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# REVIEW

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**Brentwood, Missouri  
City Of Warmth**

# Brentwood, Missouri City Of Warmth



**Brentwood City Hall**

*The city of Brentwood is a small but growing progressive community boasting a unique blend of quality residential neighborhoods and one of the most thriving business districts in the St. Louis metropolitan area. Located within minutes of downtown St. Louis, Brentwood is known as the “City of Warmth” because of its small-town charm and friendly atmosphere. The proud hometown spirit is felt around every corner.*

This City of only two-square miles has much to offer: high-quality housing, beautiful neighborhoods, ample parks and walking trails, top-notch city services, a vibrant business community, premium lodging, a multitude of dining opportunities, an exceptional school district, and a recently renovated state-of-the-art recreation complex with meeting rooms, an indoor ice rink, sports leagues, and activities for all ages.

Nestled in the heart of St. Louis County, Brentwood offers a variety of living options, including single-family homes, condominium developments and apartments. Most of the residential areas are within walking distance to Brentwood’s restaurants, shops and businesses. The City is home to a wide array of businesses, from one-person shops to large retailers.

With more than 8,000 residents and 1,350 businesses,

the City’s population nearly triples during the day. In 2015, NerdWallet ranked Brentwood as the third-best city location in Missouri to start a business. City and business leaders are committed to keeping Brentwood a progressive community that moves forward while maintaining a small-town feel.

The city of Brentwood is a fourth-class city with a city administrator form of government. A mayor and an eight-member board of alderman serve as the City’s legislative body. The City is comprised of four wards, each of which elects two aldermen to serve two-year staggered terms. The mayor appoints alderpersons and/or citizens to serve on various boards and commissions. A number of city departments oversee various facets of community life, including economic development, planning and development, parks and recreation, streets and the library.

While current-day Brentwood is a dynamic city with its eye on the future, it places a high value in the preservation of its historical roots.

## Proud Past

Brentwood's rich history stretches back more than 200 years. In 1804, Louis J. Bompert arrived in the area and purchased 1,600 acres of land. Later, the Marshall family acquired property just west of that, and the Gay family bought land to the north – together completing the boundaries of what is now the city of Brentwood.

Prominent businessman, Thomas Madden, arrived in the early 1870s and purchased 100 acres within the existing boundaries to establish his farm. The area continued to gradually grow, attracting new families to the settlement. Madden was recognized as the entrepreneur of the community, as he operated a rock quarry, tavern, barbershop, grocery store and blacksmith shop. His well-known presence in the town led to its original name, Maddenville.

Maddenville served as one of the original stops along the Manchester Trail; a westward route regularly traveled by prairie schooners and mail coaches in the late 1800s. While some of these travelers stayed in town only for a short rest between stops, others chose to remain. The community

continued to prosper, especially with the advent of rail service via the Missouri Pacific and the invention of the automobile.

In 1919, Maddenville residents discovered that neighboring Maplewood was preparing to annex their town. In order to avoid annexation and maintain autonomy, residents officially incorporated as a village. The renamed community of Brentwood was established Dec. 15, 1919.

## Parks And Recreation

The City's parks and recreation department manages various facilities and recreational areas in Brentwood and organizes a number of community events throughout the year. The department also partners with the neighboring cities of Maplewood and Richmond Heights in what is known as the Parks and Recreation Cooperative (PARC). The program invites residents to take advantage of the recreational facilities and programming in any of the three cities.

The Brentwood Recreation Complex reopened in September 2015 after an extensive renovation. The community center renovations included upgrading the ice rink; making the building handicap accessible; replacing the roof and sprinklers; and bringing it up to current codes. Ice rink improvements included new locker rooms, offices,

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bleachers and skate rental areas, plus the replacement of refrigeration systems and installation of a new ice plant/ice rink floor assembly.

Brentwood Ice Arena was the practice facility for the St. Louis Blues during the era of Hall of Famers Al McInnis, Brett Hull and Adam Oates. The ice arena is also home to the St. Louis Skating Club. Founded in 1894, it is the oldest ice skating club west of the Mississippi. Club skaters have competed or entertained locally, nationally and internationally.

The city of Brentwood oversees seven well-maintained parks, all of which are connected by paved biking and walking trails or sidewalks.

### Schools And Library

Brentwood School District is a highly rated progressive public education resource offering a host of quality programs and resources not normally found in a district of its size. The district includes an early childhood center, two elementary schools, a middle school and Brentwood High School that collectively enroll more than 900 students. In 2016, *U.S. News & World Report* selected Brentwood High School as one of the Best High Schools in the country. The Missouri Department of Elementary and Secondary Education named Mark Twain

Elementary as a 2017 Gold Star School. The Brentwood Public Library celebrated its 75th anniversary in 2013.

### Services And Public Safety

Brentwood provides city-owned and operated residential trash service, plus curbside recycling free for all residents.

Brentwood's fully staffed police and fire departments boost the community's safety. The Brentwood Police Department's success is evident through the area's noticeably low crime rate. In addition to emergency response, patrol and criminal investigations, the Brentwood Police Department provides additional services including car seat installation, vacation checks and reduced-cost bike helmets.

The Brentwood Fire Department has served the City and surrounding communities since 1935. The department conducts in-service fire inspections for all commercial businesses within Brentwood, as well as large condominium and apartment properties.

### Future Focus

In 2019, Brentwood will turn 100! The Brentwood Century Foundation is spearheading the effort to turn 2019 into one big celebration. As Brentwood looks forward to its

*(continued on page 8)*

## Brentwood's Innovative Approach To Sidewalk Slab Repairs

The city of Brentwood, a recognized Tree City USA municipality, is home to hundreds of trees living in the City's rights-of-way. Over the years, some of the growing tree roots have shifted, but not broken, the adjacent sidewalk slabs. Although they remain structurally sufficient, some of the angled and tilted slabs could be hazardous to pedestrians.

Brentwood's traditional solution is to remove the uneven slabs, install new materials and restore the site. A typical sidewalk-replacement process could span two or more days.

In late 2016, the Brentwood Public Works Department discussed an alternative process: using a polymer, known as PolyLevel, to lift and realign sunken concrete slabs in lieu of demolishing and replacing the slabs. In January 2017, Brentwood's Director of Public Works, Dan Gammersheimer, reviewed a potential project for this new process: a portion of sidewalk along St. Clair Avenue that was uneven due to Sweetgum tree roots.



In late February 2017, the city of Brentwood contracted with Woods Basement to raise approximately 195 feet of sidewalk using PolyLevel. After placement of a few strategically machined holes, the high-density polymer was injected below the sidewalk slabs until the slabs were level. The holes were grouted, and any defects and restoration work were completed prior to the contractor's departure. The results were immediate, and the sidewalk was available for pedestrian traffic within a short period of time following the injection process.

This innovative approach allowed the work to take place in late February, weeks ahead of conventional concrete work and without the need to rely on cold-weather concrete techniques.

The project was completed in just four hours. The contracted cost was \$2,200, compared to \$3,175 for conventional replacement work.

This polymer-process project provides an option that is less disruptive than conventional demolition and replacement of sidewalk slabs, as well as one that is less costly, less messy, and with no detrimental impact to mature city-owned trees. The chemical composition of the polymer is inert and will not harm the mature trees.

The immediacy of the work completion prevents long durations of out-of-service sidewalks while also retaining the original color and characteristics of the existing sidewalk slabs. The work is guaranteed to remain level for two years and could be completed again if roots grow and impact the surrounding sidewalks.

Other municipalities could benefit from implementing this process, since it allows an outside contractor to raise sidewalk slabs that are in good condition but not level, while allowing the public works department to replace sidewalk slabs that are broken or defective. Municipalities can prioritize that sidewalk slabs to be replaced with in-house staff and which slabs would be ideal candidates for leveling with the polymer process.

Brentwood's Public Works Department considers this cost-effective, minimally disruptive method a long-term solution to the City's tree root problem. After experiencing successful results in the first location, Brentwood's Public Works Department has identified nine other sidewalk locations to complete in the near future. 🌿



**Brentwood Fire Station**

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second century, the City is working on ambitious plans.

In January 2017, the city of Brentwood commissioned a team of consultants to evaluate and recommend a comprehensive city-wide development plan to renew the Manchester Road corridor. In May 2017, the board of aldermen approved three projects for implementation.

The Deer Creek Flood Mitigation Project involves the planning, design

and construction of improvements to the Deer Creek Channel. This project aims to alleviate ongoing flooding problems located along Deer Creek and work to protect affected properties from the 100-year flood plain and frequent flooding.

The Manchester Road Overlay is a Missouri Department of Transportation (MoDOT) project focusing on pedestrian and vehicular improvements to Manchester Road within the city limits of Brentwood.

This 1.5-mile project, anticipated to begin in approximately 2020, will consist of a mill and overlay of the existing asphalt pavement; replacement of the existing concrete gutter with curb and gutter; partial access management of existing business entrances; and pedestrian improvements to sidewalks, pedestrian signals and crossings. In conjunction with the MoDOT project, the city of Brentwood is studying ways to improve the overall appearance of Manchester Road, a vital commercial corridor.

The Rogers Parkway Connector Project involves planning, design and construction of a connection between the city of Brentwood's Rogers Parkway and the Great Rivers Greenway's (GRG) Deer Creek Greenway. In partnership with GRG, the city of Brentwood aspires to connect its residents to the surrounding larger community, while at the same time sharing Brentwood's wonderful park and open space amenities with the region.

These projects are designed to ensure and enhance the City's vibrancy for many years to come.

Brentwood approaches its first century mark as an outstanding community in which to live, work, shop and play. The future looks bright for this City of Warmth. 🍃

**Janet Vigen Levy** serves as the communications manager for the city of Brentwood. Learn more about the City at [www.brentwoodmo.org](http://www.brentwoodmo.org). Connect with @BrentwoodMO on Facebook and Twitter.

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