.  
Add lockboxes for groups to rent. Elevate above flooding by mounting to the back of the dugouts.  
Fix drainage problems.  
Extend safety netting along first base side of Field 1.  
Scoreboard in Brentwood Park  
Shade in Brentwood Park.  
Improve steps over railroad tracks.  
Drinking Fountains.  
Backstop with overhang to control foul balls.  
Abandon Pendleton and improve area by restroom.  
Look at possibilities to widen path between Cecelia and Salem.  
Connecting to GRG trails is a priority.

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

Restroom replacement in all the parks except Norm West.  
Address ADA issues.  
Remove Honeysuckle in the Parks.  
Brentwood Park specifically: Drainage, Restrooms, Laser Leveling, and Maintenance.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

No one knows about the parks. Highlight the parks in the brochure or include a short write up about each park in the monthly newsletter.  
Pedestrian signals across Brentwood Blvd. for school children is a concern and need.  
Pedestrian signals across McKnight for Tilles Park is needed for High School students using the park.

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

Memorial Park.  
Brentwood Park.

**6 How is the PARC Cooperative working for you?**

Very well. The Heights is frequently used.

Sole use has been relegated to a long ago previous resident-rate pass for The Heights.

Very well-I use the Maplewood Pool every year.

**7 What could be done to better meet your recreation needs?**

Add a food truck in Brentwood Park during events.

Look at each park's maintenance needs individually rather than just adhering to a regular schedule.

Add local business sponsored activities in the parks and on the trails.

Larger pavilions for business gatherings.

Trail related events like "Helmet Fits" would be create way to work with the Chamber.

Regular maintenance of sand volleyball courts.

Partnership between City and School District for a synthetic field at the High School may allow additional use time for all.

Immediate need is how to utilize recent property buyout land.

**8 What other comments do you have related to the Brentwood Park system?**

A new restroom is needed in Brentwood Park.

All parks need irrigation.

Develop partnerships/sponsorships with local businesses.

Promote the parks.

Connect Brentwood Park to Tilles Park.

Consider synthetic field options.

Teenagers need something to do.

## **Brentwood Parks System Master Plan Stakeholder Interview Summary**

March 12, 2014  
Parks & Recreation Staff  
Public Works Staff

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Parks lack parking at entrances and need more parking spaces.  
1994 Bond was last major renovation parks received. They are overdue for renovations.  
Playground update at Oak Tree Park might not be best use of funds due to low use.  
Brentwood Park floods at least once a year which makes maintenance difficult.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Maybe add a skate park at Hanley Park.  
Handball courts could be removed at Hanley Park, due to infrequent use.  
Add parking at Rosalie Entrance to Oak Tree Park.  
Add nature trails in Oak Tree Park, and/or restore those that do exist today.  
New playground needed in Memorial Park.  
New fitness equipment needed on the trails.  
Run Kickball Leagues at Norm West Park.  
Upgrade trails in Memorial Park

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

Restroom replacement in all the parks except Norm West.  
Address ADA issues.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

Oak Tree Park is often vandalized.  
Norm West needs more parking.  
Concession Stand in Brentwood Park is never used.

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

Memorial Park.  
Note: Only one main pavilion is rented at Memorial Park due to lack of parking at Woodsey Drive.

### **6 How is the PARC Cooperative working for you?**

### **7 What could be done to better meet your recreation needs?**

Add a food truck in Brentwood Park during events.  
Consider locating a restroom between Broughton Park and Rogers Parkway.  
Add surveillance lighting when adding new comfort stations.

### **8 What other comments do you have related to the Brentwood Park system?**

Water table is high in Brentwood Park.  
A new restroom is needed in Brentwood Park.  
Broughton Park might be improved by adding a "Trolley" theme.  
An outdoor classroom might be a good addition at Hanley Park.  
All parks need irrigation.  
Concrete fence is difficult to maintain due to lack of replacement parks. Consider removal.  
Add lighting at In-Line Rink.  
New restrooms should be heated for year round use.  
Consider relocating maintenance shed to end of parking lot in Brentwood Park.

## **Brentwood Parks System Master Plan Stakeholder Interview Summary**

March 12, 2014  
Seniors

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Like the concerts in the Parks.  
Don't use the parks much.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Trim branches which interfere with the trail.  
New play equipment in each park.  
Provide something for kids to do (fitness zones) at each park.  
Add a Dog Park. This would improve the City's image.  
Add a sledding area.  
Add food trucks in Brentwood Park during concerts.  
Do an event with food and beverage in each park on a rotating basis.  
Add more signage explaining that trail continues. A simple arrow and "Trail Continues" is all that is needed.  
Update signage/park maps/wayfinding signs.  
Have longer trails.  
Provide parking close to trails.

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

Add parking.  
Remove Honeysuckle in the Parks.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

No one knows about the parks. Highlight the parks in the brochure or include a short write up about each park in the monthly newsletter.

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

### **6 How is the PARC Cooperative working for you?**

Very well. The Heights is frequently used.

### **7 What could be done to better meet your recreation needs?**

Look at each park's maintenance needs individually rather than just adhering to a regular schedule.  
Put on walks along the trails on a regular basis and advertise them.  
Sponsor more activities like "Get to Know Brentwood" in the Spring.  
Add local business sponsored activities in the parks and on the trails.  
Do a history walk in Brentwood. Feature history at parks.  
Partner with local businesses for a creek clean up event.

### **8 What other comments do you have related to the Brentwood Park system?**

Offer programs more than once. Schedule conflicts prevent people from participating the first time something is offered.  
Add more specific information on electronic sign.  
Develop partnerships/sponsorships with local businesses.  
Promote the parks.  
Connect Brentwood Park to Tilles Park.  
High School Drive is hilly and has too many stop signs. Not ideal for a trail.  
Fitness equipment is not worth the effort. It's never used.

## **Brentwood Parks System Master Plan Stakeholder Interview Summary**

March 12, 2014  
Chamber of Commerce

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Memorial Park is used by YMCA.  
Maintenance is good.  
Signage at parks not marked well. Wayfinding is non-existent.  
Field numbering signage is needed at Brentwood Park.  
ADA issues are a problem.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Shade in Brentwood Park.  
New Playground Equipment.  
Well maintained and cleaned restrooms.

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

Connections to make trail system longer.  
Wider trails.  
Fire Pits for fall festivals, hayrides, October Festivals.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

### **6 How is the PARC Cooperative working for you?**

### **7 What could be done to better meet your recreation needs?**

Trail related events like "Helmet Fits" would be create way to work with the Chamber.  
Larger pavilions for business gatherings.  
Food trucks.  
Maybe a splash pad in one of the parks.  
Pond in a park.

### **8 What other comments do you have related to the Brentwood Park system?**

Sponsorship opportunities may be worth considering.

## **Brentwood Parks System Master Plan Stakeholder Interview Summary**

March 12, 2014  
Regular Field Users

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Fields at Brentwood Park are in a great central location.  
Parking is a problem. Cars have been broken into due to levee which blocks views.  
Brentwood Park has serious drainage issues.  
Field conflicts often occur between different user groups.  
Fields have low water spots which never drain.  
Playground location is good for watching children.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Improve bullpen.  
Regrade fields (laser grade) to remove low spots.  
Improve the mound in the main field.  
Add lockboxes for groups to rent. Elevate above flooding by mounting to the back of the dugouts.  
Add field signage.  
Fix drainage problems.  
Clean up edges at creeks.  
Improve level of maintenance.  
Consider adding a second backstop to Field 4 area in order to accommodate second group of players.  
Add concrete swales and curbs.  
Add restrooms near Field 4.  
Extend safety netting along first base side of Field 1.

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

Brentwood Park specifically: Drainage, Restrooms, Laser Leveling, and Maintenance.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

Maintenance of fields are poor, and not what they previously were.  
Improvements should make fields easier to maintain.  
Foul balls fly onto playground.  
Press box is never used.  
Cars park on Field 4 during Maddenfest and damage it.

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

Make improvements to Brentwood Park.

### **6 How is the PARC Cooperative working for you?**

### **7 What could be done to better meet your recreation needs?**

### **8 What other comments do you have related to the Brentwood Park system?**

Consider synthetic field options.

## **Brentwood Parks System Master Plan Stakeholder Interview Summary**

March 12, 2014  
School District

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Brentwood Park good availability.  
Memorial Park is used by elementary schools for picnics.  
Storage in Concession Building at Brentwood Park is good.  
Trails are good.  
In-line rink is good.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Scoreboard in Brentwood Park  
Shade in Brentwood Park.  
Improve steps over railroad tracks.  
Covered benches.  
Drinking Fountains.  
Electricity for pitching machines.  
Backstop with overhang to control foul balls.

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

Pedestrian signals across Brentwood Blvd. for school children is a concern and need.  
Pedestrian signals across McKnight for Tilles Park is needed for High School students using the park.

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

Brentwood Park.  
Memorial Park.

### **6 How is the PARC Cooperative working for you?**

### **7 What could be done to better meet your recreation needs?**

Regular maintenance of sand volleyball courts.  
Partnership between City and School District for a synthetic field at the High School may allow additional use time for all.  
Add workout facility in Norm West Park.

### **8 What other comments do you have related to the Brentwood Park system?**

Press box is used by High School.  
There is a good partnership between the City (Parks) and the School District for sharing facilities. This helps reduce the need for parks on the west side of town since the school facilities function like neighborhood parks.  
Teenagers need something to do.

## **Brentwood Parks System Master Plan Stakeholder Interview Summary**

March 12, 2014  
Public Works Committee

### **1 What are the positive and negative aspects of the Brentwood Park System?**

Trail system is positive.  
Parks have good amenities.  
No dog park is a negative.  
Parks are expensive to maintain. Don't spend any money on parks.  
Connectivity between parks is good.  
Positive is having so many to choose from.  
I like the walking/running trails.  
Expansive trails and playground equipment are positives.  
Proximity to residents is positive for residents east of Brentwood Blvd.  
No park system west of Brentwood Blvd. is a negative  
Area w/ Handball Courts in Hanley Park could be better utilized.  
Monitor path condition and clear of vegetation.  
I like the walking/running trails.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

Abandon Pendleton and improve area by restroom.  
Add trails to connect buyout area to existing park area.  
Look at possibilities to widen path between Cecelia and Salem.  
Connecting to GRG trails is a priority.  
Maintain parks well before additional amenities are added.  
Turf field for sports.  
Additional tennis courts, added trail connection(s) to the west.  
Insure modern children's playground equipment, bathrooms and fountains.  
A dog park (wherever FEMA/SEMA will allow the requisite fencing, if in a floodway/floodplain, for example).

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

Turf field for sports.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

Memorial Park.  
Norm West-improve the field (artificial turf would be nice) maybe a joint venture with Brentwood School District.  
Trail System.

### **6 How is the PARC Cooperative working for you?**

Sole use has been relegated to a long ago previous resident-rate pass for The Heights.  
Very well-I use the Maplewood Pool every year.

### **7 What could be done to better meet your recreation needs?**

Immediate need is how to utilize recent property buyout land.  
If we can manage a budget allotment, it would be nice to use our same skill set for acquiring ROW in the acquisition of park land west of Brentwood Boulevard.

### **8 What other comments do you have related to the Brentwood Park system?**



Brentwood Parks System  
Master Plan  
Community Meeting #1

April 10, 2014 6:30 PM to 8:30 PM

Brentwood Recreation Complex  
2505 S. Brentwood Blvd.  
Brentwood, MO 63144

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Sign In

PLEASE PRINT CLEARLY!

Name

Email Address

Brad Barbeau .....

Steve Bowman .....

LOUISE CHARBONNEAU .....

William J. Shaw Jr. ....

Pat Killian .....

TERRI DONOHUE .....

ANDY + JANET TRUSS .....

Stephanie Hopp .....

BLAKE M. TILLEY .....

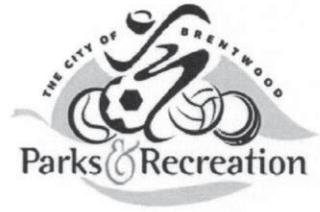
Lynn Goode .....

Corey Everett .....

Kent Krimmel .....

.....

.....



Brentwood Parks System  
Master Plan  
Community Meeting #1

April 10, 2014 6:30 PM to 8:30 PM

Brentwood Recreation Complex  
2505 S. Brentwood Blvd.  
Brentwood, MO 63144

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Sign In

PLEASE PRINT CLEARLY!

Name

Email Address

.....  
Tim Sowers

.....  
GLEN BRENDEN

.....  
SUE KREWSON

.....  
Angie Hulsbos

.....  
Steve Lochmeyer

.....  
Kelly Coulter

.....  
LEENA & SATISH SHAH

.....  
BARB HUGHES

.....  
KAREN MEYER

.....  
Peggy Slater

.....  
Laurent Torno #

.....  
Trent Moeller

.....  
Karen Smith

# Topics for Group Discussion

Brentwood Parks System

Master Plan

Community Meeting #1

April 10, 2014 6:30 PM to 8:30 PM

Brentwood Recreation Complex

Group Id: /

## Other Comments:

- Use Artistic Cover to assist w/winter prep removal rather than burns or chemicals.
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1. What are the positive and negative aspects of the Brentwood Park system?

- Poor access to parks from NW sector of Brentwood + trails
- Potential to link with Great Rivers Greenway is GREAT! crossing Manchester with bike + pedestrian safety should be a priority! [BRIDGE or tunnel]
- 
- 

2. What potential amenities would you like to have added to the Brentwood Park system?

- More connection with schools/kids/retired community.
- More landscaping + educational connection/programming
- Maximum pedestrian + bike friendly focus
- 
- 

3. What are your top five priorities for amenities that should be added to the Brentwood Park system?

- Pocket Park in NW
- Artistic solutions to species issues
- Bring more natural beauty + wild/open spaces
- Book Drop program partner with library + create natural world reading nooks
- 

4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?

- Recommend pocket park in NW sector
- Recommend School District Partnership/Involvement with both facilities + programming.
- Love H<sub>2</sub>O fountains when working!!

5. What could be done to better meet your recreation needs?

- Yoga @ Memorial park pavillion Busy Bee Bldg.
- Access to Starbucks that is pedestrian friendly.
- More outdoor youth programs.

## Safety Concerns

Bikes not safe on Litzinger west of Brentwood Blvd

crossing Straussner safely

3) Litzinger from Cecilia to Mark Twain school. 2 blocks + blind corner where children walk DAILY w/o safety.

Mary Ave. speeding

Topics for Group Discussion  
Brentwood Parks System  
Master Plan  
Community Meeting #1

April 10, 2014 6:30 PM to 8:30 PM

Brentwood Recreation Complex

Group Id:

2

Other Comments:

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1. What are the positive and negative aspects of the Brentwood Park system?

- + interconnected / pedestrian friendly
- - safe access (missing sidewalks)
- - lack of parking @ parks

2. What potential amenities would you like to have added to the Brentwood Park system?

- ~~signage~~ signage - show directions to restrooms / label buildings
- fruit tree groves
- new restrooms / update
- lighting (soft) along walkways / paths
- sustainability center @ a park
- centralized community garden
- dog park (fenced)

3. What are your top five priorities for amenities that should be added to the Brentwood Park system?

- park maintenance / upkeep

4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?

- memorial park (bring back old fire)
- shade over the kids equipment

5. What could be done to better meet your recreation needs?

- fruit trees
- repair asphalt trails
- updated kids equipment (good stuff)
- missouri wild flowers

**Topics for Group Discussion**  
**Brentwood Parks System**  
**Master Plan**  
*Community Meeting #1*

April 10, 2014 6:30 PM to 8:30 PM

**Brentwood Recreation Complex**

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**Group Id:**

3

Other Comments:

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1. What are the positive and negative aspects of the Brentwood Park system?

- N - SIDEWALKS (LACK AND DETERIORATION)
- TRAFFIC SPEED / STOP SIGNS
- UNCLEAR PROPERTY LINES (PARKS) - STAKE SURVEYS
- PATH LIGHTING
- FLEET GOLF IN AREAS UN-USED
- EXERCISE STATIONS ALONG PATH
- EXPERIENCE

2. What potential amenities would you like to have added to the Brentwood Park system?

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3. What are your top five priorities for amenities that should be added to the Brentwood Park system?

- SAFETY TO AND FROM PARKS
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4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?

- ROGERS PARKWAY
- OAK TREE
- BRENTWOOD PARK
- 
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5. What could be done to better meet your recreation needs?

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# Topics for Group Discussion

## Brentwood Parks System

### Master Plan

#### Community Meeting #1

April 10, 2014 6:30 PM to 8:30 PM

## Brentwood Recreation Complex

Group Id:

4

Other Comments:

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### 1. What are the positive and negative aspects of the Brentwood Park system?

- NOT LINKED TOGETHER
- WATER + BATHROOM ACCESS IN WINTER IS LACKING - PEOPLE ARE STILL ACTIVE IN WINTER
- WE LIKE THE PARKS WOULD LIKE MORE OF THEM
- GREAT PLAYGROUND EQUIPMENT
- ✓ SEE EXERCISE EQUIPMENT AT PLAYGROUND/TRAILS

### 2. What potential amenities would you like to have added to the Brentwood Park system?

- Basketball courts
- DOG PARK
- MORE NATURE TRAILS
- MORE LIGHTING SO WE CAN WALK AT NIGHT (DUSK TO DAWN)
- CYCLING LANES
- UPGRADED GRILLS/PAVILLIONS

### 3. What are your top five priorities for amenities that should be added to the Brentwood Park system?

- SAFETY (LIGHTING)
- STOP SIGN AT STRASSNER / PAINT LINES ON STREETS
- CONNECTION TO ALL PARKS
- CONCESSION STAND FOR Norm West Park

### 4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?

- Memorial Park - Lighting
- Norm West connecting to bike trails
- MORE police patrol - on bikes

### 5. What could be done to better meet your recreation needs?

- DOG PARK
- LIGHTING
- BETTER BATHROOMS - MEMORIAL/HANLEY PARK
- CONNECT BRENTWOOD FOREST (NOW PRIVATE!) TO PATHWAYS

# Topics for Group Discussion

Brentwood Parks System

Master Plan

Community Meeting #1

April 10, 2014 6:30 PM to 8:30 PM

Brentwood Recreation Complex

Group Id:

5

Other Comments:

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1. What are the positive and negative aspects of the Brentwood Park system?

- These belong and were written on #4 #5
- Stop muddy ruts especially in Oak Tree Park
  - Replace cement fence with durable (kid proof) fences
  - Reseeding bare and weeded areas needed including trail surfaces.
  - - Balance of natural and developed areas
  - + New maps on Rodgers Parkway (more at other parks)
  - - Need chainlink fence repaired at tennis courts
  - - Repair some tennis courts
  - + sidewalks & trails

2. What potential amenities would you like to have added to the Brentwood Park system?

- More water fountains, restrooms and trash/recycling containers
- More "foam" surfaces on playgrounds
- More native plant species (encourage growth of)

3. What are your top five priorities for amenities that should be added to the Brentwood Park system?

- restrooms
- water fountains
- trash and recycling containers
- foam surfaces on playgrounds
- sidewalks added where needed (or paved trails) + safety

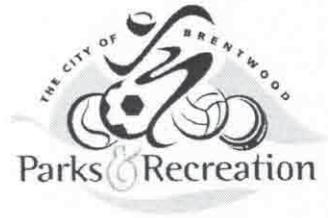
4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?

- Memorial Park - Keep trails maintained - Remove invasive plants
  - Brentwood Park - make use of concession stand area
  - Oak Tree Park - replace fences + plant grass
  - Broughton Park - "foam" surface
  - Roger's Parkway - more fountains + another restroom
- fountains + restrooms

5. What could be done to better meet your recreation needs?

- more regular maintenance
- more care when machinery is used (repair when damage is done)
- regular trash clean up needed (volunteers + city)

Recycle Bins



# Brentwood Parks System Master Plan Community Meeting #2

June 19, 2014 6:00 PM to 8:00 PM

Brentwood Recreation Complex  
2505 S. Brentwood Blvd.  
Brentwood, MO 63144

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## Sign In

**PLEASE PRINT CLEARLY!**

Name

Email Address

KAREN MEYER

Don Kempfeld

JOAN BEEMAN

Tim + Tricia Sauers

Steve Bowman

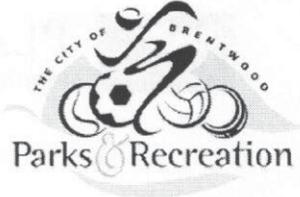
Louise CHARBONNEAU

James Vandervoort

Lynn Goode

Sue Krewson

Eric Gruenert



## Comments

# Brentwood Parks System Master Plan

## Community Meeting #2

June 19, 2014 6:00 PM to 8:00 PM

**Notes or Comments:**

- ADA
- handball courts
- basketball courts

- Handball courts are rarely used & unsightly. Good location for basketball courts. Confirm correct orientation w/rt. sun.
- Consider shared parking agreement with YMCA to alleviate parking demand for Memorial Park

## Appendix F

### Brentwood Parks System Initial Assessment

The first step in the Brentwood Parks System master planning process was the execution of an Initial Assessment. Its purpose was to quickly identify gaps or needs in the current parks system perceived by the community and craft preliminary solutions with community input. The completed Initial Assessment then became the beginning point for this document, the completed Parks System Master Plan. Appendix F includes a copy of the Initial Assessment document prepared at the conclusion of that planning process.



# BRENTWOOD PARKS SYSTEM MASTER PLAN

INITIAL ASSESSMENT

*Prepared by*  
Planning Design Studio

*Prepared for*  
City of Brentwood  
Parks & Recreation

*September 4, 2013*



# Brentwood Parks System Master Plan Initial Assessment

**Table of Contents** September 4, 2013

## **1. Purpose and Intent**

- Background
- Working Committee
- Planning Process

## **2. Data Collection**

- Past Reports
- Stakeholder Interview
- Community Meeting #1

## **3. Summary of Needs and Potential Solutions**

- Identified Community Needs
- Identified Community Priorities
- Initial Solutions
- Next Steps

## **4. Appendices**

- Appendix A Public Input Summaries
- Appendix B Maps



# Brentwood Parks System Master Plan Initial Assessment

## Purpose and Intent

### Background

The Brentwood Park System consists of six parks, two parkway/trail systems, and a recreation complex. While future plans for improvements to the recreation complex are currently under consideration by the Board of Alderman, the last park master plan was completed in March of 1992, and is in need of updating. In early 2013, the City applied for and received a municipal park planning grant to start a community wide park planning process with the goal being to ultimately prepare a new parks system master plan. The Brentwood Parks System Master Plan Initial Assessment has been prepared as the first of a two phase community wide park master planning effort to create this master plan. Its purpose is to identify gaps or needs in the community's park system and propose initial solutions that will be the basis for the future community wide parks system master plan.

### Working Committee

The planning process began with the formation of a Working Committee to not only help guide the development of the initial assessment but to remain in place during the development of the phase two park system master plan as well. Six individuals representing appointed officials, City staff, and the public were appointed by the Board of Aldermen to serve on the Committee. On June 7, 2013 this Committee conducted its first meeting with Planning Design Studio (PDS), the consultant assisting the City with the preparation of the Initial Assessment. As part of this first meeting, a Stakeholder Interview session was conducted with the Working Committee.

Shortly after this meeting, the Committee adopted the following purpose statement to help guide completion of the Initial Assessment and ultimately the Parks System Master Plan.

*The purpose of the Working Committee is to offer the consultant planning team direction and guidance throughout the development of the Parks System Master Plan. Through a consensus building process, the Working Committee will strive to develop a plan that will maximize the utilization, use and enjoyment of the parks system, thus enriching the quality of life for the citizens of Brentwood.*

### **Planning Process**

The planning process included the following tasks which were completed as part of development of the Brentwood Parks System Master Plan Initial Assessment:

- Project Kickoff Meeting
- Gather Project Background Data
- Community Meeting #1
- Draft Initial Assessment Document
- City/Working Committee Review of Draft Initial Assessment Document
- Community Meeting #2
- City/Working Committee Review
- Board of Alderman Presentations

### **Data Collection**

#### **Past Reports**

As part of the data collection process, the following reports and studies were reviewed:

- Brentwood 2006 Comprehensive Plan.
- 2013 Brentwood Resident Poll (A Summary Report).
- Brentwood Parks and Recreation Master Plan, March 1992.
- Needs Assessment, Comprehensive Feasibility Study for Future Community Center, 2009.
- Brentwood Community Center Building Assessment, March 2011.
- Brentwood Recreation Complex Internal Assessment.
- Brentwood, Clayton, Maplewood, and Richmond Heights Bikeable, Walkable Communities Plan, April 2009.
- Shady Creek and Deer Creek Greenways Concept Plan Executive Summary.

Since the Initial Assessment only looked at parks and trails, the above studies which addressed the Recreation Complex were reviewed with only to determine the effects or impact on parks and trails.

In summary, the following points from past reports which influenced the development of the Initial Assessment included:

### Brentwood 2006 Comprehensive Plan.

- Several goals related to parks and trails were stated in the 2006 Comprehensive Plan including:
  - “Enhance safe pedestrian and bicycle connectivity throughout the city.”
  - Provide a quality park system with links to the regional greenway system.
- Parks should be more accessible to the residents.
- Pedestrian circulation could be significantly improved with the establishment of the Deer Creek and Shady Creek Greenways. Connections from Brentwood parks and neighborhoods would ultimately provide access to the region-wide trail system. The main spine of this trail system could be Rogers Parkway.
- One suggested objective for accomplishing the above goal of enhancing safe bicycle connectivity throughout the City of Brentwood would be to develop an interconnected bike trail system to enhance movement throughout the City. The off-street trail system along Black Creek and Rogers Parkway should be connected to on-street bike routes to provide safe access to schools, parks, commercial district and Hanley Industrial Court. The extension of Rogers Parkway to the Deer Creek Greenway would require pedestrian-friendly signalization at the intersection of Mary Street and Manchester Road. The on street bicycle circulation system should link to the City’s trail system and the regional greenway system by continued coordination with the Great Rivers Greenway District and Bike St. Louis.
- Residents do not think that additional parkland acquisition is a high priority. Residents considered the highest priority to be continued enhancement of the existing park system with increasing opportunities for pedestrian connections to existing parks and schools.
- Public art spaces could be provided in the City Center, Parks, City Gateways, and in collaboration with commercial developers.

### 2013 Brentwood Resident Poll

- City parks were ranked number 4 out of 12 City services/facilities.
- Most resident use Brentwood’s walking, jogging and biking trails and favor overwhelmingly expanding these trails.
- The relatively low rating of “recreational services” and “recreational facilities” appears to be largely due to the recognition by Brentwood’s citizenry that its Community Center is not adequate as a recreational facility.

#### Brentwood Parks and Recreation Master Plan.

- With respect to Americans with Disabilities Act (ADA) compliance, the Brentwood Park system should be a model from which other communities develop their park system.

#### Brentwood, Clayton, Maplewood, and Richmond Heights Bikeable, Walkable Communities Plan, April 2009.

- Brentwood Forest residents reported a lack of pedestrian continuity between the residential area and the retail outlets in the Brentwood Promenade, and further eastward towards Dierberg's Market as well. Issues involving unlighted portions of the Metro ramp accessing Dierberg's have also been reported.
- Brentwood has an extensive biking and walking trail network. The Rogers Parkway, a 0.7 mile shared-use path creates the backbone of this off-street bicycle and pedestrian network, running north and south through the heart of eastern Brentwood. The Lee Wynn Trail and neighborhood connectors act as the thread connecting Brentwood's neighborhood parks located along the Black Creek. While these facilities are heavily used by Brentwood residents for recreational purposes, their utilitarian potential is immense. These multi-use trails provide a great off-street alternative connecting neighborhoods to the commercial-heavy Manchester Road to the south and Brentwood Square and the Brentwood Promenade to the north.
- Because of the city's small geographic area and the close proximity of various land uses, Brentwood possesses a built environment already very supportive of bicycle and pedestrian activity. However, only with safe and interconnected supporting infrastructure will city residents and workers feel comfortable using non-motorized transportation to move throughout the community.
- The City of Brentwood, would significantly benefit from an interconnected bicycle and pedestrian system having both trail and on-street components. In addition to the linkage potential between institutional, commercial and retail infrastructure, trips could originate within neighborhoods for easy access to other neighborhoods and to these destinations.
- The following goals were stated:
  - Develop Bike/Pedestrianways as a functional element in Brentwood's Transportation and Recreation System.
  - Establish basic rules and regulations for trails under Brentwood's jurisdiction.

#### Shady Creek and Deer Creek Greenways Concept Plan Executive Summary.

- The Shady Creek and Deer Creek Greenways are local greenways which are part of the regional River Ring Plan, the interconnected greenway, parks and trails plan of the Great Rivers Greenway District. The Shady Creek and Deer Creek Greenways will provide a

greenway system for the communities of Brentwood, Maplewood and Webster Groves. The Shady Creek Greenway will link to the west with the Gravois Greenway, which includes the popular Grant's Trail, and the Meramec Greenway. The Deer Creek Greenway will link to the River des Peres Greenway to the east, an extensive and popular greenway in the City of St. Louis leading to the Mississippi River Greenway.

- Key future points of connection to the Brentwood Park System are at Brentwood Park, at Rodgers Parkway which will require crossing Manchester Road, and at Oak Tree Park.

### **Stakeholder Interview**

The planning team conducted a stakeholder interview with the Working Committee at the end of the project kick-off meeting which was held on June 7, 2013. The interview lasted approximately 45 minutes. Notes were taken, but no quotes or statements were linked to an individual.

The interview was generally based on the following questions:

1. What are the positive and negative aspects of the Brentwood Park System?
2. What potential amenities would you like to have added to the Brentwood Park System?
3. What are your top five priorities for amenities that should be added to the Brentwood Park System?
4. What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?
5. Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?
6. How is the PARC Cooperative working for you?
7. What could be done to better meet your recreation needs?
8. What other comments do you have related to the Brentwood Park system?

The responses are included in the Appendix and are summarized below:

*What are the positive and negative aspects of the Brentwood Park System?*

- No parks west of Brentwood Blvd.
- Trail System links existing parks together.
- Playgrounds are outdated.

*What potential amenities would you like to have added to the Brentwood Park System?*

- New playgrounds.
- Updated field at Norm West Park.

- Upgraded restrooms.
- Think about using outdoor areas differently than they are being used now. For example outdoor fitness rooms with fixed equipment.
- Add landscaping at Rogers Parkway.
- Consider a dog park in the northern portion of the City.

*What are your top five priorities for amenities that should be added to the Brentwood Park System?*

- Playgrounds
- Restrooms
- Lighting
- Connect city with trails is a long range goal.

*What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?*

- No parking-none of the parks have enough parking.
- Old facilities.
- Not ADA compliant.
- Lack of landscape plantings at all of the parks.

*Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?*

- Memorial Park
- Brentwood Park
- Hanley Park

*How is the PARC Cooperative working for you?*

- Generally good.

*What could be done to better meet your recreation needs?*

- Invest more capital in the parks.
- More community involvement in Brentwood Parks.
- Improve non ADA compliant facilities.

*What other comments do you have related to the Brentwood Park system?*

- Oak Tree Park is underutilized.
- REI Clean Stream Partnership is great. Would like to see more efforts like this throughout the community.

### **Community Meeting #1**

An integral part of the planning process involved gathering input through a Community Meeting. The Community Meeting took place on June 25 from 6:30 to 8:30 pm at the Community Center. Approximately 20 people attended. The agenda included the following topics:

- Welcome/Introductions
- Purpose and Goals of Community Meeting
- Planning Process
- Schedule
- Overview of Brentwood Park System
- Community Input (Blue Sky Session)
- Meeting Summary & Adjournment

After a brief overview of the project, the planning process, and schedule, a “Blue Sky” session was conducted which included grouping the audience into four teams. One person was elected leader/scribe, and the group was given a series of questions to answer. The questions covered similar topics as the Working Committee Stakeholder Interview. After 45 minutes, each team leader presented the group findings to the larger audience. The final activity included requesting each participant rank what they felt were the four most important ideas discussed during the workshop session. A summary of these responses is included below. It should be noted that a significant number of skate park users attended Community Meeting #1, and clearly communicated their needs for a skate park in the City of Brentwood.

**COMMUNITY MEETING #1  
MOST IMPORTANT IDEA SUMMARY**

<u>Responses</u>	<u>Topic</u>
18	Skate Park
16	Dog Park
13	Additional Landscape Plantings
10	Splash Pad
9	Improved Trails (Connections/Surfacing/Maintenance)
7	Improved Park Maintenance
5	Outdoor Fitness Equipment
5	Restroom Facilities (Additional Facilities/Improved)
4	Leisure Ice Skating
3	Bicycle Racks
2	Drinking Fountains
2	Increased Security
2	Interpretive/Educational Signage
2	Organized Events (Races/Concerts/Etc.)
2	Park System Education Awareness
1	ADA-Compliant Amenities
1	All-Inclusion Playground
1	Fire Pits
1	Seating
1	Trash Receptacle/Recycling Receptacle

**TOP FIVE PRIORITIES FOR ADDITIONAL AMENITIES**

<b>Responses</b>	<b>Topic</b>
16	Skate Park
10	Landscape Plantings
6	Dog Park
6	Improved Trail
6	Splash Pad
3	Bicycle Racks
3	Improved Restroom Facilities
1	ADA-Compliant Amenities
1	Improved Park Maintenance
1	Play Equipment

**Summary of Needs and Potential Solutions**

**Identified Community Needs**

The following park needs have been identified by the community as part of the initial assessment community engagement process:

- While the need for additional park land was not specifically identified, the need for a skate park and dog park was clearly identified.
- Additional facilities needed which were clearly identified included a splash pad, and outdoor fitness equipment. Both of these items were identified as a strong need.
- Improved park maintenance, including additional landscape plantings were identified as needs throughout the Brentwood Park system.
- Improved and/or additional restroom facilities throughout the Park system was frequently mentioned at Community Meeting #1 and during the Stakeholder Interview and is a strong need within the park system.
- Trails were identified as one of the strengths of the Brentwood Park system, and improvements to the trail system were frequently mentioned at both Community Meeting #1 and at the Stakeholder Interview. This need is further supported by the Brentwood Comprehensive Plan which lists improved pedestrian connectivity is a goal.
- The lack of parks and park land in the northwest quadrant of the City was also mentioned during both Community Meeting #1 and the Stakeholder interview as a future need.

**Identified Community Priorities**

Identified priorities with regard to the community needs described above include:

- Skate Park and additional landscape plantings were identified as the high priority improvements during Community Meeting #1.

- Dog Park, Trail Improvements and a Splash Pad were the next highest priority.
- Bicycle Racks, and improved restroom facilities were identified as a medium priority.
- ADA-complaint amenities, improved park maintenance and new play equipment were identified as having the lowest priority. It should be noted that the stakeholder group did mention playgrounds and restrooms as one of the top five priority items.

It should be noted that the above initial priorities are based on input from a smaller group of citizens than is typically involved in a longer park master planning process. Because of this, these priorities should be considered as very preliminary and most likely will be refined during completion of the Parks System Master Plan.

#### **Initial Solutions**

Based on the information collected to date including a review of previously completed reports, a Working Committee Stakeholder Interview, and a Community Meeting open to the public, a list of initial emerging solutions was prepared and is listed below. Because a detailed analysis of each individual park has not been completed, the initial solutions proposed are broad in nature and are expected to be refined as part of the upcoming master planning process. No priority has been assigned to the items listed below.

#### **INITIAL SOLUTIONS**

- Continually identify opportunities to improve system wide connectivity to all parks.
- Add a skate park to the park system in the future.
- Add a dog park to the park system in the future.
- Add a splash pad to one of the existing parks.
- Seek additional park land in the northwest portion of the City.
- Add outdoor fitness equipment to one of the existing parks.
- Improve the existing trail system based on the results of a comprehensive evaluation.
- Replace outdated and non-ADA complaint playground equipment.
- Add one inclusion playground to the park system in the future.
- Systematically improve outdated restroom facilities throughout the park system.
- Continual replenishment of the urban forest within the park system.
- Develop a systematic program for the removal of Bush Honeysuckle from all parks.
- Provide landscape planting improvements throughout the park system.
- Extend the Shady Creek and Deer Creek Greenways into Brentwood.
- Update park furnishings with new and consistent equipment throughout the park system.
- Implement security improvements at all parks including lighting and security call boxes.

### **Next Steps**

The Brentwood Parks System Master Plan Initial Assessment serves as the starting point for a more detailed park master planning process. The most important next step is completion of the Parks System Master Plan. The following items should be considered as critical future steps in the planning process:

- Identify potential sites for a future skate park within the City of Brentwood. Key considerations when evaluating a future site include:
  - Size based on program requirements.
  - Topography generally flat.
  - Location near primary users, walking distance preferred.
  - Surround Land Uses primarily residential to support park use.
  - When possible, avoid removal of existing green space for a future skate park. Instead utilize developed park areas or acquire new park land.
- Identify potential sites or locations with within the existing parks for a future Dog Park. Key aspects for this park should include:
  - Size based on program requirements.
  - Topography generally flat to moderately rolling.
  - Location near primary users, walking distance preferred. Should have ability to be buffered from noise generated during use.
  - Surround Land Uses should not be impacted by noise generated from park use.
- Identify potential sites within existing Brentwood parks for a splash pad. Considerations for a splash pad location should include:
  - Size based on program requirements.
  - Topography generally flat with ADA-complaint access.
  - Location should be compatible with surrounding uses.
- Analyze Brentwood's existing trail system and develop a prioritized list of needed improvements. One item which could be investigated immediately is the 416 Hanley Industrial Court property and its incorporation into the trail system.
- Update the previously completed ADA report based on corrections made to any deficiencies noted in the report. This updated report should be used as the basis for a list of needed improvements. This list should be prioritized into a 5-7 year improvement plan in which all deficiencies are addressed within 7 years.
- Provide improved both on-line and printed maps of the Brentwood Park System which includes trails and individual parks for the purpose of increasing knowledge of the park resource and the opportunities available to Brentwood Citizens and other users.
- Develop a systematic program for the removal of Bush Honeysuckle from all parks. This program should identify priority removal areas

and consider employing community volunteer groups when possible.



# Appendix A

## Public Input Summaries

A key component in the development of the Brentwood Parks System Master Plan Initial Assessment was public involvement and input. Four different venues were utilized during the planning process. These included a Working Committee Stakeholder Interview, Community Meeting #1, Community Meeting #2 and a Board of Alderman Presentation. This Appendix includes sign-in sheets and summaries from these events, except the Board of Alderman Presentation.

### **PUBLIC INPUT EVENTS**

<b><u>Event</u></b>	<b><u>Date</u></b>
Working Committee Stakeholder Interview	June 7, 2013
Community Meeting #1	June 25, 2013
Community Meeting #2	October 4, 2013
Board of Alderman	October 21, 2013

# **Brentwood Parks System Master Plan Initial Assessment**

## **Stakeholder Interview Summary**

June 7, 2013  
Working Committee

### **1 What are the positive and negative aspects of the Brentwood Park System?**

- No parks west of Brentwood Blvd.
- Trail System links existing parks together.
- Playgrounds are outdated.
- Remove Bush Honeysuckle from woods at Memorial Park.
- Remove graffiti from Memorial Park Railroad Bridge.

### **2 What potential amenities would you like to have added to the Brentwood Park System?**

- New playgrounds.
- Updated field at Norm West Park.
- Upgraded restrooms.
- Think about using outdoor areas differently than they are being used now. For example outdoor fitness rooms with fixed equipment.
- Add landscaping at Rogers Parkway.
- Consider a dog park in the northern portion of the City.
- Make an iconic park similar to Rocket Park in Maplewood.
- Splash Pad.
- Inclusion playground.
- Add lighting at Hanley and Memorial Park.
- Create linear open play areas that include play events.
- Disc Golf.

### **3 What are your top five priorities for amenities that should be added to the Brentwood Park System?**

- Playgrounds
- Restrooms
- Lighting
- Connect city with trails is a long range goal.

### **4 What problems/concerns do you have regarding the amenities that are currently offered in the Brentwood Park system?**

- No parking-none of the parks have enough parking.
- Old facilities.
- Not ADA compliant.
- Lack of landscape plantings at all of the parks.

### **5 Identify the top three parks within the Brentwood Park System that you use and what improvements would you like to see made to them?**

- Memorial Park
- Brentwood Park
- Hanley Park
- Broughton Park
- Norm West Park is used the least.

**6 How is the PARC Cooperative working for you?**

Generally good.

**7 What could be done to better meet your recreation needs?**

Invest more capital in the parks.

More community involvement in Brentwood Parks.

Improve non ADA compliant facilities.

**8 What other comments do you have related to the Brentwood Park system?**

Oak Tree Park is underutilized.

REI Clean Stream Partnership is great. Would like to see more efforts like this throughout the community.

# BRENTWOOD PARKS SYSTEM MASTER PLAN

## GROUP DISCUSSION SUMMARY

June 28, 2013

<b>USER RESPONSE</b>	<b>VOTES</b>
Skate Park	18
Dog Park	16
Additional landscape plantings	13
Splash pad	10
Improved trail (connections/surfacing/maintenance)	9
Improved Park maintenance	7
Outdoor fitness equipment	5
Restroom facilities (additional facilities/improved)	5
Leisure ice skating	4
Bicycle racks	3
Drinking fountains	2
Increased security	2
Interpretive/Educational signage	2
Organized events (races, concerts, etc.)	2
Park system education awareness	2
ADA-compliant amenities	1
All-inclusion playground	1
Fire pits	1
Seating	1
Trash receptacle/recycling receptacle	1



**Topics for Group Discussion**  
**Brentwood Parks System Master Plan**  
**Initial Assessment**  
**Community Meeting #1**

June 25, 2013 6:30 PM to 8:30 PM

**Brentwood Recreation Complex**

**Group Id:**

2

**Other Comments:**

- 
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**1. What are the positive and negative aspects of the Brentwood Park system?**

- POS*
- OUT DOOR CONCERTS
  - BRENTWOOD DAYS/1 DAY YR
  - VARIETY
  - TRAIL LINK-UPS

*NEG* BATHROOMS OUT DATED + NOT ENOUGH OF THEM  
 DRINKING FOUNTAINS BROKEN

**2. What potential amenities would you like to have added to the Brentwood Park system?**

- MORE BATHROOMS
- DOG PARK
- TREE REPLACEMENT(S)

**3. What are your top five priorities for amenities that should be added to the Brentwood Park system?**

- IMPROVED TRAILS
- DOG PARK
- MORE IMPROVED BATHROOM FACILITIES

**4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?**

- MEMORIAL - UPDATE BATHROOMS
- BROUGHTON
- ROGERS PARKWAY
- BRENTWOOD PARK

**5. What could be done to better meet your recreation needs?**

- DOG PARK - GREAT COMMUNITY MEETING PLACE
- NEIGH BAR HOOD WATCH - ISH!
- IMPROVE NORM WEST PARK
- ADD FUNCTION TO PROPERTY OWNED BY CITY IN HANLEY IMP. PARK

**Topics for Group Discussion**  
**Brentwood Parks System Master Plan**  
**Initial Assessment**  
**Community Meeting #1**

June 25, 2013 6:30 PM to 8:30 PM

**Brentwood Recreation Complex**

**Group Id:**

3

**Other Comments:**

- Acquire ABANDONED Properties
- OVER POP OF GEESE (Droppings ARE PROBLEM)
- BETTER WALKS TO METRO LINK
- REMOVE Graffiti @ Memorial Park
- IMPROVE CREEK appearance in BLACK CREEK - EYE SOR

1. What are the positive and negative aspects of the Brentwood Park system?

- Good quantity
- Good variety
- Good connectivity

TREES should be trimmed  
 MEMORIAL PARK HAS more  
 INVASIVE growth

2. What potential amenities would you like to have added to the Brentwood Park system?

- DOG PARK
- MORE DRINKING fountains
- REST ROOMS (COMFORT STATIONS)
- BETTER BIKING LANES
- Recycling cans too along ROUTES

3. What are your top five priorities for amenities that should be added to the Brentwood Park system?

- 
- 
- 
- 
- 

4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?

- memorial park - get rid of honey suckles & put in native
- " Edging to help keep mud & debris OFF ROAD
- Hanley & MP. - Better drainage
- ADD MORE RAIN GARDEN

5. What could be done to better meet your recreation needs?

- TRIM TREES
- MAINTAIN TRAILS
- EDGE
- EDUCATION on where PARKS ARE
- ORGANIZED WALKS
- A MORE POLICE PRESENCE

**Topics for Group Discussion**  
**Brentwood Parks System Master Plan**  
**Initial Assessment**  
**Community Meeting #1**

June 25, 2013 6:30 PM to 8:30 PM

**Brentwood Recreation Complex**

**Group Id:**

**Other Comments:**

- 
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**1. What are the positive and negative aspects of the Brentwood Park system?**

- The trails and the potential for expansion - Positive
- The connectivity of all the parks - Positive
- All the parks have playground equipment - Positive
- All parks need an infusion of capital funds #####
- No parks located on the west part of town - Negative
- Available land is cost prohibitive - Negative
- Beautification of the existing parks is needed - eg. Landscaping - Negative

**2. What potential amenities would you like to have added to the Brentwood Park system?**

- Outdoor fitness equipment - i.e. elliptical, treadmill, stair stepper
- History markers, points of interest
- Inclusion playground for all children
- Non-traditional nature save playground equipment i.e. trolley car type
- Splash pad
- Leisure Ice - A lovely concept!
- Dog Park + Skate Park

**3. What are your top five priorities for amenities that should be added to the Brentwood Park system?**

- Dog Park
- Skate Park
- Landscaping of existing parks
- New playground equipment
- Splash pad for summer / leisure ice for winter
- ADA compliance - improved comfort station (restrooms)

**4. Identify the top parks within the Brentwood Parks System that you use and what improvements would you like to see made to them?**

- Memorial Park see above 3+4
- Rogers Pkwy see above non trad. playground equipment
- Brentwood Park - needs add'l parking + new playground
- 
- 
- 

**5. What could be done to better meet your recreation needs?**

See ABOVE  
 #####



## Comments

### Brentwood Parks System Master Plan Initial Assessment Community Meeting #1

June 25, 2013 6:30 PM to 8:30 PM

Notes or Comments:

EXTEND GREENWAY ALONG BLACK  
 CREEK NORTH TO EAGER ROAD. DO  
 NOT PAVE OVER ANY OF BLACK  
 CREEK. IMPROVE LANDSCAPE ALONG  
 BLACK CREEK NORTH OF STRASSNER.  
 KEEP THE TREES AND GREENSPACE.  
 IMPROVE CONNECTIVITY OF TRAIL SYSTEM.

THANKS,  
 TED HEISEL



## Comments

# Brentwood Parks System Master Plan Initial Assessment Community Meeting #1

June 25, 2013 6:30 PM to 8:30 PM

### Notes or Comments:

Need more women on committee

trim more in parks

clean up stuff in Dur Creek

remove graffiti RR

~~clean~~ clean up creek <sup>west</sup> east of Target  
- nasty

# Appendix B

## Maps

Appendix B contains copies of the maps prepared as part of the Brentwood Parks System Master Plan Initial Assessment.

<p><b>LIST OF MAPS</b></p> <p><b><u>Maps</u></b> Brentwood Park Broughton Park Hanley Park Lee Wynn Trail Memorial Park Norm West Park Oak Tree Park Rogers Parkway</p>
---



**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**  
**Brentwood Park**  
 9100 Russell Avenue  
 13.50 acres

- Baseball Field
- Softball Fields
- Soccer Fields
- Comfort Station
- Playground
- Pavilion
- Open Space

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



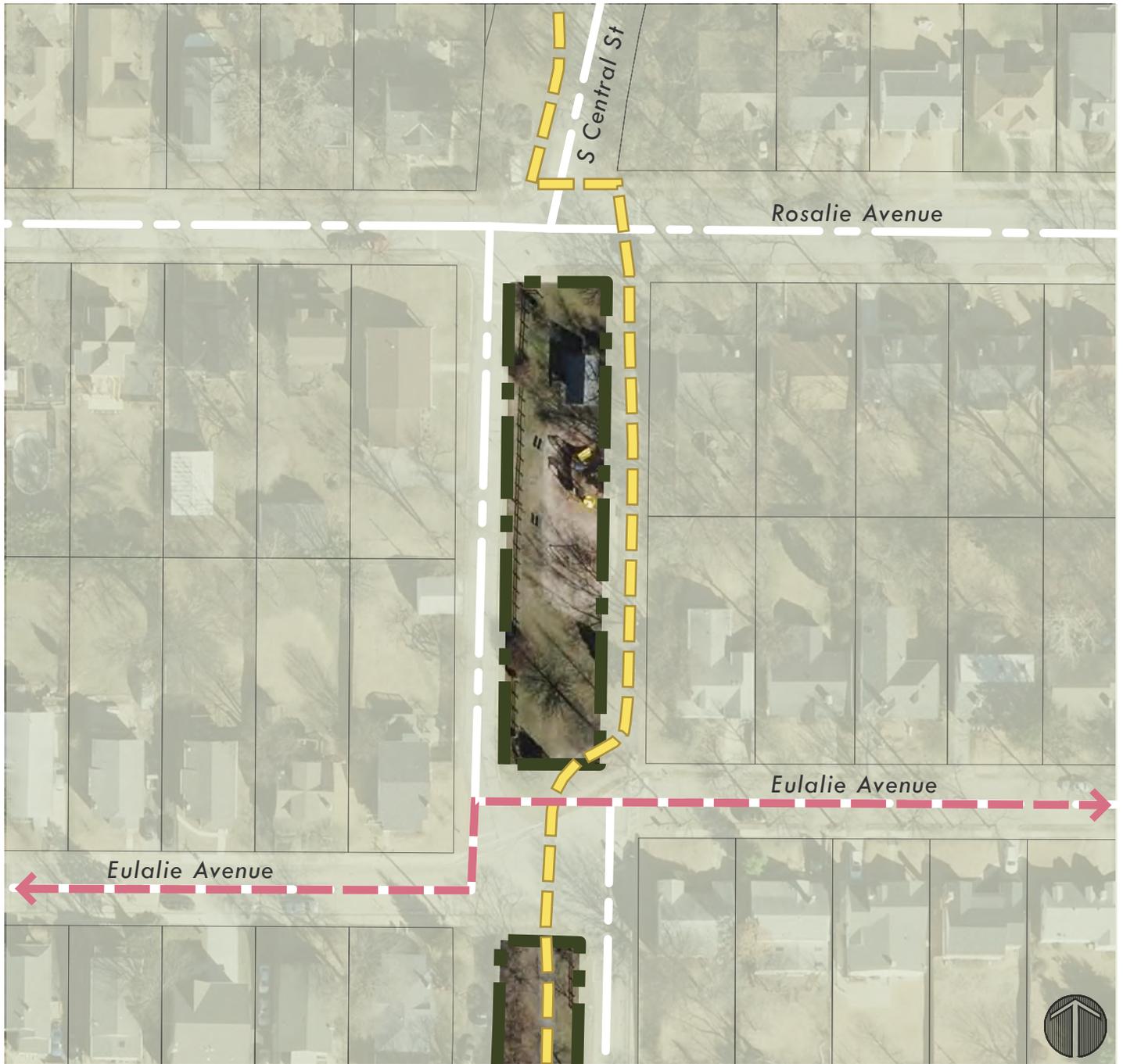
CITY OF BRENTWOOD  
 2348 SOUTH BRENTWOOD BOULEVARD  
 BRENTWOOD, MISSOURI 63144



PLANNING DESIGN STUDIO  
 727 NORTH FIRST STREET, SUITE 360  
 SAINT LOUIS, MISSOURI 63102

BRENTWOOD PARK

JUNE 5, 2013



**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**  
**Broughton Park**  
*Eulalie & Mary Avenue*  
 0.30 acres

- Playground
- Pavilion
- Trail

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



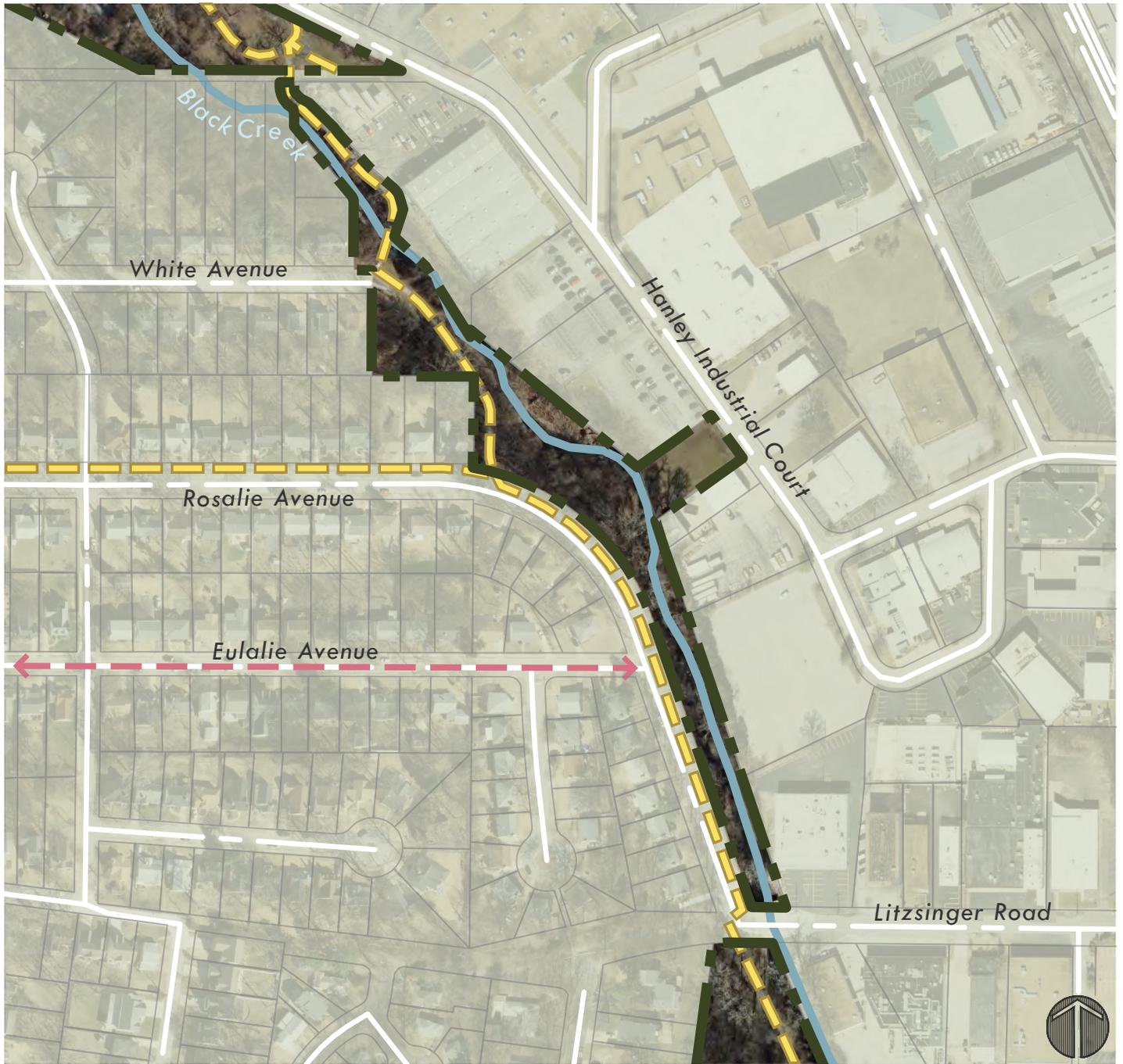
**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**  
**Hanley Park**  
 550 Hanley Industrial Ct.  
 4.40 acres

- Sand Volleyball Court
- Tennis Courts
- Handball Courts
- Comfort Station
- Pavilion
- Open Space

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**  
**Lee Wynn Trail**  
 8405 Rosalie Avenue  
 3.10 acres

- Trails
- Open Space

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**  
**Memorial Park**  
 8600 Strassner Drive  
 15.50 acres

- In-line Skating Rink
- Playgrounds
- Pavilions
- Trails

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



<b>Legend</b>		<b>Park Amenities</b>	
Multi-Purpose Trail		<b>Norm West Park</b>	
Bicycle Route (Planned)		<i>East Pendleton Drive</i>	
MetroLink Route		2.00 acres	
MetroLink Station		• Soccer Field	
Park/Open Space		• Comfort Station	
Stream/Creek		• Open Space	
Parcel			

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



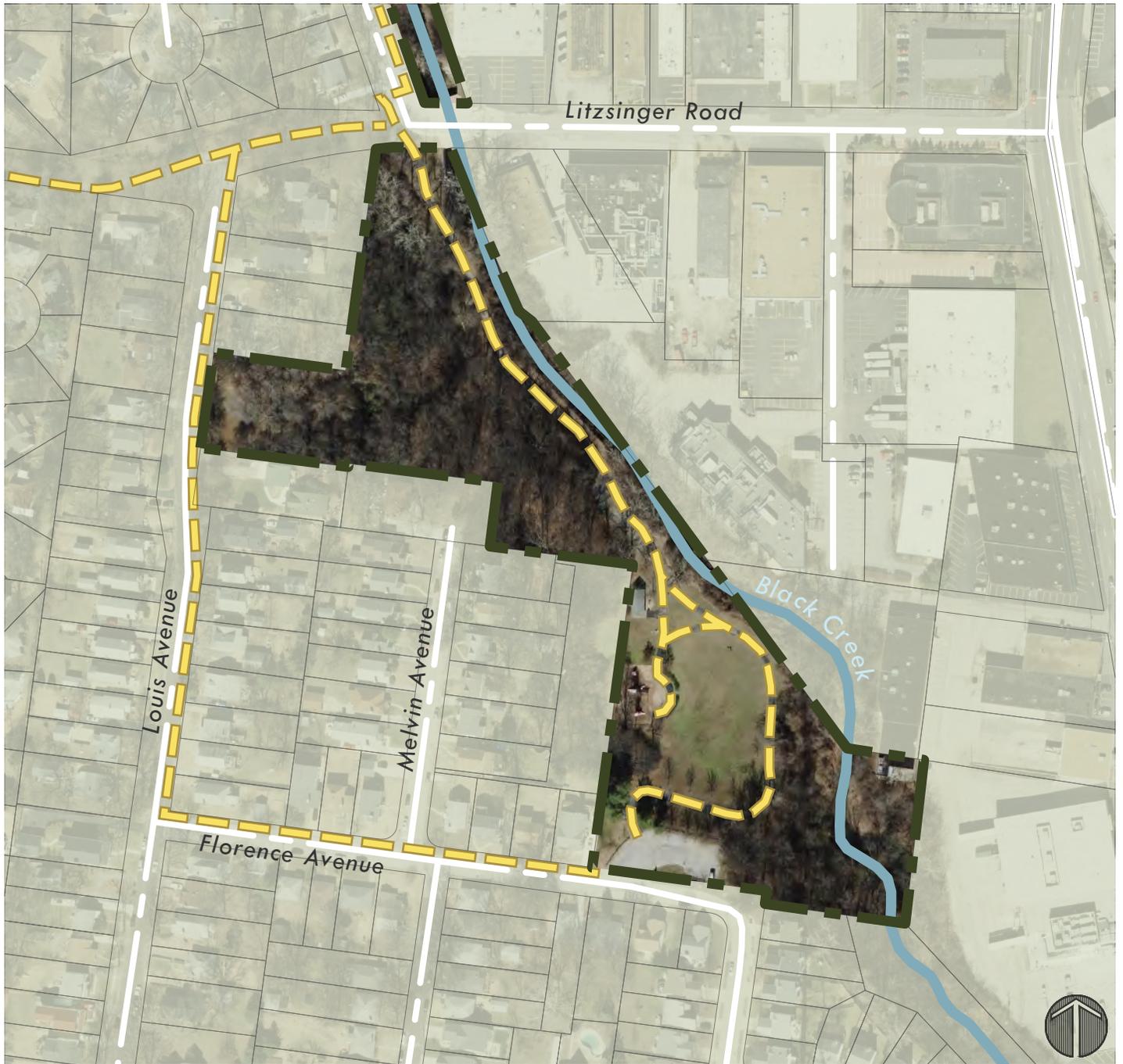
**CITY OF BRENTWOOD**  
 2348 SOUTH BRENTWOOD BOULEVARD  
 BRENTWOOD, MISSOURI 63144



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**NORM WEST PARK**

JUNE 5, 2013



**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**

**Oak Tree Park**  
*Litzsinger & Rosalie*  
 8.00 acres

- Playground
- Pavilion
- Open Space
- Trails

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT



CITY OF BRENTWOOD  
 2348 SOUTH BRENTWOOD BOULEVARD  
 BRENTWOOD, MISSOURI 63144



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OAK TREE PARK

JUNE 5, 2013



**Legend**

- Multi-Purpose Trail 
- Bicycle Route (Planned) 
- MetroLink Route 
- MetroLink Station 
- Park/Open Space 
- Stream/Creek 
- Parcel 

**Park Amenities**  
**Rogers Parkway**  
 8.00 acres

- Playground
- Trail

# PARKS & RECREATION MASTER PLAN INITIAL ASSESSMENT