

## CHAPTER 8

# COMMUNITY FACILITIES PLAN

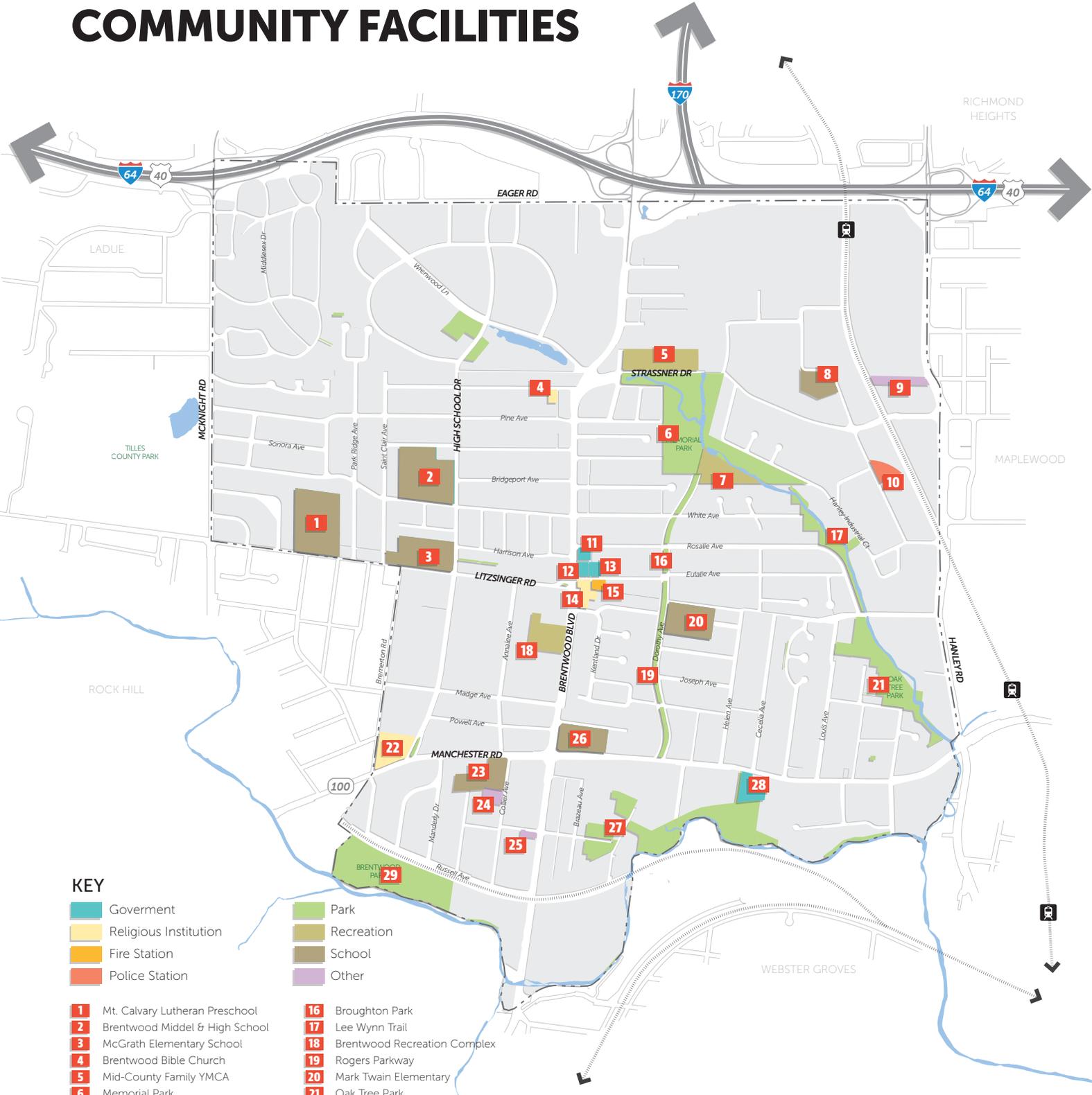


Throughout the engagement process participants and stakeholders mentioned the need to enhance the City's municipal and public facilities. Because Brentwood is a built-out community, the City is prioritizing reinvestment over expansion. Many of these facilities, such as City Hall, the police station, and existing schools, are aging and in need of renovation and modernization. The Community Facilities Plan provides an overview of facilities and identifies long-term recommendations for community service providers.

## EDUCATION

The City of Brentwood is served by the Brentwood School District and Saint Mary Magdalen Catholic School. While Brentwood is known as a safe community with quality schools, it has been noted throughout the engagement process that as young professionals have more children, they typically move to neighboring towns. In addition to addressing this issue through increased housing options, the City should enhance the marketing of Brentwood's public schools to increase student enrollment and attract young families. The City should work with the district to encourage "walk to school" programs as that is one of the unique benefits of this district.

# COMMUNITY FACILITIES



**KEY**

- Government
- Religious Institution
- Fire Station
- Police Station

- Park
- Recreation
- School
- Other

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><b>1</b> Mt. Calvary Lutheran Preschool</li> <li><b>2</b> Brentwood Middel &amp; High School</li> <li><b>3</b> McGrath Elementary School</li> <li><b>4</b> Brentwood Bible Church</li> <li><b>5</b> Mid-County Family YMCA</li> <li><b>6</b> Memorial Park</li> <li><b>7</b> Brentwood Swim &amp; Tennis Club</li> <li><b>8</b> Brentwood School District Admin.</li> <li><b>9</b> Animal Protection Association</li> <li><b>10</b> Brentwood Police Department</li> <li><b>11</b> US Post Office</li> <li><b>12</b> Brentwood City Hall</li> <li><b>13</b> Brentwood Public Library</li> <li><b>14</b> Brentwood Congregational Church</li> <li><b>15</b> Brentwood Fire Station</li> </ul> | <ul style="list-style-type: none"> <li><b>16</b> Broughton Park</li> <li><b>17</b> Lee Wynn Trail</li> <li><b>18</b> Brentwood Recreation Complex</li> <li><b>19</b> Rogers Parkway</li> <li><b>20</b> Mark Twain Elementary</li> <li><b>21</b> Oak Tree Park</li> <li><b>22</b> Rock Church of St. Louis</li> <li><b>23</b> Elaine Rosi Academy</li> <li><b>24</b> American Legion</li> <li><b>25</b> Brentwood Animal Hospital</li> <li><b>26</b> St. Mary Magdalen Catholic School</li> <li><b>27</b> Norm West Park</li> <li><b>28</b> Brentwood Public Works</li> <li><b>29</b> Brentwood Park</li> </ul> |
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## IMAGE & IDENTITY

*The City can strengthen its image and identity through enhancing community facilities and services. The following recommendations will guide the City in improvement upon its image and character through coordinated renovation and modernization efforts.*

- *Integrate public art with public spaces, such as around City Hall and the Recreation Complex.*
- *Install native, perennial landscaping around community facilities to beautify the area.*
- *Renovate City Hall to establish a prominent landmark with attractive architecture and pedestrian-friendly amenities.*
- *Develop city-wide signage and graphics standards for influence and shape positive perceptions of a location, making Brentwood a place that is desirable for residents to call home and visitors to spend time.*
- *For short-term, continue working toward restructuring the parking lot of the Recreation Complex with permeable pavers and landscaped islands to serve as an outdoor public venue during various planned events.*
- *For long-term, redevelop the area to build a permanent public plaza.*
- *Inventory and analyze new sites within the Town Center where the Brentwood Public Library can potentially be relocated in a larger, state-of-the-art facility.*

## BRENTWOOD PUBLIC SCHOOLS

The Brentwood School District is comprised of 5 schools, which include the Early Childhood Center, McGrath Elementary, Mark Twain Elementary, Brentwood Middle, and Brentwood High. The Brentwood School District is conducting a facilities study to determine what renovations should be made to the four K-12 buildings. Public outreach has noted that the City's schools are under capacity and in need of improvements, such as renovations for ADA compliance, energy-efficient upgrades, and improved security and safety. Parking is also a concern for the City's schools, particularly due to peak hour traffic. The City should continue coordinating with the Brentwood School District, providing support when possible, to ensure that the necessary renovations will be completed in the near future. A traffic/parking study should also be done in relation to the impact of peak-hour traffic on City schools to establish and implement a traffic/parking plan that allows for students, parents, and school staff to adequately access and exit school grounds.

In addition, the City should work closely with the Brentwood School District to establish an effective marketing campaign to promote their quality education and facilities to young families, as the City's schools have the capacity and desire to accommodate more school-aged children and youth. The City should further promote the Brentwood School District by occasionally announcing relevant awards and events on the City's website. The City should also partner with the Brentwood School District, allowing students to become involved with the City through volunteer and internship opportunities.

## PRIVATE SCHOOLS

In addition to the Brentwood School District, the City is served by St. Mary Magdalen Catholic School, which operates jointly with the St. Mary Magdalen Catholic Church. Located on Magdalen Avenue, the school's entrance contains attractive landscaping and on-street parking. However, the rear of the building contains a large, open parking lot surrounding by commercial uses. The City should coordinate with the school to retrofit its parking lot with perimeter landscaping and, if possible, landscaped islands to screen the parking lot from the sidewalk along Manchester Road and beautify the area.



## PUBLIC SAFETY

The City of Brentwood's Police and Fire Departments aim to provide high-quality services to residents and businesses. To ensure the continued protection of the Brentwood community, the City should work closely with the Police and Fire departments to address their existing needs and plans for expansion.

## FIRE DEPARTMENT

The Fire Department, which is located on Eulalie Avenue, provides protection for the City of Brentwood and conducts in-service inspections for all commercial businesses as well as for large condominium and apartment properties. Fire departments of Brentwood, Clayton, Rock Hill, Maplewood, and Richmond Heights cooperatively engage with Emergency Services Consulting International (ESCI) to review each municipality's fire department staffing practices, evaluate the potential for future cooperative efforts among the their administrative components, and ensure high-quality protection for their communities. The Fire Department was relocated to its current location in 2011, which includes a modern training classroom that allows fire fighters and neighboring departments to conduct and attend monthly fire fighter Emergency Medical Services (EMS) training classes. The Fire Department to monitor should be adequately staffed to ensure the continued provision of quality services to Brentwood's residents and businesses.

## POLICE DEPARTMENT

The Police Department, is comprised of about 26 staff members, and provides the community with the opportunity to learn additional ways to protect themselves and their property. These educational services include – but are not limited to – the Community Emergency Response Team (CERT), free child car seat installation, the Crisis Intervention Team (CIT), and the Nixle Community Information Service. The City should maintain close communication with the Police Department to monitor personnel needs and continue to budget for adequate staffing to ensure that the department continues to provide high quality services to Brentwood's residents and businesses. The City should also work with the Police Department to increase surveillance around MetroLink stations and the industrial areas along

Strassner Drive. In addition, the City should encourage the implementation of community policing within the Police Department to strengthen its relationship with residents.

### Police Station Facility Needs

The Brentwood Police Department, which is located on Hanley Industrial Court, is east of the Town Center and is isolated from most of the City's commercial and residential areas. The City should coordinate with police department personnel to relocate the facility near the Town Center, ensuring that the new facility is modern, allows for safe processing, and has adequate training and locker facilities.

## PUBLIC & SEMI-PUBLIC FACILITIES

The City's public and semi-public facilities include City Hall, the Brentwood Recreation Complex, and the Brentwood Public Library. To accommodate the needs of personnel as well as current and future residents, many of these facilities need to be updated and enhanced. The following information provides an overview of Brentwood's public and semi-public facilities and recommendations for their improvement.

## CITY HALL

Brentwood's City Hall houses the Administration, Planning and Development department as well as the Municipal Court and Brentwood Public Library. Its unique and attractive architecture establishes it as a pronounced community landmark. At present, the City is exploring two options for updating the City Hall site: (1) redeveloping City Hall into a Town Center and City Hall facility or (2) renovating the existing City Hall and Post Office site and developing a small public park. The City should continue its efforts to upgrade the City Hall facility, building on its attractive and historic architecture, to enhance the Town Center and best serve the community. Since Historical Society collections are currently stored in the City Hall, City should include some ancillary functions in the development of new or renovated City Hall such as museum to display artifacts and collections from Historical Society.



## PUBLIC WORKS FACILITY

The facility is located on Manchester Road. Location presents challenges due to traffic conditions along Manchester Road. The facility is in need of improved parking plan. Flooding along Manchester Road makes it difficult to access Public Works facility during intense rain events. The only safe route to Public Works is via Cecelia Avenue. There is very little landscaping. City should upgrade the public works facility with improved landscaping and parking layout as funds become available and Manchester Road flooding issues are mitigated.

## BRENTWOOD RECREATION COMPLEX

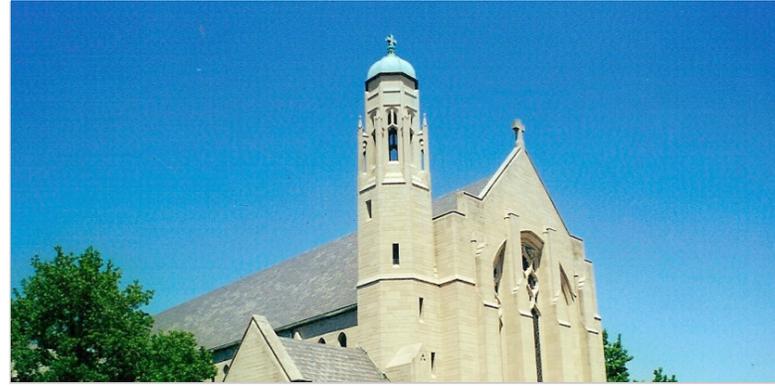
The Brentwood Recreation Complex located on Brentwood Boulevard serves as the City's community center. The Recreation Complex contains rental spaces for meetings and gatherings and an ice arena for hockey leagues and skating. The City is in the process of coordinating with the Parks and Recreation Department to reconfigure the parking lot of the Recreation Complex to establish a multi-use outdoor venue. The project intends to enhance the parking lot with permeable pavers and landscaped islands to beautify the area, capture unused MSD stormwater credit for a future City project within the Town Center area, and provide for a versatile space that hosts events year-round as well as accommodates parking. While in the short term, the City should continue its efforts in implementing this project, for the long term, it should try to implement a more permanent redevelopment opportunity in this area, as suggested in the sub area plan for the Town Center.

## PUBLIC LIBRARY

The Brentwood Public Library, located on Eulalie Avenue as a part of the City Hall, is one of nine independent community libraries in St. Louis County that constitute the Municipal Library Consortium of St. Louis County (MLC). The library provides the community with information services, outreach programs, as well as access to print and multimedia materials. As the City continues to pursue renovating City Hall, it should coordinate these efforts with the potential relocation and expansion of the Brentwood Public Library. The City should conduct an inventory of available sites where the Brentwood Public Library can be relocated to a larger, state-of-the-art facility within the Town Center. It is crucial that the library remain a prominent destination within the Town Center, as it serves as a gathering place for families, visitors, and community members, is currently in a highly accessible location, and attracts pedestrians to the area.

## RELIGIOUS INSTITUTIONS

Brentwood's religious institutions include a variety of denominations. Located on the corner of Brentwood Boulevard and Manchester Road, Saint Mary Magdalen Catholic Church is a prominent landmark along the Brentwood Boulevard Corridor. The City should coordinate with all religious institutions to ensure their sites are adequately landscaped and that their needs are being met. In addition, the City should work closely with Saint Mary Magdalen Catholic Church to enhance its landscaping, ensuring that it remains a prominent, attractive landmark and point of interest along Brentwood Boulevard and in the Town Center.



## COMMUNITY FACILITIES OBJECTIVES

**Ensure the provision of high-quality public health, safety, recreation, civic services and education for all of Brentwood's residents.**

- Ensure that the City continues to benefit from an adequate level of fire and police protection throughout the City.
- Using various design and signage tools, reinforce community landmarks such as City Hall, the Recreation Complex, Saint Mary Magdalen Catholic Church, Brentwood Congregational Church, and structures in and around the Town Center area.
- Support and promote the expansion of the Brentwood Public Library and its programs. Include library function as part of a consolidated civic campus project with City Hall, Post Office, and Historical Society museum space.
- Work with developers to renovate City Hall or build a new building as part of a consolidated civic campus.
- Establish a multi-purpose community plaza in the lot of the Recreation Complex on Brentwood Boulevard.
- Work with local artists and community members to integrate art with public spaces.
- Support the Fire Department and Police Department through close coordination and planned allocation of resources to maximize public safety.
- Encourage the implementation of community policing practices within the Police Department to strengthen their relationship with residents.
- Establish a strategic marketing campaign to promote the Brentwood School District's quality education to young families.
- Work with St. Mary Magdalen Catholic School to retrofit its parking lot with perimeter landscaping and, if possible, landscaped islands to screen the parking lot from the sidewalk along Manchester Road and beautify the area.

- Partner with the Brentwood School District to provide students with the opportunity to become involved with the City through volunteer and internship opportunities.
- Work with post office to upgrade their facility through a consolidated Civic Services complex with City Hall and ancillary services.

**Ensure the provision of high-quality of public infrastructure for all of Brentwood's residents.**

- Continue to strengthen the partnership between infrastructure providers such as MSD and Ameren UE.
- Coordinate with MSD to upgrade the main trunk line and any lateral lines which have exceeded the useful life and in need of replacement.
- Coordinate and work with Ameren UE to bury overhead electric lines or adjust/relocate the lines to accommodate Brentwood's urban development projects.
- Continue to maintain and invest in existing neighborhood infrastructure and services as the City transitions to a more dense development..
- Utilize stormwater best management practices (BMPs) to minimize flooding and improve local and regional water quality.

## SUSTAINABILITY

*The City should implement the following recommendations to enhance the sustainability of its municipal, public, and semi-public facilities.*

- Ensure that newly constructed trails and sidewalks link residential neighborhoods with community facilities.
- Utilize stormwater best management practices (BMPs), such as rain gardens and permeable pavers, at community facilities to minimize flooding, improve local and regional water quality, and beautify the area.
- Consider obtaining LEED certification for municipal buildings.
- Work closely with developers to ensure the construction of sustainable buildings when facilities are renovated.