Brentwood Bound
Building a Bright Future
Brentwood Bound

Key Activities

In May 2017, the Board of Aldermen approved
the Brentwood Bound Plan
  • Flood Mitigation
  • Manchester Road Improvements
  • Deer Creek Greenway Connector

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 and the Conceptual Development Plan

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

Flood Mitigation

Design Update

- Phase 1
  - 60% drawings were completed in May 2019 to apply for CLOMR, 80% currently
  - 95% drawings are in progress. Completion Date: October 2019
- Phase 2
  - 30% drawings have been completed
  - Design recently commenced after EDST BOA passage and authorize Phase 2 Consultant Contracts
  - 12-month design and permitting process

Permitting Update

- CLOMR
  - CLOMR approval received 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
  - Manchester Rd. bridge replacement near Hanley Rd.
  - Sidewalk and ADA improvements
  - Traffic signal upgrades

- Brentwood-funded enhancements
  - Pedestrian tunnel
  - Decorative street signage
  - Decorative lighting
  - Improve 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

Design Update
- Draft 100% drawings are in progress. Completion: Summer 2020

Property Acquisition Update
- MoDOT released the “A” date as of June 17, 2019
- 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 for tunnel project/greenway connector
Brentwood Bound
Deer Creek Greenway Connector

Design Update
- Parks Master Plan completed for City in 2015
- Design will commence following EDST BOA passage and authorization of Phase 2 Consultant Contracts
- 16-month community engagement, design, and permitting process

Great Rivers Greenway Update
- Presented to GRG Board on August 13, funding commitment
- If approved, Staff and Board will then review budgets and work on a partnership agreement between GRG and City of Brentwood
## Brentwood Bound Schedule

<table>
<thead>
<tr>
<th>Project</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
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<tbody>
<tr>
<td></td>
<td>Spring</td>
<td>Summer</td>
<td>Fall</td>
<td>Winter</td>
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<tr>
<td>Flooding Mitigation</td>
<td>Design</td>
<td>Property Acquisition</td>
<td>Permitting</td>
<td>Demolition</td>
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<tr>
<td>Phase 1</td>
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<tr>
<td>Manchester Road</td>
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<tr>
<td>Improvements</td>
<td>Design</td>
<td>Property Acquisition</td>
<td>Permitting</td>
<td>Construction</td>
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<td>Phase 2</td>
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<tr>
<td>Deer Creek Greenway</td>
<td>EdST - BOA Approval</td>
<td>Design</td>
<td>Property Acquisition</td>
<td>Permitting</td>
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<tr>
<td>Connector</td>
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ON SCHEDULE!
# Brentwood Bound Project Budget

<table>
<thead>
<tr>
<th>Estimated Program Budget</th>
<th>Flood Mitigation</th>
<th>Manchester Road Improvements</th>
<th>Deer Creek Greenway Connector</th>
<th>Totals</th>
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<tbody>
<tr>
<td>Construction Costs</td>
<td>$21,471,274</td>
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<td>Soft Costs</td>
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<td>Property Acquisitions</td>
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<td>Contingency</td>
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<td>$581,478</td>
<td>$2,791,198</td>
<td>$10,322,216</td>
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<td><strong>Total</strong></td>
<td><strong>$54,131,229</strong></td>
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<td><strong>$15,324,668</strong></td>
<td><strong>$79,566,933</strong></td>
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</tbody>
</table>

- January 2019 Budget
  - $54,323,557
  - $10,158,667
  - $15,153,584
  - $79,635,809

- **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
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

Total $11,522,475
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 – 10/2019
- Meet with Staff to formulate recommendation for BOA
- Present recommendation to BOA in 12/2019
Questions and Answers