



Brentwood
Bound

Building a Bright Future

Brentwood Bound Agenda

- Background/ Overview
- Project Schedule
- Property Acquisition Update
- Project Budget
- Flood Mitigation & CLOMR Status
- Manchester Road Improvements
- Deer Creek Greenway Connector/ Norm West Master Plan
- Economic Development Sales Tax and Recommended Funding
- 353 Brentwood Redevelopment Corporation Next Steps
- Questions and Answers
- Action



Brentwood Bound

Key Activities

In May 2017, the Board of Aldermen approved the **Brentwood Bound Plan**

In April 2018, the Board of Aldermen approved Certificates of Participation that provided nearly half of the required funding

In April 2019, the Board of Aldermen approved the new “MC” Manchester Corridor Commercial zoning ordinance

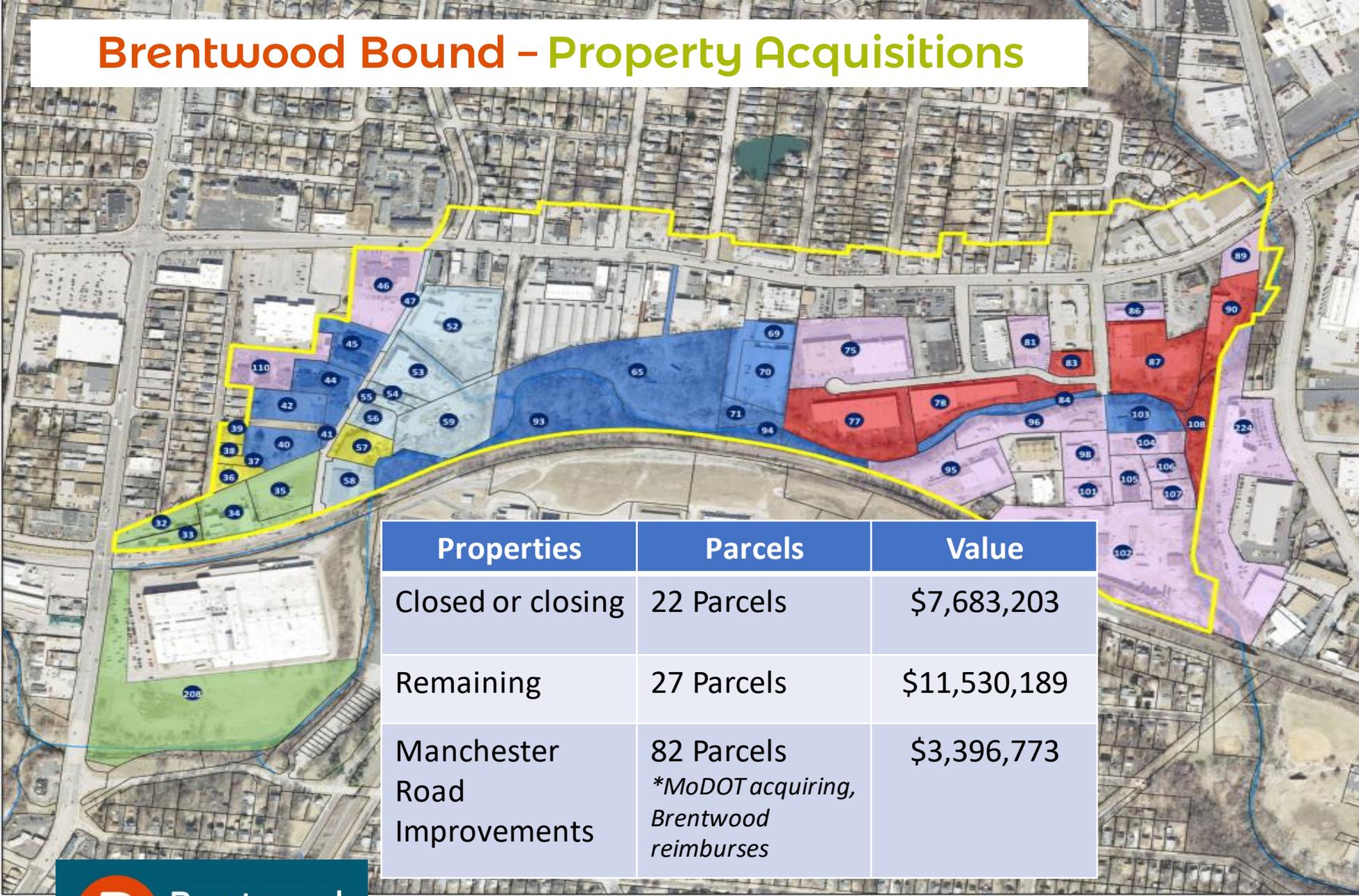
In April 2019, Prop B passed 3:1 by the citizens of Brentwood

Brentwood Bound Schedule

ON SCHEDULE!

		2019				2020				2021				2022			
		Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter
Flood Mitigation Phase 1	Design	[Yellow bar]															
	Property Acquisition	[Orange bar]				[Orange bar]											
	Permitting	[Green bar]				[Green bar]											
	Demolition	[Yellow bar]				[Yellow bar]											
	Construction					[Blue bar]				[Blue bar]				[Blue bar]			
Manchester Road Improvements	Design	[Yellow bar]				[Yellow bar]											
	Property Acquisition	[Orange bar]				[Orange bar]											
	Permitting					[Green bar]											
	Construction					[Blue bar]				[Blue bar]				[Blue bar]			
Flood Mitigation Phase 2	EDST - BOA Approval	[Grey bar]															
	Design	[Yellow bar]				[Yellow bar]											
	Property Acquisition	[Orange bar]				[Orange bar]											
	Permitting					[Green bar]											
Deer Creek Greenway Connector	EDST - BOA Approval	[Grey bar]															
	Design	[Yellow bar]				[Yellow bar]				[Yellow bar]							
	Property Acquisition	[Orange bar]				[Orange bar]											
	Permitting					[Green bar]				[Green bar]							
Construction									[Blue bar]				[Blue bar]				

Brentwood Bound - Property Acquisitions



- Legend**
- Project Area Boundary
 - Parcel Locator
- Acquisition**
- City Closing on Property
 - City Owned
 - Greenway Recommendations
 - MSD Owned
 - Necessary for Construction
 - Temporary & Permanent Easements
 - Streams

0 500 1,000 Feet



Parcel Acquisition
City of Brentwood, MO
Deer Creek
Flood Mitigation

Properties	Parcels	Value
Closed or closing	22 Parcels	\$7,683,203
Remaining	27 Parcels	\$11,530,189
Manchester Road Improvements	82 Parcels <i>*MoDOT acquiring, Brentwood reimburses</i>	\$3,396,773

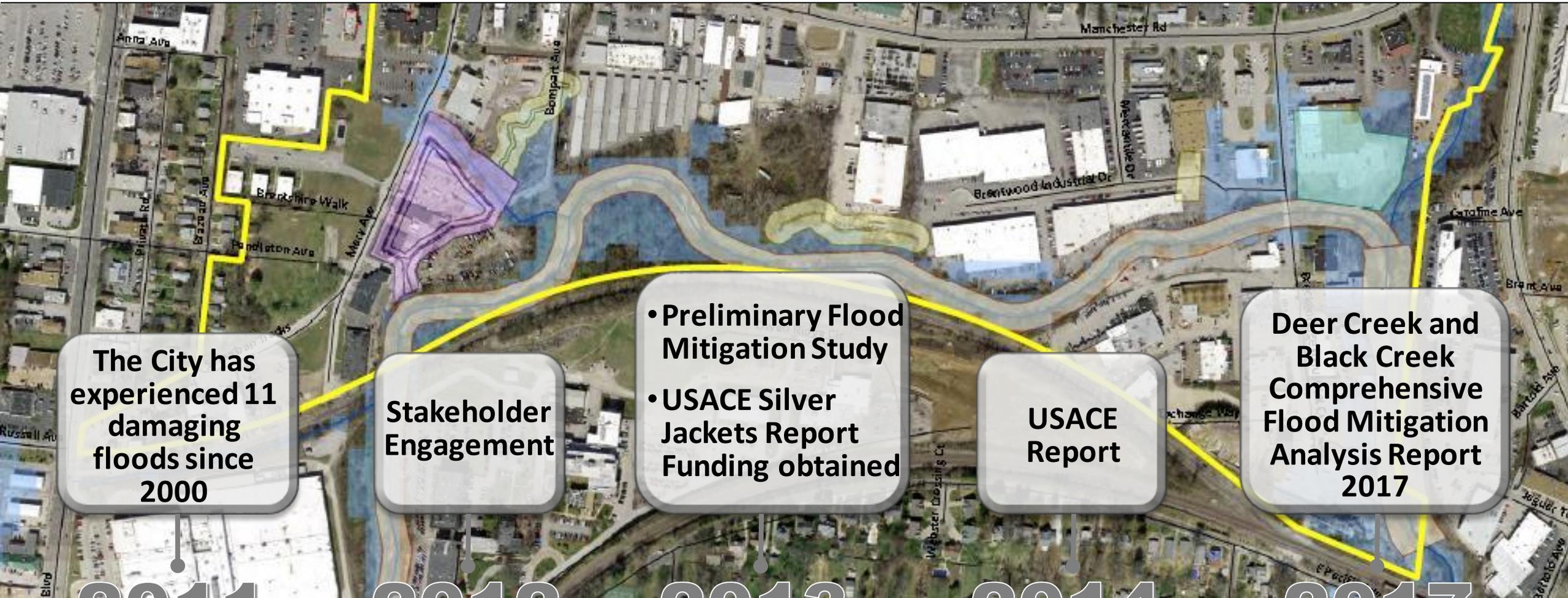
Brentwood Bound Project Budget

Estimated Program Budget	Flood Mitigation	Manchester Road Improvements	Deer Creek Greenway Connector	Totals
Construction Costs	\$21,471,274	\$4,949,799	\$6,577,126	\$32,998,199
Soft Costs	\$8,002,056	\$1,182,986	\$2,606,344	\$11,791,387
Property Acquisitions	\$17,708,359	\$3,396,773	\$3,350,000	\$24,455,132
Contingency	\$6,949,540	\$581,478	\$2,791,198	\$10,322,216
Total	\$54,131,229	\$10,111,036	\$15,324,668	\$79,566,933
January 2019 Budget	\$54,323,557	\$10,158,667	\$15,153,584	\$79,635,809

\$79,566,933 → UNDER BUDGET!

- Soft costs include consultant fees, permitting, communications, printing, and legal fees
- Property acquisition costs include property costs, relocation costs, and closing costs

Brentwood Bound Flood Mitigation



The City has experienced 11 damaging floods since 2000

Stakeholder Engagement

- Preliminary Flood Mitigation Study
- USACE Silver Jackets Report Funding obtained

USACE Report

Deer Creek and Black Creek Comprehensive Flood Mitigation Analysis Report 2017

2011

2012

2013

2014

2017

Brentwood Bound Flood Mitigation

Address ongoing flooding issues

- Solve 100-year recurring public health & safety problem
- Remove Manchester Road from the 100-year floodplain
- Reduce 100-year floodplain from 60 acres to 29 acres (reclaim approximately 31 acres)
- 29 acres remaining in floodplain will adequately handle anticipated storm water volume
- Most of the property removed from the floodplain (including 10 residential properties) is along the Manchester Road corridor
- Opportunity for sustainable urban creek area and redevelopment unique in St. Louis



Flooding in Brentwood

June 1957 (4.74" in 15 hours)

April 1970

April 1973

July 1978

April 1979 (4.90" in 20 hours)

September 1980

June 1981

July 1982

September 1986

July 1991

August 1993

September 1993

May 1995

June 1996

February 1999

June 2000

June 2003

May 2004

July 2004

May 2005

May 2008

June 2011

December 2015

August 2016

Recent Rain Events

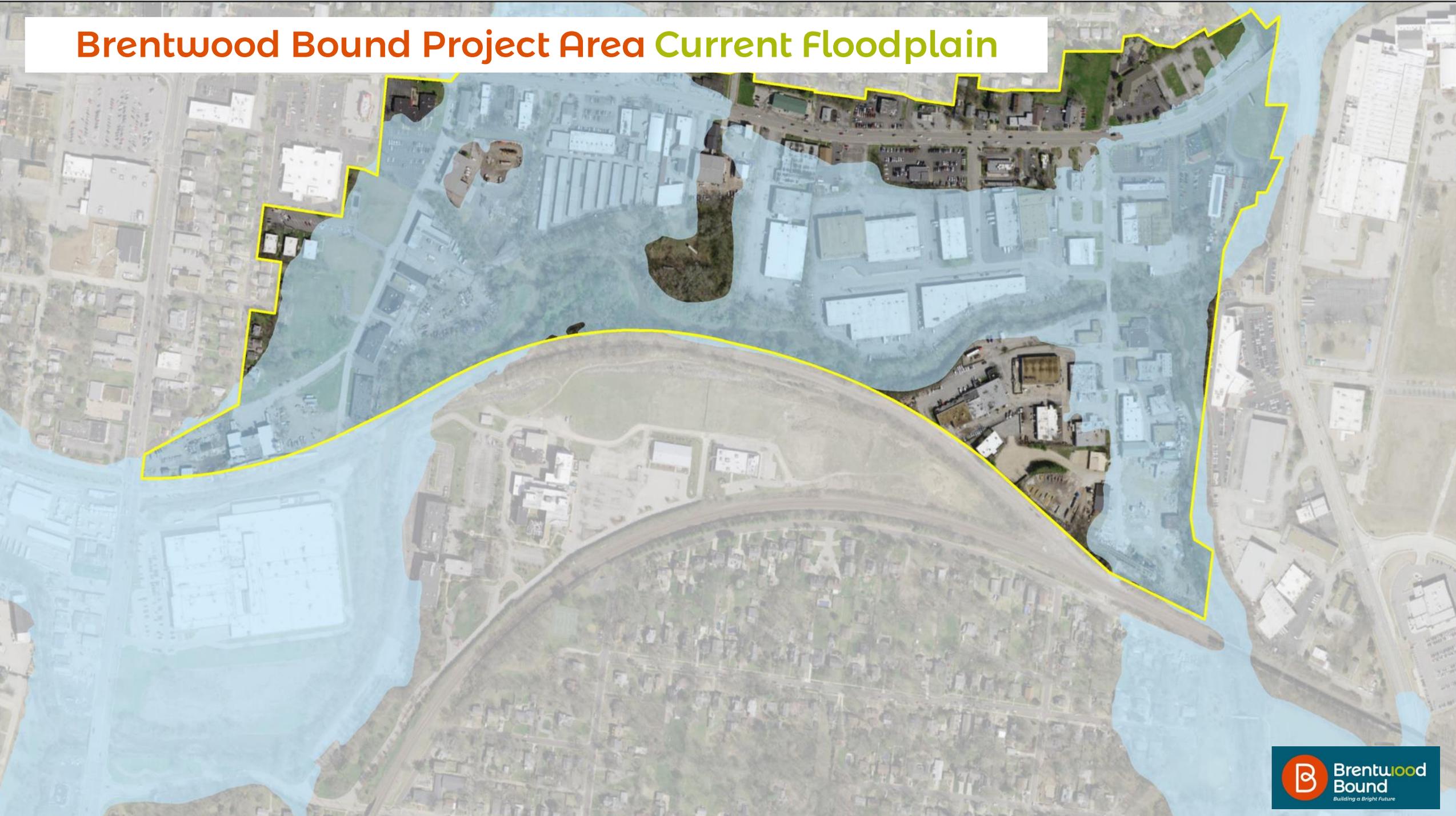
September 2008
7.8" in 9 hours, 0.2%
Tropical Depression Ike

June 26, 2011
3.5" in 35 hours, 1%

December 26-28, 2015
9", 60 hours, 2%

April 26-May 4, 2017
9", 192 hours, 4%

Brentwood Bound Project Area Current Floodplain



Brentwood Bound Project Area Future Floodplain



Proposed Flood Storage Area

Proposed Trail

Proposed Channel Improvements

Proposed Flood Storage Areas (Dry)

Proposed Bridge Replacement

Proposed Floodplain Restoration/Bench

Wetland Restoration

Brentwood Bound Flood Mitigation

Design Update

- Phase 1
 - 60% drawings have been completed in May 2019
 - 95% drawings are in progress. Completion Date: October 2019
- Phase 2
 - 30% drawings have been completed
 - Design will commence after EDST BOA passage and Mayor or CA authorize Phase 2 Consultant Contracts
 - 12-month design and permitting process

Permitting Update

- CLOMR
 - Issued response to FEMA's comments on 5-3-19
 - FEMA and Jacobs have been talking through minor new comments
 - Expected CLOMR approval as soon as end of June 2019., no later than August 3, 2019
- Army Corps of Engineers – Section 404 Permit
 - Plan Reviews/Permitting are in progress
- Metropolitan St. Louis Sewer District (MSD) – Sewer/ Drainage Permit
 - Plan Reviews/ Permitting are in progress



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Manchester Road Improvements

Enhance the Manchester Corridor between Hanley and Bremerton

- MoDOT-funded enhancements
 - Mill and overlay pavement
 - Improve drainage along the corridor
 - Manchester Rd. bridge replacement near Hanley Rd.
 - Sidewalk and ADA improvements
 - Traffic signal upgrades
- Brentwood-funded enhancements
 - Pedestrian tunnel
 - Decorative street signage
 - Decorative lighting
 - Business access management
 - Manchester Rd. bridge enhancements near Hanley Rd.
 - Trailheads - Pedestrian destinations
 - Accessible 6" curbs & 5' sidewalks on north side
 - Accessible 6" curbs & 10' shared use path on south side
 - Monument signage – privately funded



Brentwood Bound Manchester Road Improvements

Mid-Block Crossings

- Three mid-block crossings in Brentwood
 - Melvin Ave.
 - Cecelia Ave.
 - Manderly Dr.
- Pedestrians can cross Manchester every quarter-mile at marked location
 - 10' Wide, "Zebra" crosswalk striping
 - Rapid flashing beacons
 - Pedestrians push button to activate beacon, then can cross when safe



Brentwood Bound

Manchester Road Improvements

Design Update

- 75% drawings have been completed
- Draft 100% drawings are in progress. Completion: Spring 2020

Property Acquisition Update

- MoDOT released the “A” date as of June 17, 2019
- City will issue their deposit within 5 days
- MoDOT will be acquiring properties from June 2019 to Summer 2020
 - Majority of the acquisitions are easements
 - Three total property acquisitions – Locksmith, Church of God, and Apartment Building



Cross Section Streetscape

ARCTURIS
Manchester Road Corridor | 172663.00 | Design Development | 11/01/17



Brentwood Bound Deer Creek Greenway Connector Norm West Master Plan

Brentwood Bound

Deer Creek Greenway Connector

Design Update

- Master Plan completed
- Design will commence after EDST BOA passage and Mayor or CA authorize Phase 2 Consultant Contracts
- 16-month community engagement, design, and permitting process

Great Rivers Greenway Update

- Presenting to GRG Board on August 13
- If approved, Staff and Board will then review budgets and work on a partnership agreement between GRG and City of Brentwood



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Deer Creek Greenway Connector

Union Pacific

- Union Pacific has been engaged about the Brentwood Blvd. Crossing and has issued the City of Brentwood an agreement that is under review
- MoDOT is leading the project management of the street crossing and is including Brentwood's project as part of MoDOT's - similar to what is happening on Manchester
- First coordination meeting is 6-19-19 with St. Louis County, MoDOT, Brentwood and UP
- UP said Brentwood should not be concerned about this crossing improvement
- MoDOT's Rail Safety Specialist says he does not see any risk for the City of Brentwood being able to add a pedestrian trail as part of this project



Brentwood Bound - Park Maintenance



Park	Acres
Brentwood Bound	35.99
Current Norm West Park	4.81
Additional Park Acreage	31.18

Brentwood Bound Maintenance Budget

Category	Cost
31.18 acres of additional parkland	\$411,233.00
1.59 acre lake	\$ 35,000.00
Total	\$446,233.00

Assumptions:

- Cost of park maintenance per acre maintained based on 2019 budget
- Cost of lake maintenance based on information from other municipalities with similar size lakes
- Would increase 2019 Park Maintenance budget from \$782,977 to \$1,229,210, a 57% increase in expenditures. Maintenance would start late 2022 or early 2023.
- Includes additional staffing and capital costs



Brentwood Bound

Maintenance Funding Considerations

1. Utilize current Stormwater and Parks Budget Fund - Staff Recommended

- Brentwood can afford these additional maintenance costs within the current budget
- This option would reduce yearly capital expenditures by over 50%
- This would slow down the implementation of the master plan capital projects

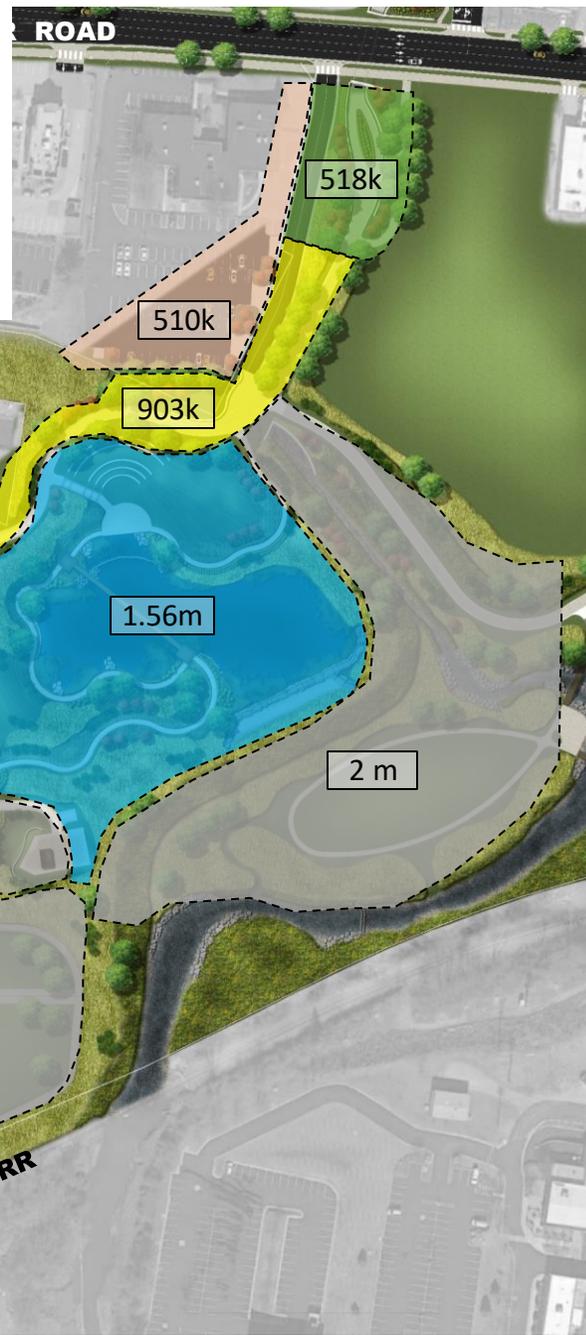
2. Utilize unused economic development sales tax to reduce ongoing maintenance cost

3. Creation of a 501(c)3 to assist with endowment funding for maintenance cost

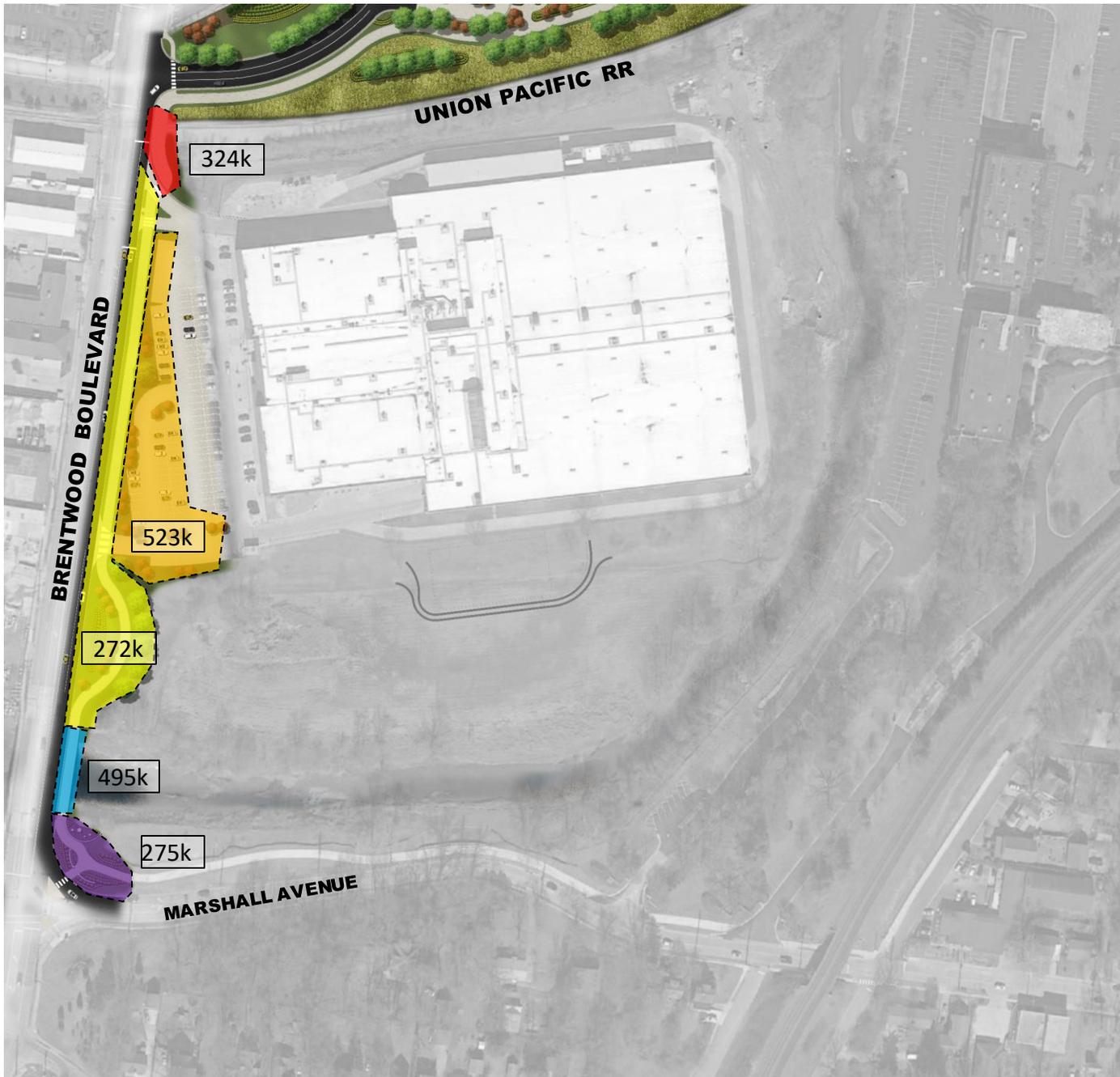
- Led by Brentwood Administration – current staff/region (i.e., IT model)
- Naming rights for Norm West Park activity areas with endowment funding included
- Look for endowment grant opportunities
- COPs investment income



Brentwood Bound - Deer Creek Greenway Connector What's in the budget?



PARKS AND TRAIL MASTER PLAN		
Prepared for: City of Brentwood Rough Order of Magnitude Costs - Master Plan - Final		
GRG CONNECTOR		
Norm West Park Improvements		
	\$	5,188,370
Manchester Road Underpass South	\$	518,645
8702 Manchester Road Improvements	\$	509,726
8736 Brentshire Walk	\$	222,491
Rogers Greenway Trail	\$	903,041
Active Play Area	\$	242,120
Destination Playground and Water Play	\$	-
Lake Improvements	\$	1,563,622
Event Lawn and Building	\$	-
Dog Park	\$	-
Brazeau Avenue Extension and Parking	\$	1,228,726
MSD Facilities	\$	-
GRG Connector		
	\$	1,889,154
At-Grade Railroad Crossing (No Signalization)	\$	324,000
Rogers Greenway Trail	\$	271,598
Bi-State Property Improvements	\$	523,556
Brentwood Boulevard Bridge Expansion	\$	495,000
GRG - Deer Creek Greenway Connection	\$	275,000
Total Project Cost	\$	7,077,525



PARKS AND TRAIL MASTER PLAN



Prepared for: City of Brentwood
 Rough Order of Magnitude Costs - Master Plan - Final

GRG CONNECTOR

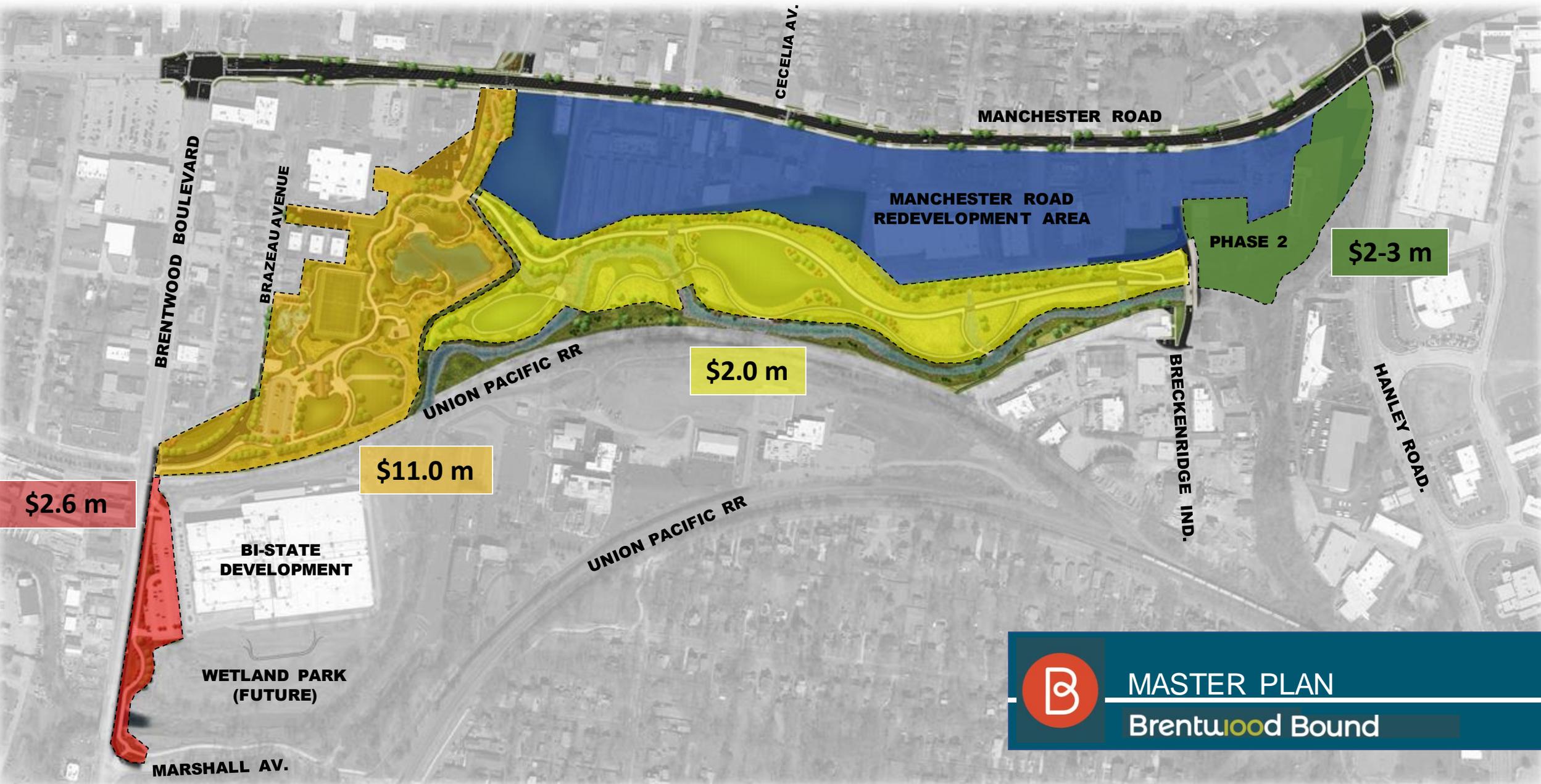
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Total Project Cost **\$ 7,077,525**



Cost Opinion – Master Plan

Brentwood Bound



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What Is Not Funded

Loop Trail – From Norm West Park through Flood Mitigation and connecting to Manchester Road

\$5,000,000

Norm West Park Improvements

- Destination Playground and Water Play
- Event Lawn and Building
- Dog Park

\$6,522,475

Total

\$11,522,475



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How to Fund Additional Projects

Utilize grants and Great Rivers Greenway Pledge	\$8,000,000
Additional EDST Funds	\$5,000,000
Total	<hr/> \$13,000,000



Brentwood Bound

Economic Development Sales Tax

- PGAV confirmed \$3.2 mm in sales will be generated by EDST projected in 2020 as of September 2018 report. At the end of the bond period, it is estimated to be at \$3.7 mm.
- **Why Finance now?**
 - Rates are very low - lower than 2018 COPs
 - Lock in low interest rates - Remove risk from interest rates, local and global markets
 - City is expected to get an AA- rating - high rating
 - Property values and construction costs continue to increase
 - Potential agencies/donors that could donate to Brentwood Bound are waiting on the 2nd phase of funding to pass
 - Assist with future developer interest
- **Proposed Funding Options For Consideration**
 - \$3.2 MM over 24 years = ~\$50 mm
 - \$2.9 MM over 24 years = ~\$45 mm - Staff and Consultant Recommended
 - \$2.6 MM over 24 years = \$40.4 mm



Brentwood Bound EDST – Next Steps

- Receive required approvals tonight
- Brentwood to receive CLOMR approval
- Stifel and Gilmore & Bell to begin financing process - Will take 60-90 days
- City to notify Department of Revenue for EDST
- Department of Revenue notifies businesses
- Brentwood to begin collecting EDST on 1/1/2020

Brentwood Bound Deer Creek Greenway Connector

Community Engagement For Future Projects – 8/2019 – 12/2019

- Utilize Community Engagement Task Force
- Citizen survey for park improvements
- Public town hall input session
- Present to Planning and Zoning Commission – 11/2019
- Meet with Staff to formulate recommendation for BOA
- Present recommendation to BOA in 12/2019



Brentwood Bound

ECONOMIC DEVELOPMENT

Developer Updates

- Continue to meet with developers that express interest
- Continue to meet with businesses that are considering staying or relocating to BB
- Attended ICSC last month - Large developer conference

City/URC Next Steps

- Determine what area(s) and type(s) of development is desired
- Determine what development approach works for Brentwood Bound - Master Developer?
- Review information from other communities on how they brought on a developer(s)
- Discuss what the City/URC will need to do with land assemblage and/or development incentives
- Potential RFP for Brentwood Bound developer(s) when the City has completed the property acquisition process in spring of 2020

Brentwood Bound Conceptual Redevelopment Plan



Brentwood Bound Questions and Answers



Brentwood Bound ACTION



Brentwood
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Building a Bright Future