



GRG CONNECTOR MASTER PLAN

Brentwood Bound



BRENTWOOD BOULEVARD

BRAZEAU AVENUE

CECELIA AV.

MANCHESTER ROAD

**MANCHESTER ROAD
REDEVELOPMENT AREA**

PHASE 2

BRECKENRIDGE IND.

HANLEY ROAD

UNION PACIFIC RR

UNION PACIFIC RR

**BI-STATE
DEVELOPMENT**

**WETLAND PARK
(FUTURE)**

MARSHALL AV.



MASTER PLAN

Brentwood Bound



- 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



CONCEPT DEVELOPMENT

Brentwood Bound



CONCEPT DEVELOPMENT

Brentwood Bound

DOROTHY AVE

A

C

B

A

D

MARY AVENUE

E

G

I

UNION PACIFIC RAILROAD

DEER CREEK

BI-STATE GARAGE

H

J

K

L

MARSHALL AVENUE

M

BRENTWOOD BOULEVARD

KEY:

- A. RELOCATED DRIVEWAY
- B. UNDERPASS
- C. RELOCATED MARY AVENUE
- D. RECONFIGURED PARKING LOT
- E. FUTURE DOG PARK
- F. NORM WEST PARK
- G. TRAILHEAD PARKING AND PLAZA
- H. RAILROAD OVERPASS
- I. WETLAND RESTORATION
- J. STREAM BANK RESTORATION
- K. DEER CREEK BRIDGE
- L. WETLAND OVERLOOK
- M. DEER CREEK TRAILHEAD AND PARKING

DEER CREEK TO ROGERS PARKWAY - FEASIBILITY STUDY - RECOMMENDED ALIGNMENT

0 50 100 150



CONCEPT DEVELOPMENT

Brentwood Bound

DOROTHY AVE

A

B

C

A

D

MARY AVENUE

E

F

UNION PACIFIC RAILROAD

G

BI-STATE GARAGE

BRENTWOOD BOULEVARD

H

DEER CREEK

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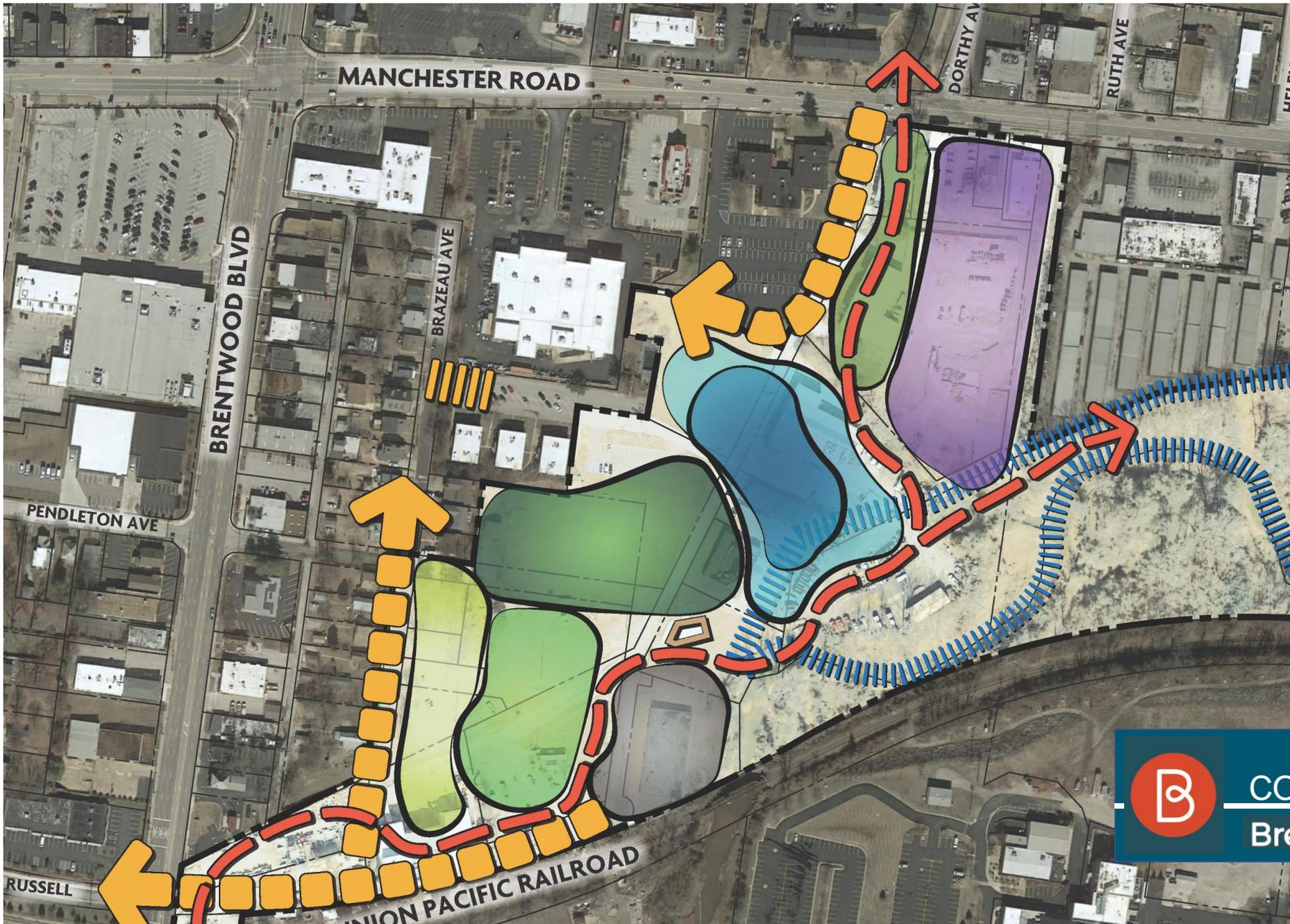
MARSHALL AVENUE

KEY:

- A. RELOCATED DRIVEWAY
- B. UNDERPASS
- C. RELOCATED MARY AVENUE
- D. RECONFIGURED PARKING LOT
- E. DOG PARK
- F. NORM WEST PARK
- G. GREENWAY EXPANSION
- H. AT-GRADE RAILROAD CROSSING
- I. WETLAND RESTORATION (POTENTIAL FUTURE PHASE)
- J. STREAM BANK RESTORATION (POTENTIAL FUTURE PHASE)
- K. DEER CREEK BRIDGE
- L. WETLAND OVERLOOK
- M. DEER CREEK TRAILHEAD AND PARKING
- N. BRIDGE CROSSING

DEER CREEK TO ROGERS PARKWAY - FEASIBILITY STUDY - RECOMMENDED ALIGNMENT

0 50 100 150



CONCEPT 6

-  TRAIL
-  ROAD
-  ACCESS
-  LAKE
-  FLOOD STORAGE
-  REDEVELOPMENT AREA
-  PARKING
-  FIELDS
-  PASSIVE OPEN SPACE
-  DOG PARK
-  ACTIVITY AREA
 - COMFORT STATION
 - PLAYGROUND
 - PLAZA & GATHERING SPACES
 - AMENITIES
-  LIMITS OF BENCHING



LEGEND

1. MANCHESTER UNDERPASS SOUTH
 - A. UNDERPASS
 - B. SIDEWALK CONNECTION
 - C. RETAINING WALLS
2. 8702 MANCHESTER ROAD IMPROVEMENTS
 - A. ROADWAY IMPROVEMENT
 - B. PARKING IMPROVEMENT
3. ROGERS GREENWAY TRAIL (GRG CONNECTOR)
 - A. BOARDWALK / BRIDGE
4. MARY AVENUE FLOOD STORAGE
5. ACTIVE PLAY AREA
 - A. SOCCER FIELD (140' X 225')
6. DESTINATION PLAYGROUND WITH WATER PLAY
 - A. RETAINING WALLS
 - B. EXISTING COMFORT STATION
7. MSD FACILITIES
 - A. FUTURE TUNNEL ACCESS
 - B. EXISTING DIVERSION STRUCTURE
8. EVENT LAWN AND BUILDING
9. DOG PARK
10. BRAZEAU AVENUE EXTENSION AND PARKING
 - A. PARKING (68 SPACES)
11. DEER CREEK TRAIL
12. 8736 BRENTSHIRE WALK IMPROVEMENTS

-  FLOOD BENCHING
-  FLOOD STORAGE



BASIS OF DESIGN REPORT
Brentwood Bound



LEGEND

- 1 Manchester Road Underpass - South
- 2 8702 Manchester Road Improvements
- 3 Rogers Greenway Trail (GRG Connector)
- 4 Mary Avenue Flood Storage
- 5 Active Play Area
- 6 Destination Playground with Water Play
- 7 MSD Facilities
- 8 Event Lawn and Building
- 9 Dog Park
- 10 Brazeau Avenue Extension and Parking
- 11 Deer Creek Trail
- 12 8736 Brentshire Walk Improvements



MASTER PLAN

Brentwood Bound

LEGEND

- 1 Manchester Road Improvements
- 2 Deer Creek Trail
- 3 Streambed – Creek Improvements
- 4 Boardwalk
- 5 Gravel Path
- 6 Overlook
- 7 Breckenridge Industrial Bridge
- 8 Brentwood Industrial Drive Plaza



DEER CREEK TRAIL

Brentwood Bound



WEIR/WATER WALL



BRENTSHIRE WALK IMPROVEMENTS

PLAZA

AMPHITHEATER

STAGE

BOARDWALK

1 ACRE LAKE

WATER WALL

ROGERS' GREENWAY

UNPAVED TRIBUTARY

TRAIL

DEER CREEK RESTORATION

U12 SOCCER PITCH

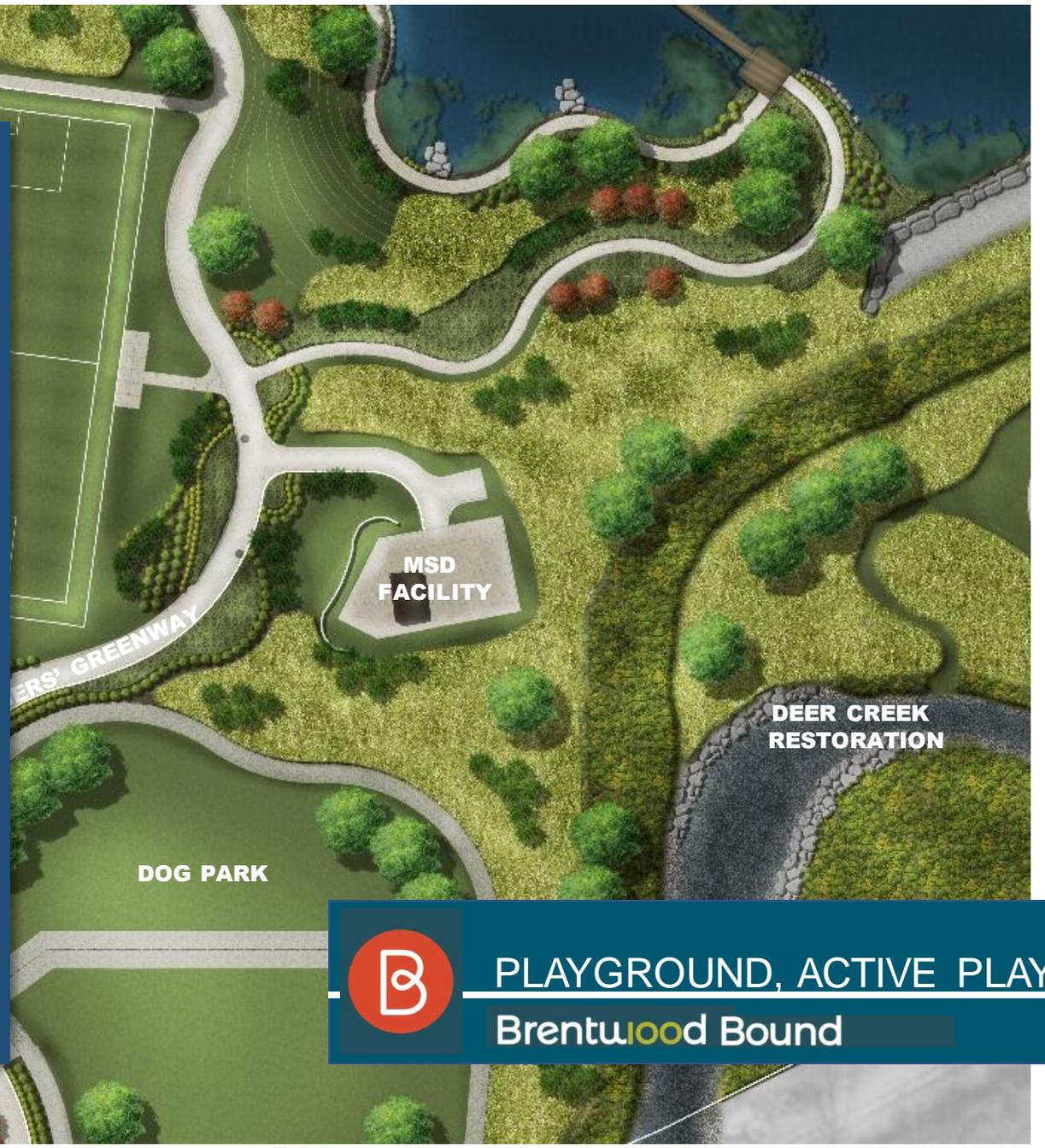
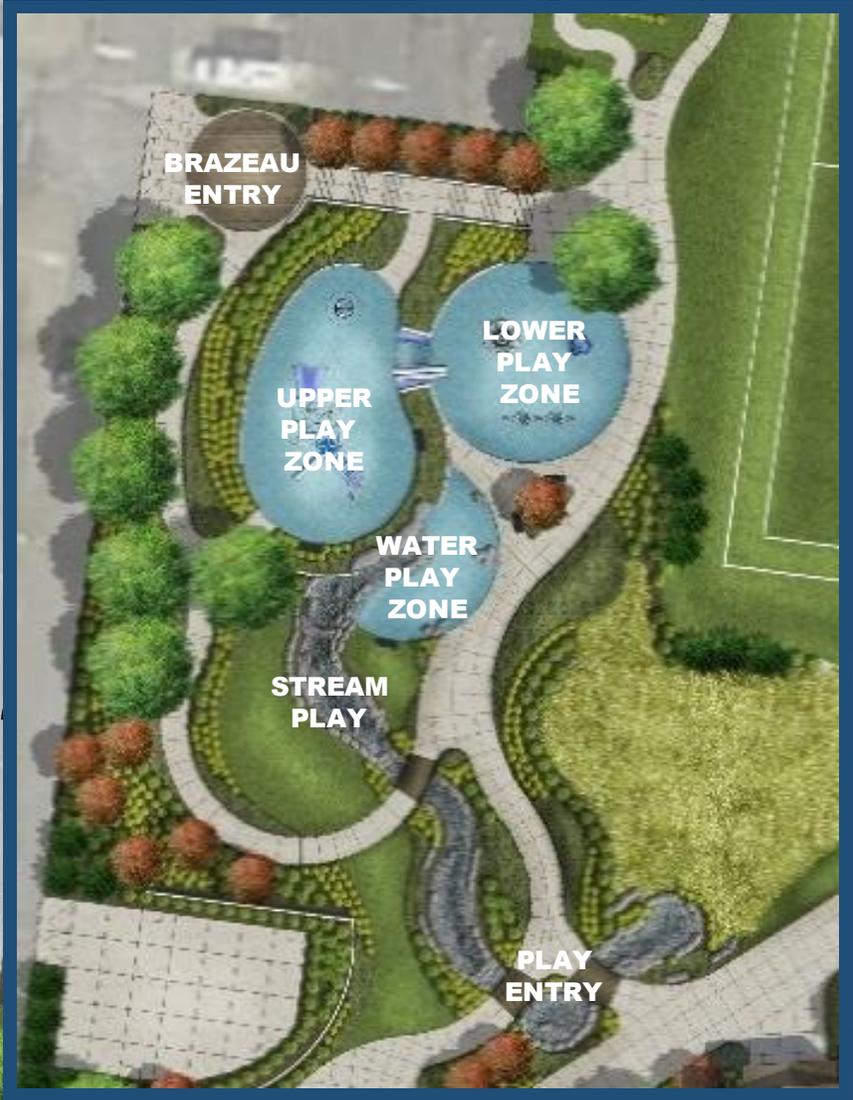
WALK



LAKE, MARY AV. STORAGE

Brentwood Bound

BRENTWOOD BOULEVARD



PLAYGROUND, ACTIVE PLAY
Brentwood Bound



BRENTWOOD BOULEVARD

BRAZEAU AVENUE

**MSD
TUNNEL
ACCESS**

ENTRY WALK (MSD ACCESS)

**COMFORT
STATION**

**DOG PARK
(1.3 acres)**

**78 CAR
PARKING LOT**

**EVENT
LAWN**

ROGERS' GREENWAY

**BIO-RETENTION
CELL**

**BIO-RETENTION
CELL**

BRAZEAU AVENUE

UNION PACIFIC RR



ENTRY, PARKING, EVENT
Brentwood Bound



LEGEND

- 1 UP Railroad Crossing Improvements
- 2 Bi-State Parking Lot Improvements
- 3 Rogers Greenway Trail (GRG Connector)
- 4 Deer Creek Greenway (GRG)
- 5 Deer Creek
- 6 Ameren Sub-station (Proposed)
- 7 Deer Creek Bridge - Widening
- 8 Marshall Avenue Plaza
- 9 Wetland Park (Future)



MASTER PLAN

Brentwood Bound



MARSHALL ROAD PLAZA
Brentwood Bound



 **MARSHALL ROAD PLAZA**
Brentwood Bound



BRENTWOOD BOULEVARD

MANCHESTER ROAD

BRAZEAU AVENUE

AMPHI-THEATER

SOCCER PITCH

LAKE WATERWALL

DESTINATION PLAYGROUND

MSD

DEER CREEK RESTORATION

ENTRY

COMFORT STATION

PARKING LOT

DOG PARK

EVENT LAWN

ROGERS' GREENWAY



AERIAL
Brentwood Bound



EVENT LAWN

Brentwood Bound



COMFORT STATION
 Brentwood Bound



PLAYGROUND
Brentwood Bound



PLAYGROUND

Brentwood Bound



PLAYGROUND

Brentwood Bound



LAKE
Brentwood Bound



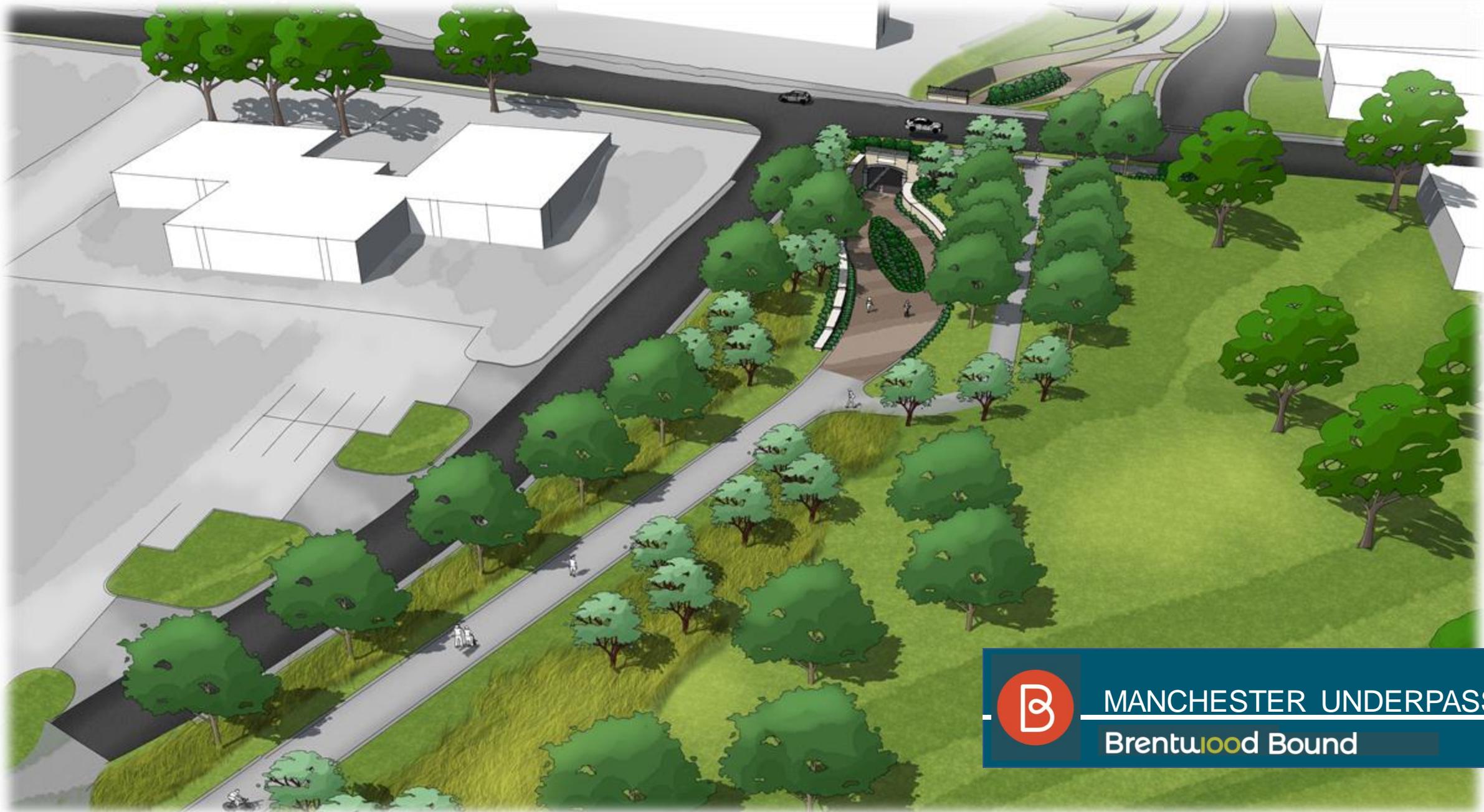
LAKE - AMPHITHEATER
Brentwood Bound



LAKE - AMPHITHEATER
Brentwood Bound



LAKE - AMPHITHEATER
Brentwood Bound



MANCHESTER UNDERPASS
Brentwood Bound



MANCHESTER UNDERPASS
Brentwood Bound



DEER CREEK AERIAL
Brentwood Bound



DEER CREEK - EAST
Brentwood Bound



DEER CREEK - EAST
Brentwood Bound



DEER CREEK - EAST
Brentwood Bound



NORM WEST
Brentwood Bound



LEGEND

- 1 Manchester Road Underpass - South
- 2 8702 Manchester Road Improvements
- 3 Rogers Greenway greenway (GRG Connector)
- 4 Mary Avenue Flood Storage
- 5 Active Play Area
- 6 Destination Playground with Water Play
- 7 MSD Facilities
- 8 Event Lawn and Building
- 9 Dog Park
- 10 Brazeau Avenue Extension and Parking
- 11 Deer Creek greenway
- 12 8736 Brentshire Walk Improvements



MASTER PLAN

Brentwood Bound



IF PROPERTIES REMAIN:

- **Brentwood Plastics Impacts**
 - Reduced Truck Maneuvering Area
 - Access Limited to 1 Driveway to Limit greenway Conflicts .
- **Neighborhood Impacts**
 - Truck Traffic Through Local Neighborhood
 - Restrictions On On-Street Parking
 - Industrial Uses Remain Adjacent to Neighborhood.
- **Adjacent Property Impacts**
 - Additional Property Acquisition
 - Removal of Brent. Mat. Entrance on UPRR
 - Perm. Easement req. along Brent. Blvd. Frontage for greenway.
- **Park/Greenway Impacts**
 - Loss of Event Lawn or Dog Park to Accommodate Parking Lot.
 - Greenway Crossing Road at 2 Locations
 - Increased Potential for Vehicular/Pedestrian Conflicts.



MASTER PLAN

Brentwood Bound



ALTERNATIVE PARK ACCESS – PART 1:

- Brentwood Materials, Brentwood Plastics to remain.
- Will require total take of:
 - 2932 S. Brentwood – \$326,875
 - 2944 S. Brentwood - \$188,625
 - 2925 Brazeau Av. - \$250,375
 - Roadway Improvements and Greenway
- Would require partial take of Brentwood Materials street frontage.
 - Property Acquisition/Improvements - \$65,000
- Cost of Project

• Cost of Property Acquisition =	\$ 765,875
• Cost of Brentwood Mat. =	\$ 65,000
• Cost of Parking & Road =	\$1,228,726
• Additional Roadway Cost =	<u>\$ 80,000</u>
• TOTAL COST =	\$2,139,601
- Will result in loss of Dog Park and Event Lawn
- Industrial uses will remain adjacent to residential neighborhood
 - Noise, Odor, Dust



MASTER PLAN

Brentwood Bound



ALTERNATIVE PARK ACCESS – PART 2:

- **Truss Brothers**
 - Property Cost = \$149,040
- **Scenario #1 – Truss Brothers Remains:**
 - Cost of Property Acquisition = \$ 765,875
 - Cost of Brentwood Mat. = \$ 65,000
 - Cost of Parking & Road = \$1,228,726
 - Partial Truss Br. Acq. Cost = \$ 35,000
 - Additional Roadway Cost = \$ 160,000
 - **TOTAL COST = \$2,254,601**
 - Will result in loss/reduction in Soccer pitch.
- **Scenario #2 – Truss Brothers Full Take:**
 - Cost of Property Acquisition = \$ 765,875
 - Cost of Brentwood Mat. = \$ 65,000
 - Cost of Parking & Road = \$1,228,726
 - Truss Br. Acq. Cost = \$ 149,040
 - Additional Roadway Cost = \$ 80,000
 - **TOTAL COST = \$2,288,641**
- **Cost of Current Plan**
 - Cost of Property Acquisition = \$3,275,400
 - Cost of Parking & Road = \$1,228,726
 - **TOTAL COST = \$4,504,126**



MASTER PLAN

Brentwood Bound



Why We Choose the Current Plan:

- Acquiring properties that are being directly impacted by the flood mitigation project versus acquiring properties for the benefit of another property.
- Elimination of Industrial uses next to residential properties and within Flood Plain.
- Fully ADA compliant Greenway.
- Elimination of pedestrian/vehicular conflicts within the expanded Norm West Park.
- Increased opportunities for Park Amenities and Programming.
 - Event Lawn and Community Building
 - Dog Park
- Improvements to Vehicular Circulation
 - No offset intersection at Brentwood Blvd.
 - Potential Brentwood Blvd. pedestrian crossing and greenway connection to Brentwood Park.
- Increased Economic Development potential along Brentwood Boulevard.



MASTER PLAN

Brentwood Bound



WHAT ABOUT THE greenway OVERPASS:

- Assuming Brentwood Materials and Brentwood Plastics Remain:
- Acquisition of Truss Bros required for parking.
- Will require total take of:
 - 2944 S. Brentwood - \$188,625
 - 2925 Brazeau Av. - \$250,375
- Will result in loss of Dog Park and Event Lawn
- **Cost of Bridge Project:**
 - Cost of Property Acquisition = \$ 439,000
 - Cost of Overpass. = \$3,774,095
 - Cost of Parking & Road = \$1,228,726
 - Truss Br. Acq. Cost = \$ 129,000
 - Additional Roadway Cost = \$ 80,000
 - **TOTAL COST = \$5,650,821**
- **Cost of Current Plan**
 - Cost of Property Acquisition = \$3,275,400
 - Cost of Parking & Road = \$1,228,726
 - **TOTAL COST = \$4,504,126**



MASTER PLAN

Brentwood Bound



Cost Comparison:

- Deer Creek Greenway Connector Study:
 - Bridge Cost = \$3,774,095
- Property Acquisition Cost.
 - (3) Properties = \$3,275,000
- Estimated Trail Construction = \$250,000
 - Construct trail to Brentwood Blvd
- Cost Savings: \$249,095
- Benefits:
 - Reduced long term maintenance cost vs pedestrian bridge structure
 - Elimination of Industrial uses next to residential properties and within Flood Plain.
 - Fully ADA compliant Greenway.
 - Elimination of pedestrian/vehicular conflicts within the expanded Norm West Park.
 - Increased space for park amenities and programming.



MASTER PLAN

Brentwood Bound



NORM WEST **PARK**
Brentwood Bound