



Brentwood Bound

Building a Bright Future

The Challenge

Stormwater flooding has inundated the area along Deer Creek between Hanley Road and South Brentwood Boulevard 26 times since 1957, causing property damage and creating public safety issues.

The natural floodplain along Deer Creek was filled and developed 100 years ago. Since then, the nearly 37-square-mile watershed area upstream has fully developed, sending more water into our area at a faster rate. In Brentwood, the Deer Creek channel slope flattens out and joins Black Creek, creating a backup of water and severe flooding.

This flooding makes it difficult for businesses to be successful along this area of Manchester Road. As a result, some businesses have closed and others will not locate there, causing the area to look run-down.



Conceptual renderings of projects

Proposition B

On the April 2 ballot

Proposition B is a proposal for a one-half of one percent economic development sales tax in the City of Brentwood that will be on the April 2 ballot. The Board of Aldermen voted to restrict the use of these funds to the implementation of the Brentwood Bound plan and to stop collecting the tax by 2044. The additional sales tax would result in an additional nickel on a \$10 purchase, or 50 cents on a \$100 purchase. It is estimated to generate \$3.2 million per year for the city.

Opportunity

The Missouri Department of Transportation (MoDOT) plans to resurface Manchester Road between Lindbergh and Big Bend in 2020. This project will improve pedestrian access and safety while enhancing the overall appearance of Manchester Road.

Brentwood is one of two cities along this route with the opportunity to partner with MoDOT on additional improvements to the corridor.

The Plan

In Brentwood we have a unique opportunity to overcome these flooding challenges while working together with MoDOT, Great Rivers Greenway and other community organizations to revitalize this part of our city, develop new parks, trails and green spaces, and improve safety with one comprehensive plan: Brentwood Bound.

Brentwood Bound Projects

Reduce flooding

- Stabilize creek banks
- Widen the creek and improve the slope
- Add water storage features

Improve Manchester Road

- Upgrade traffic signals and crosswalks to improve pedestrian and vehicle safety
- Add a 10' shared path along the south side and a 5' path along the north side of the road
- Construct a new bridge over Black Creek at the Hanley Road intersection
- Add a pedestrian tunnel at the intersection of Mary Avenue, where a street-level crossing was not feasible due to the slope of the land.

Learn More

BrentwoodBound.org

Phone: 314.963.8673 Email: brentwoodbound@brentwoodmo.org

As Brentwood enters its second century, we're working on ambitious plans – and an exciting opportunity to transform and renew part of our City. The Brentwood Bound plan includes three components to renew the Manchester Road corridor in Brentwood.

This comprehensive solution will help us overcome flooding and public safety challenges in this area while enhancing our community for decades to come and providing an opportunity for improved pedestrian access along with park and recreational spaces to be enjoyed by all Brentwood residents.



Enhance trails, parks and greenspace

- Improvements to Norm West Park
- Development of a pond near Mary Avenue with a water feature to circulate water
- Trail connection from Rogers Parkway (north of Manchester Road) to the Great Rivers Greenway Deer Creek Greenway
- New trails and green space throughout the redeveloped area
- Potential for 3K and 5K race routes in the area

Future Development

These improvements to the area will make it more viable for new business development. The City is developing a zoning plan for what will be known as the Manchester Corridor Commercial District. This plan is rooted in community feedback for the area that requested green spaces to enhance walkability and pedestrian safety, and that the City focus on securing non-chain restaurants and small local businesses as part of future development plans.

Development in the area will focus on pedestrian-friendly, walkable environments with easy access to trails and parks developed by the City and Great Rivers Greenway. The buildings will be designed to include common architectural features and materials to develop a sense of place and character, while providing greater pedestrian and vehicle safety. The inclusion of patios, plazas and other gathering places throughout the district will also be encouraged.

Investment

The Brentwood Bound plan is being funded through a combination of grant funding, partnerships with MoDOT, Great Rivers Greenway and other organizations, funding from certificates of participation (COPs), and possibly a one-half of one percent economic development sales tax. It is estimated that more than 75% of our local sales tax comes from those who don't live in Brentwood.

Existing Funding	\$39.2 million
Anticipated Additional Funding	\$40.4 million
Anticipated Total Cost	\$79.6 million