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

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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

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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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Brentwood Bound Project Area Current Floodplain
Brentwood
Bound

Proposed Flood Storage Area
Proposed Trail
Proposed Flood Storage Areas (Dry)
Proposed Channel Improvements
Proposed Bridge Replacement
Proposed Floodplain Restoration/Bench
Wetland Restoration
Brentwood Bound Project Area Future Floodplain
Brentwood Bound

Brentwood Bound
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

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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

Cross Section Streetscape

ARCTURIS

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Deer Creek Greenway Connector

Norm West Master Plan

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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

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Schedule

ON SCHEDULE!

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Brentwood Bound – Property Acquisitions

Legend

- Project Area Boundary
- 00 Parcel Locator

Aquisition

- City Owned
- Easement Acquired
- Greenway Recommendations
- MSD Owned
- Necessary for Construction
- Temporary & Permanent Easements
- Streams

0 500 1,000 Feet

N

Parcel Acquisition
City of Brentwood, MO
Deer Creek Flood Mitigation

December 20, 2019

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Brentwood Bound JACOBS

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

UNDER BUDGET!

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

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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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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

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Brentwood Bound Conceptual Redevelopment Plan

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Questions and Answers

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