



# Brentwood Bound

*Building a Bright Future*

Brentwood Open House Webinar  
6-3-20

# Brentwood Bound Agenda

- Introductions
- COVID-19 Impact on Brentwood Bound
- How to Ask Questions
- Project Overview
  - Manchester Road Improvements
  - Deer Creek Flood Mitigation
  - Deer Creek Greenway Connector
- Norm West Park Upcoming Impacts
- Funding
- Unfunded Projects Next Steps
- Questions & Answers

# Brentwood Bound Manchester Road Improvements

## Enhance Manchester Road 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
  - Pedestrian lighting
  - Business access management
  - Manchester Rd. bridge enhancements near Hanley Rd.
  - Landscaping and green space
  - Accessible 6" curbs & 5' sidewalks on north side
  - Accessible 6" curbs & 10' shared use path on south side

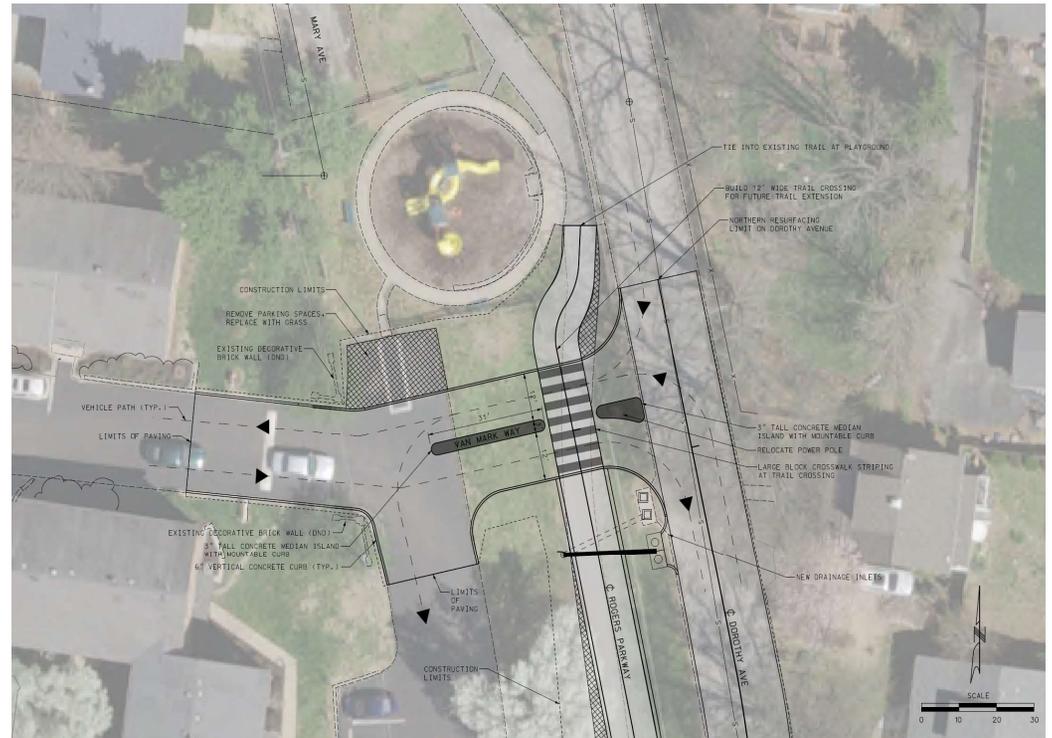


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## Manchester Road Improvements

### Van Mark Way

- Existing playground remains
- Construction limits
- Paving limits
- Concrete islands
- Trail crossing striping
- All required vehicles can access
- Minimizing grades
- 100% design in MoDOT's hands

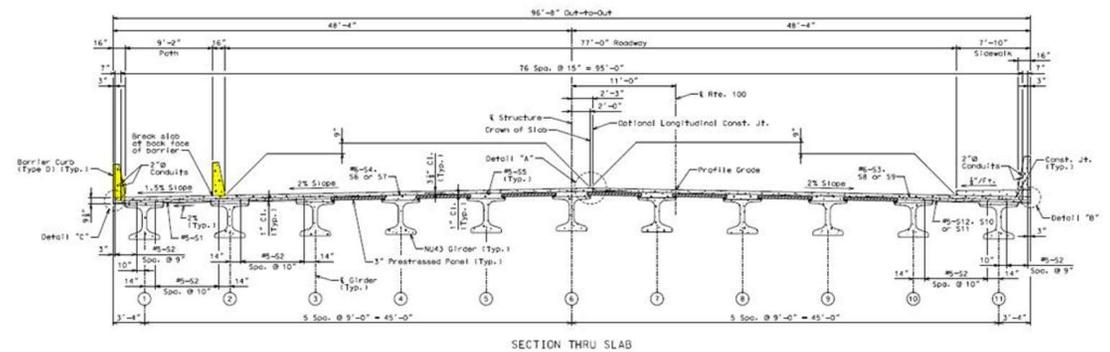


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## Manchester Road Improvements

### Schedule

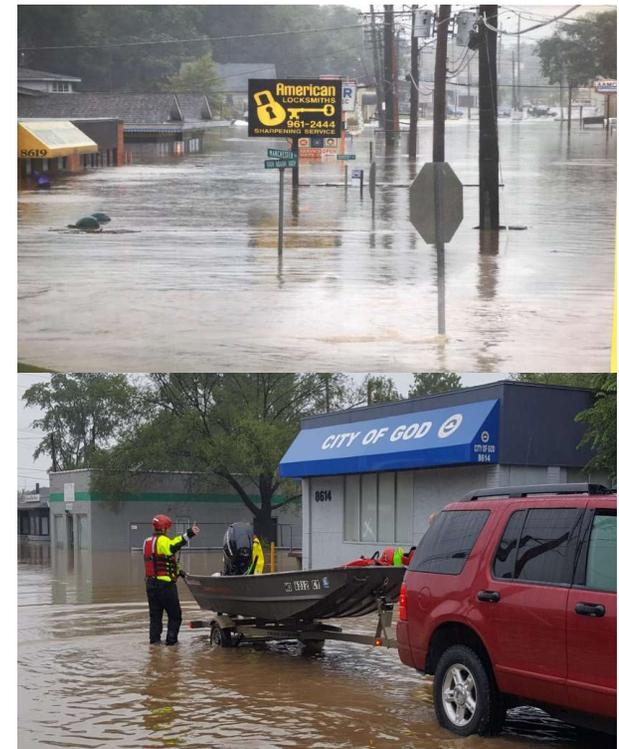
- 100% Final Draft Plans are completed
- Project to bid in late summer
- Construction to start Fall/Winter 2020
- Estimated completion is Winter 2022
- Manchester Road Bridge at Hanley
  - Demolish & reconstruct in 120 days max
  - Additional traffic side barrier on Shared Use Path side
  - Construction planned in Summer of 2021 or 2022
- Pedestrian Underpass
  - Phased construction to keep 2 lanes open on Manchester Road

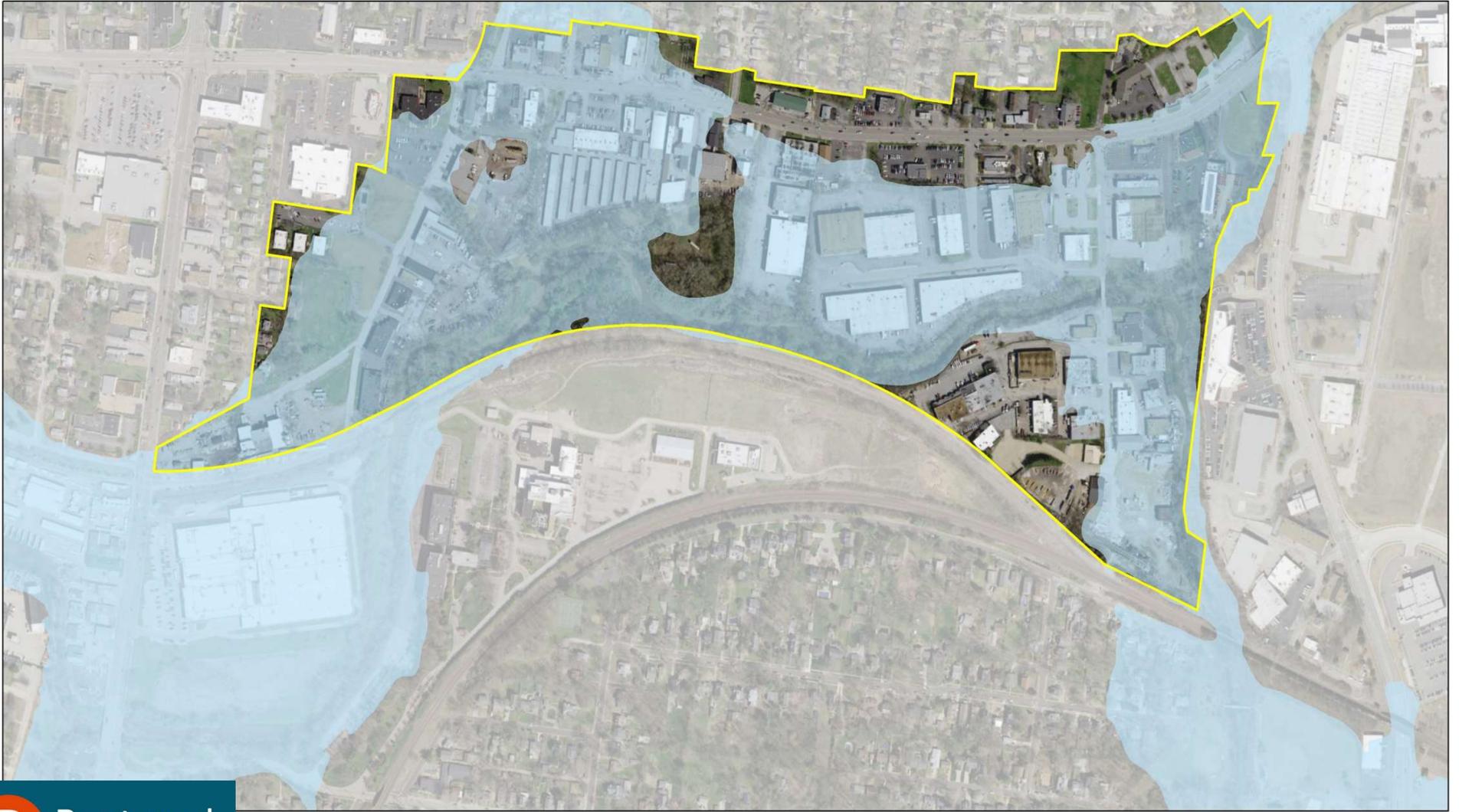


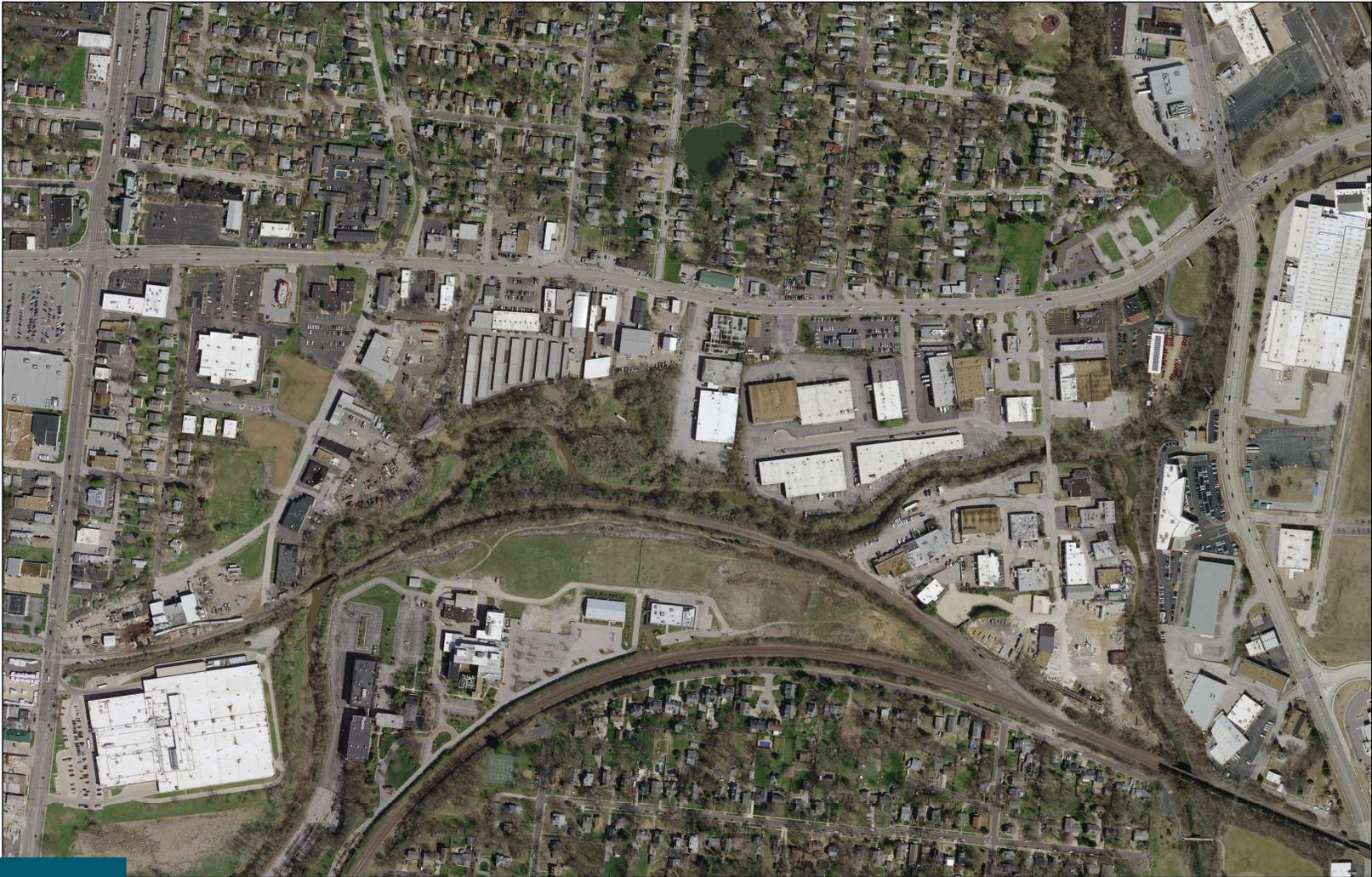
# Brentwood Bound Flood Mitigation

## 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











# Brentwood Bound Deer Creek Flood Mitigation

## Schedule

- CLOMR was approved in August 2019
- Flood Mitigation Phase 1 – Bidding on 7/15
- Flood Mitigation Phase 2 – Bidding January 2021.
- Flood Mitigation Demo 1A – Completed March 2020
- Flood Mitigation Demo 1B – June 2020 – November 2020
- Flood Mitigation Construction – August 2020 – Summer 2022.
- Letter of Map Revision (LOMR) – 2023



# Brentwood Bound

## Deer Creek Greenway Connector

### Great Rivers Greenway

- Public Regional Parks and Trails District
  - City of St. Louis
  - St. Louis County
  - St. Charles County
- Revenue Generated via Two Sales Taxes
- Mission:
  - To make the St. Louis region a more vibrant place to live, work and play by developing a regional network of greenways



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## Deer Creek Greenway Connector

### What is a Greenway?

- Greenways are outdoor spaces connecting people and places
- Each greenway is unique, reflecting the character of the communities it connects
  - Trails
  - Conservation Projects
  - Amenities
  - Connections





# Great Rivers Greenway

## Vision

- A dynamic network of greenways connecting our communities, strengthening the social, economic and environmental well-being of our region
  - Covering 1,200 square miles
  - Serving >2 million residents
  - Featuring 125 existing and over 600 planned greenway miles

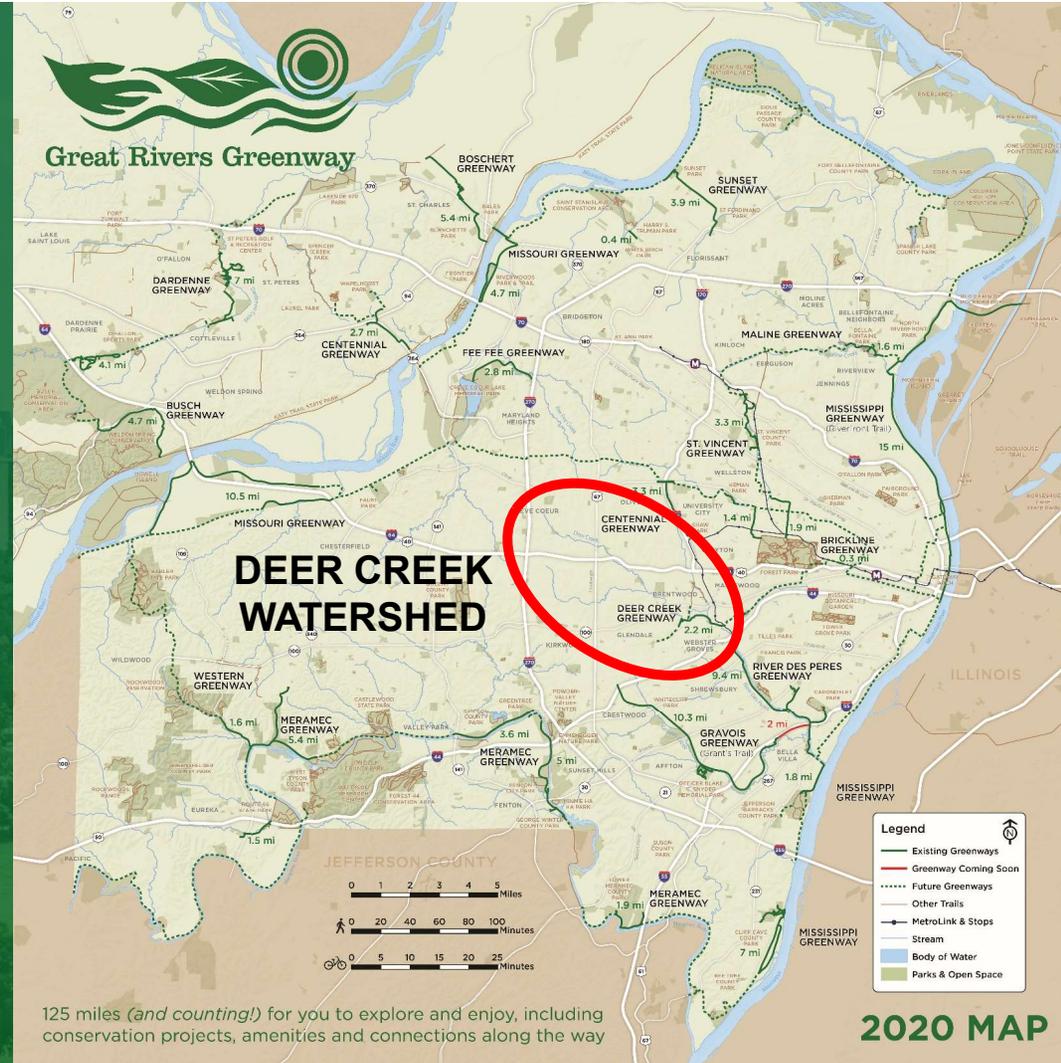


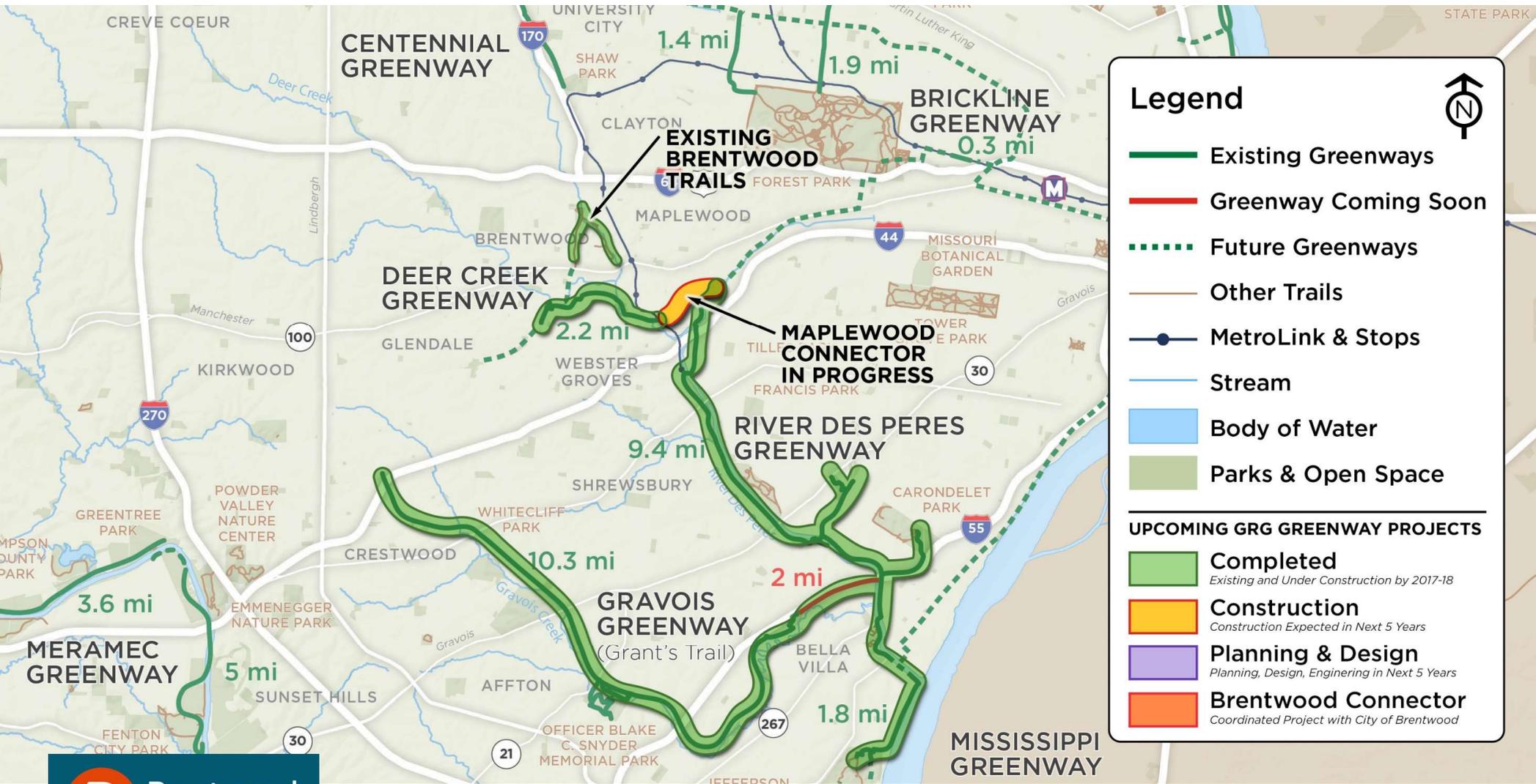


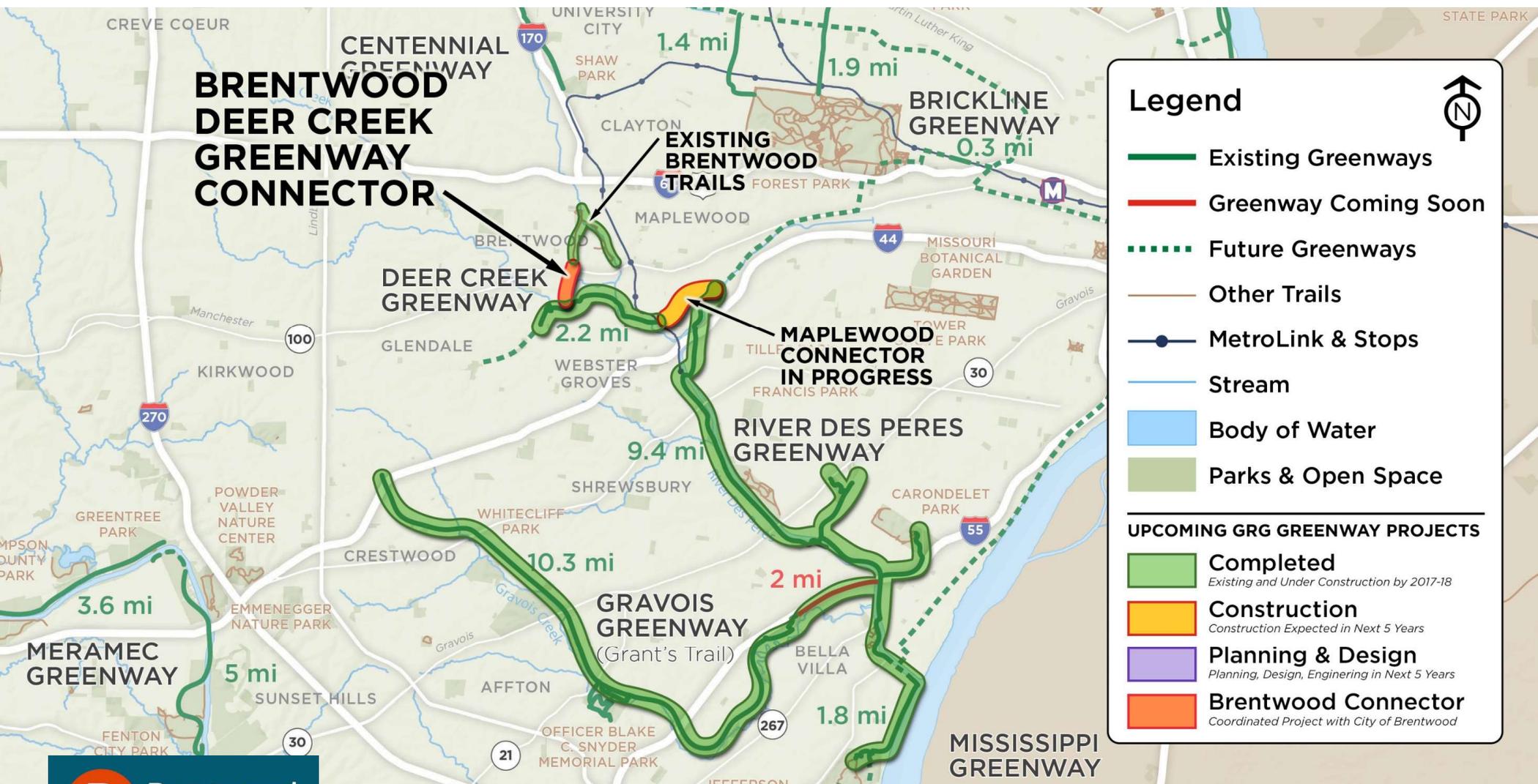
# Great Rivers Greenway

## Deer Creek Greenway

- Future network of greenways, parks and trails in central St. Louis County
- Includes the Deer Creek watershed and its numerous tributaries
- Possible future connections to Gravois, Meramec, Centennial and River des Peres Greenway







### Legend

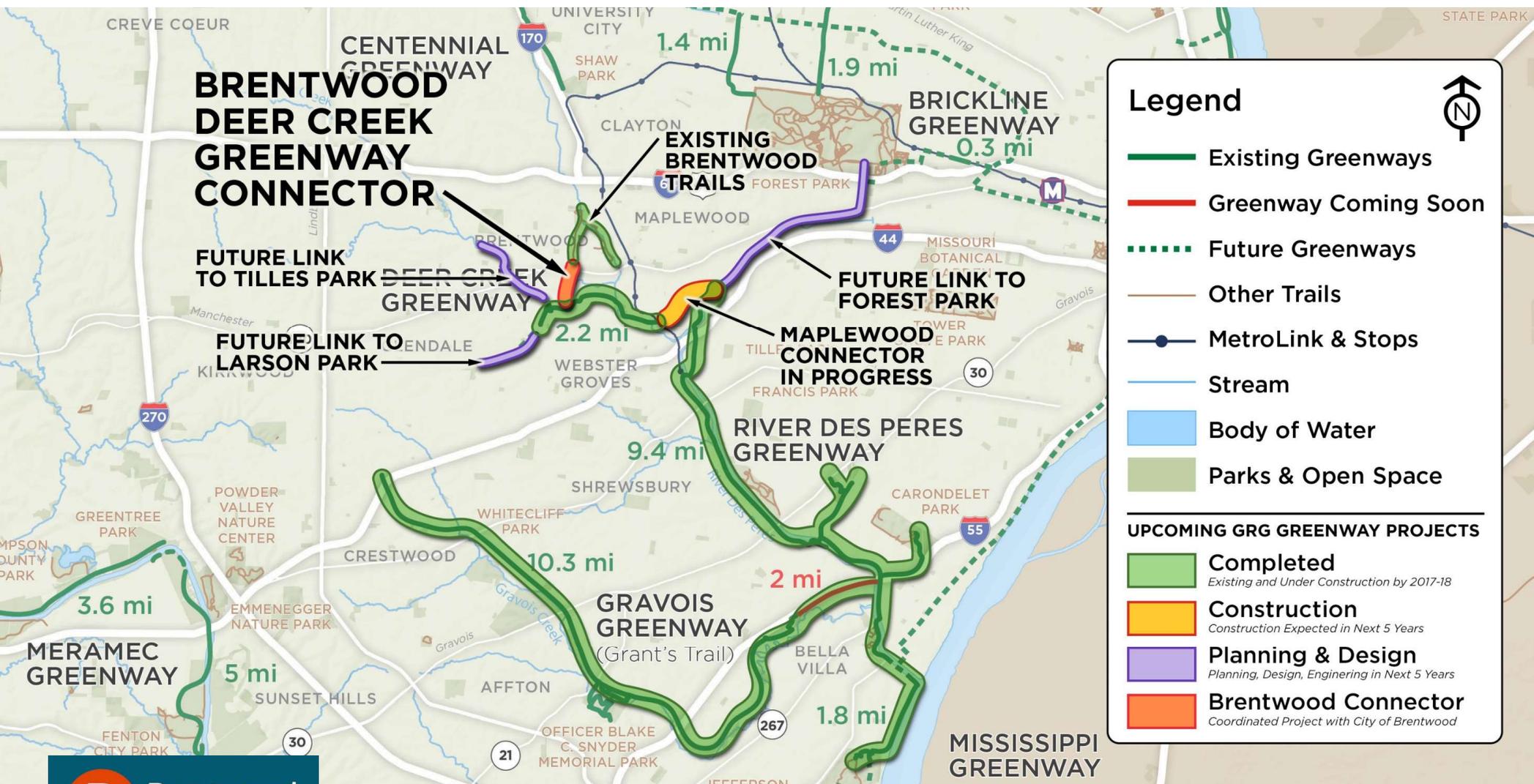
- Existing Greenways
- Greenway Coming Soon
- Future Greenways
- Other Trails
- MetroLink & Stops
- Stream
- Body of Water
- Parks & Open Space

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#### UPCOMING GRG GREENWAY PROJECTS

- Completed**  
*Existing and Under Construction by 2017-18*
- Construction**  
*Construction Expected in Next 5 Years*
- Planning & Design**  
*Planning, Design, Engineering in Next 5 Years*
- Brentwood Connector**  
*Coordinated Project with City of Brentwood*





### Legend

- Existing Greenways
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#### UPCOMING GRG GREENWAY PROJECTS

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*Planning, Design, Engineering in Next 5 Years*
- **Brentwood Connector**  
*Coordinated Project with City of Brentwood*

# Brentwood Bound

## Deer Creek Greenway Connector

- Revitalizing Norm West Park
- Adding approximately 31 acres of additional park land
- New lake, amphitheater, soccer field, and trails/shared-use paths















REDEVELOPMENT AREA









RESTORED WETLAND  
(POTENTIAL FUTURE PROJECT)

# Proposed Conditions: Norm West Park & Brazeau Ave



## LEGEND

- ① Manchester Road Underpass (by MoDOT)
- ② Deer Creek Connector Trail
- ③ Phase I Trail
- ④ Executive Walk Apartments
- ⑤ New Access to Executive Walk Apartments
- ⑥ Mary Avenue Storage Basin
- ⑦ Deer Creek Flood Mitigation Improvements
- ⑧ MSD Mary Ave Diversion Structure
- ⑨ Proposed Soccer Field
- ⑩ Future Playground/Water Play Area\*
- ⑪ Future Event Lawn\*
- ⑫ Future Dog Park\*
- ⑬ Proposed Traffic Signal (pending STL County approval)

\*Future park projects contingent on availability of funding

# Brentwood Bound Deer Creek Greenway Connector

## Schedule

- Design 12/2019 through Spring 2021
- Bidding Spring 2021
- Construction Summer 2021 to Fall 2022





## LEGEND

- 1 Spoil Area
- 2 Phase 1 Trail
- 3 Executive Walk Apartments
- 4 Mary Avenue Storage Basin
- 5 Deer Creek Flood Mitigation Improvements

IMPROVEMENTS TO BE  
CONSTRUCTED OR  
RETAINED AS PART OF  
PHASE 1



Brentwood Bound



## LEGEND

- 1 8702 Manchester Rd. Access Drive Construction (By MoDOT)
- 2 Mary Avenue Removal
- 3 Executive Walk Apartments Brazeau Access
- 4 Executive Walk Apartments Mary Removal
- 5 Parking Lot Removal
- 6 Dog Park Removal
- 7 Comfort Station Closure (During Const. Only)
- 8 Soccer Field Closure (During Construction Only)
- 9 Brazeau Ave.-Suburban Tracks Access

PLANNED CHANGES TO  
ACCESS AND CLOSURES  
DURING THE  
CONSTRUCTION PROCESS



Brentwood Bound

# Brentwood Bound

## Upcoming Norm West Park Impacts

**Flood Mitigation Phase 1 Construction Starts September 2020,  
Which Causes Impacts To The Following Items:**

- **Norm West Comfort Station: Remains Open Until October 1, 2020**
- **Dog Park/Soccer Field: Remains Open until December 31, 2020**
- **Executive Walk Apartments New Entrance Construction Begins Early 2021**
- **Executive Walk Apartments New Entrance To Brazeau Avenue Opens Spring 2021**
- **Existing Property Owners' Access Via Mary Avenue To Remain Until They Are Relocated – Tentatively Spring 2021**

# Brentwood Bound Budget

Categories		Totals
2018 and 2019 COPs Net Amount		\$79,625,000
Deer Creek Trail (Phase 1 Trail) - Design	\$125,716	
Deer Creek Trail (Phase 1 Trail) - Construction	\$1,100,000	
Deer Creek Trail (Phase 1 Trail) - Contingency	\$274,284	
Budget		\$81,125,000

\* Does not include MSD agreement budget revisions. Those budget revisions will be presented at the 6-15-20 Board of Aldermen meeting.

# Brentwood Bound Funding

Categories		Totals
Budget		\$81,125,000
EWG and MoDOT Grants	\$5,000,000	
MSD Partnership	\$1,600,000	
2018 COP Investment Income To Date	\$628,623	
2019 COP Projected Investment Income	?	
<b>Total Funds</b>		<b>\$86,853,623</b>
Current Budget		\$81,125,000
Excess Funds		\$5,728,623

# Brentwood Bound Grants/ Partnerships In Progress

Categories	Odds of Award			Approximate Award Date	Additional Unfunded Project Need
	Unknown	50/50	Strong		
GRG Partnership			\$3,000,000	End of 2020	No
NSF Grant		\$750,000		Summer 2020	No
319 Grant			\$300,000	Summer 2020	Add planting scope in FM-2
Great Rivers Habitat Alliance			\$20,000	Summer 2020	Maybe

# Brentwood Bound

## Grants/Partnerships Planned

Categories	Odds of Award			Approximate Award Date	Additional Unfunded Project Need
	Unknown	50/50	Strong		
Recreation Trails Program		\$250,000		End of 2021	No
Land Water Conservation Fund			\$250,000	End of 2021	Playground
American Water Charitable Foundations		\$250,000		End of 2021	Water Play Area
Bark For Your Park Grant	\$5k-25k			End of 2021	Dog Park
Muni Grant – Year 1			\$370,000	End of 2020	Event Lawn Building
Muni Grant – Year 2		\$370,000		End of 2021	Playground

# Brentwood Bound

## Next Steps On Unfunded Projects

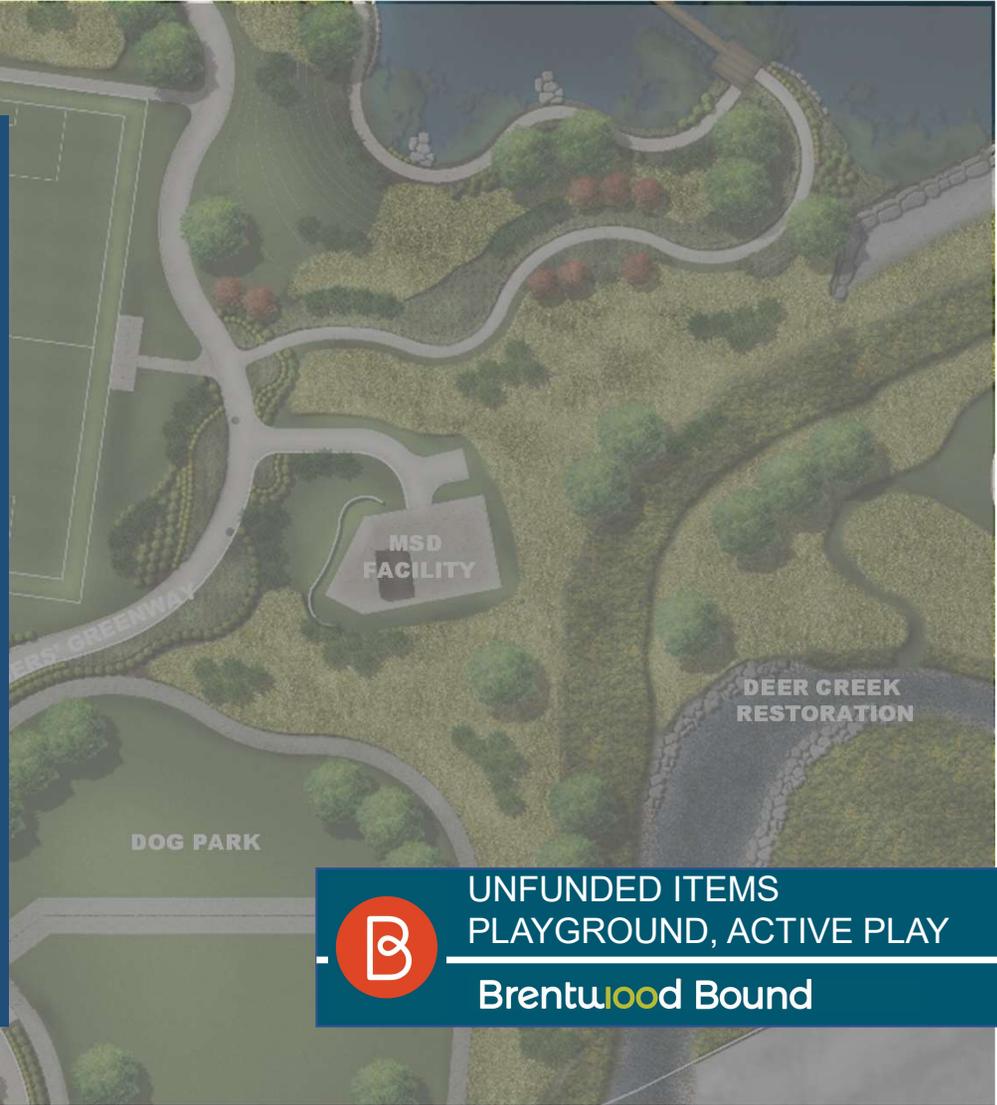
- **2014 Master Plan developed the unfunded project list**
- **The City then conducted a survey to ensure the Master Plan projects were still priorities**
  - **Full presentation on survey can be found at [brentwoodbound.org](http://brentwoodbound.org)**
- **The Board of Aldermen approved the design/construction of the Deer Creek Trail in early 2020; that project is being bid out in June**
- **The remaining unfunded projects will be reviewed with the Board in late 2020 or in 2021**

### GRANT FUNDED



	1	2	3	4	5	6	Weighted Score	Rank
<i>Deer Creek Trail – Mary Ave. to Breckenridge Industrial Court</i>	86	28	28	51	29	11	<b>4.25</b>	<b>1</b>
<i>Norm West Park – Destination Playground</i>	46	53	50	48	28	17	<b>3.96</b>	<b>2</b>
<i>Norm West Park – Water Play Area</i>	51	45	45	39	36	24	<b>3.85</b>	<b>3</b>
<i>Norm West Park – Event Lawn, Comfort Station &amp; Pavilion</i>	23	33	62	44	58	13	<b>3.48</b>	<b>4</b>
<i>Deer Creek Trail – Breckenridge Indust. Ct. to Manchester/Hanley</i>	23	66	27	30	55	32	<b>3.47</b>	<b>5</b>
<i>Norm West Park – New Dog Park</i>	23	11	21	18	27	134	<b>2.22</b>	<b>6</b>

BRENTWOOD BOULEVARD



 UNFUNDED ITEMS  
PLAYGROUND, ACTIVE PLAY  
Brentwood Bound



**UNFUNDED ITEMS**  
EVENT LAWN, COMFORT STATION

 **Brentwood Bound**



UNFUNDED ITEMS  
DOG PARK

Brentwood Bound



UNFUNDED ITEMS  
PHASE 2 MASTER PLAN

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## Questions and Answers

Please use the Q&A feature in Zoom  
to ask any questions.

Don't worry. If you think of a question later,  
you can email it to:

[brentwoodbound@brentwoodmo.org](mailto:brentwoodbound@brentwoodmo.org)



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