



Brentwood School District:  
Prop-E Projects  
HTK Project Number: 2012.08  
April 8, 2021

April 8, 2021

Lisa Koerkenmeier  
Director of Planning and Zoning  
2348 S. Brentwood Boulevard  
Brentwood, MO 63144

Dear members of the Brentwood Planning and Zoning Commission,

I am writing to you, on behalf of the Brentwood School District, to inform you of the proposed design and site circulation of the new McGrath Elementary School. The new McGrath Elementary School will replace the existing McGrath School building, located at 2350 St Clair Ave. Brentwood, MO 63144.

The existing site circulation begins with entry to the school site from St. Clair Avenue. There is an initial small circulation loop that exits back out onto St. Clair Avenue, approximately 350' in total length. Parking is currently provided along the north side of the building with additional parking along the loop drive. There is also City owned parking along the east side of the site at High School Drive that appears to be currently underutilized during the daytime.

The new proposed design allows for site traffic to continue to enter the site from St. Clair Avenue. Traffic then travels along the north edge of the property, and then exits the site via High School Drive. Slightly to the north of the Harrison Avenue and High School Drive intersection, there is an existing curb cut that is used by utility vehicles. The curb cut would be relocated to align with Harrison Avenue and serve as the aforementioned exit from the one-way access drive on the school property. In total, the one-way access drive allows for approximately 800 linear feet of double stacked car queuing (approximately 80 cars). Parking for the school will also be located along the one way access drive. Currently there are 83 stalls allotted including ADA accessible stalls.

The one-way access drive running along the north end of the site from St. Clair Avenue to High School Drive will also be designed to allow for fire apparatus, trash/delivery trucks and busses to circulate the site. The hard playground area located on the west side of the school will also serve as the fire apparatus access road and could be used as a staging area for field trip busses on field trips or other busing events.

Please accept this letter as a written narrative on how the Brentwood School District intends to use the internal site access road.

Thanks,

A handwritten signature in black ink that reads 'Brent A. Higgins'.

Brent A. Higgins, AIA, NCARB  
HTK Architects