



# Brentwood Bound

*Building a Bright Future*

## Community Task Force Final Report and Recommendations

2018

# **Executive Summary**

## **Overview Of Brentwood Bound Task Force Community Outreach Effort**

*September – November 2018*



### **Brentwood Bound Task Force**

As the City of Brentwood continues its vision to transform and renew the city, an important piece of the improvement is the plan to revitalize the Manchester Road corridor. In May 2017, the Board of Aldermen approved the Brentwood Bound plan to address long-term flooding and public safety challenges in this area.

Mayor Chris Thornton appointed the Brentwood Bound Task Force and charged the group with bringing the community together to learn more and provide feedback on the Brentwood Bound plan. The Task Force developed a comprehensive communication program that created awareness of the Brentwood Bound plan and offered multiple opportunities for residents to share ideas about the plan.

The Task Force committee met weekly beginning in September to develop and implement outreach strategies. The committee's work culminated with the presentation of the Brentwood Bound Task Force Executive Summary to the Board of Aldermen in early December 2018.

Information gathered as a result of the Brentwood Bound Task Force outreach efforts served to create the recommendations that reflect resident input and is intended to assist the Board of Aldermen in decisions related to the Brentwood Bound plan.

The completed Brentwood Bound plan will improve the city and provide opportunities to entice innovative enterprises and businesses in the future. As a result of the Brentwood Bound plan, the City of Brentwood will continue to improve living and working environments for residents and commercial entities.

### **Task Force Members**

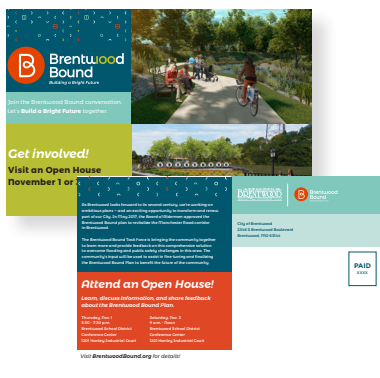
Brentwood residents Stew Clark, Brad Schneider, and Mary White served as co-chairs for the Task Force and led the committee's numerous communication and outreach strategies.

Kay Barnes  
Stew Clark  
Maggie Mackie  
Ginny McDonald

Lynn Morgan  
John Nuernberger  
Greg Reynders

Keith Robertson  
Brad Schneider  
Lois Truman

Paul Turner  
Mary White  
Melanie Wood



## Task Force Role

The role of the Brentwood Bound Community Engagement Task Force is to facilitate two-way communication between the City of Brentwood and residents of the community about the Brentwood Bound plan.

This group will work to provide information about the projects to the community, and gather community input for City officials to utilize as they finalize the Brentwood Bound plan.

The Task Force will provide a report of the information they learned and their recommendations to the Board of Aldermen at the end of the process in December 2018.

## Communication Tools

The Brentwood Bound Task Force developed and implemented a variety of strategic communication tools to create awareness and seek input from key audiences including residents, business owners and community leaders regarding the Brentwood Bound plan. Communication tools included:

### Direct Mail

- 4,100 postcards mailed to Brentwood residents
- 8 ½ x 11 flyer inserted in monthly newsletter to 1,450 Brentwood Forest residents
- Open House flyer invitation sent to approximately 70 owners of property in and surrounding the Brentwood Bound project area

### Outdoor Signage

- 40 yard signs placed in key locations throughout the community and in each of the four wards
- Large banners placed at the intersection of Hanley and Manchester, on both sides of a city-owned building at 8606 Manchester Rd., in front of Walgreens at Brentwood Blvd. and Litzsinger, and on fencing along Strassner Rd.

### Posters and Flyers

- Informational flyers distributed at community events and locations
- Large posters with attached handouts placed at City Hall, Library, Community Center, elementary schools and YMCA

### Digital

- Facebook posts and Facebook event
- Twitter posts
- Nextdoor.com posts and event
- BrentwoodBound.org website and online feedback form
- Informational video

### Traditional Media

- Webster-Kirkwood Times article
- Brentwood Bulletin newsletter article
- Pulse article in October issue
- KMOV Channel 4 story online and on the morning news on Nov. 1.
- Four-page Pulse ad in November issue

### Door to Door

- Door hanger hand-delivered to 2,600 houses



## Community Outreach

Community outreach representatives provided informational flyers and posters at various events including:

- National Night Out Block Parties
- Neighborhood Watch Seminar
- Parent/Teacher Conferences at Brentwood Schools
- Senior Day at YMCA
- Brentwood High School Chili Cook-Off and Football Game
- Elementary School Auction
- Coffee with the Mayor
- Halloween Spooktacular Event at YMCA
- St. Mary Magdalen Coffee Bar
- Ward 1, Ward 3 and Ward 4 meetings
- Parents Night Out at Brentwood Rec Complex
- Brentwood Forest Owners meeting
- Display Boards at Library, Brentwood Rec Complex and City Hall



## Door-To-Door Canvassing

An extensive door-to-door canvassing program was implemented to personally invite Brentwood residents to attend an informational Open House. The Task Force mapped out neighborhoods into walk routes and volunteers stopped by residents' doors to give homeowners information about the Brentwood Bound plan and to invite them to an Open House. More than 2,600 door hanger/invites were distributed throughout the community.

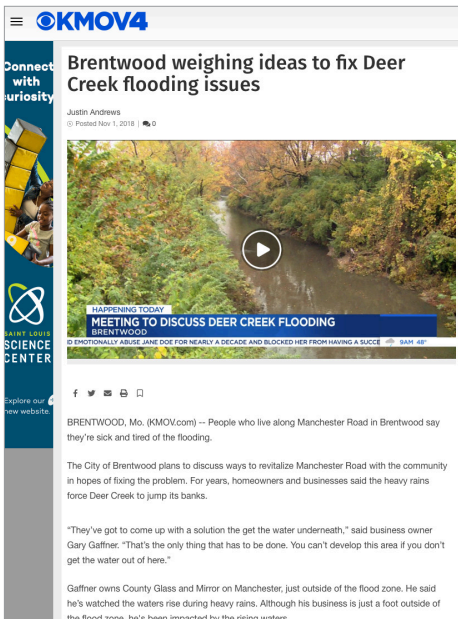
## Open Houses

Brentwood residents had an opportunity to learn more about the key aspects of the Brentwood Bound plan at two community Open House events, one on a Thursday evening and one on a Saturday morning. The open houses provided an opportunity for community members to learn more about the city's current flooding challenges and possible solutions, including financing options. More importantly, each open house gave Brentwood residents the opportunity to ask questions and provide input about the Brentwood Bound plan.

Those in attendance at each open house could examine the three components of the Brentwood Bound plan by reviewing architectural drawings, before and after mapping, an informational video and a presentation by Mayor Chris Thornton. Attendees were asked to share their feedback regarding these options to further assist Brentwood leaders in future Brentwood Bound planning.

Approximately 200 participants attended the two open houses, which were held on Nov. 1 and Nov. 3 at the Brentwood School District Conference Center. Information was provided by the Brentwood Bound Task Force, as well as representatives from:

- Navigate Building Solutions
- Jacobs Engineering / CH2M
- Planning Design Studio
- TWM





## Community Input Form

### 1. How did you learn more about the Brentwood Bound plan?

- ☐ Brentwood Bound Open House    ☐ City of Brentwood website
- ☐ Informational Handout or Brochure
- ☐ Other

### 2. Overall, what do you think about the Brentwood Bound plan?

### 3. What types of land use and new businesses would you like to see along the portion of the Manchester Road corridor that is included in the Brentwood Bound plan?

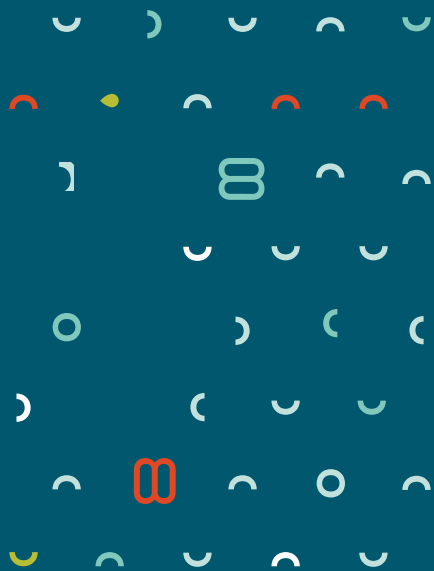
## Online Survey

In addition to the two Open House events, Brentwood residents had an opportunity to share feedback about the Brentwood Bound plan via an online survey. The online survey provided another important outreach effort to gather thoughts and insight from Brentwood residents. 55 online feedback forms were submitted throughout October and November.

**55**

online feedback forms submitted





## Executive Summary

### Community Feedback

Open House participants had the opportunity to examine the components of the Brentwood Bound plan and discuss the pros and cons of each with representatives from organizations involved in the project. After reviewing detailed plans and maps, attendees were asked to provide feedback on the following questions. Individuals were also invited to learn more and provide feedback on the BrentwoodBound.org website. At the open houses, 35 attendees submitted feedback forms, and there were 55 online submissions. Please refer to Appendix 1 to review the full detail of the responses.

#### **1. How did you learn more about the Brentwood Bound plan?**

In addition to the door hanger and postcard, participants learned about the Brentwood Bound plan from the website, signage, Facebook, the informational handout and word of mouth.

#### **2. Overall, what do you think about the Brentwood Bound plan?**

Respondents shared their overall support for the Brentwood Bound plan. They commented the proposal was, “much-needed”, “exciting” and “addressed flooding issues.” Participants valued the effort to address the flooding issues and to provide both green space and commercial improvements. They acknowledged, however, concerns about Manchester traffic issues, pedestrian safety and long-term costs.

#### **3. What types of land use and new businesses would you like to see along the portion of the Manchester Road corridor that is included in the Brentwood Bound plan?**

Participants overwhelmingly indicated restaurants and small retail outlets as their primary choice for future development planning. Hotels, single-family residences and large retail outlets were the least preferred options.

#### **4. Is there a particular restaurant, retail outlet or entertainment venue you would like to see in Brentwood?**

Respondents indicated their interest in non-traditional progressive development that would be unique to Brentwood. Multiple individuals specifically mentioned that they do not want chain establishments in this area of Brentwood.

#### **5. What kind of amenities would you like to see along the Deer Creek Greenway Connector?**

Participants who responded expressed an overall interest in each of the amenities suggested in the proposal. Drinking fountains, water bottle refills and pet fountains were the most popular items with residents. Benches and picnic tables and additional lighting were also very popular.

#### **6. As the plan moves forward what is most important to you?**

Without question, residents want the Brentwood Bound proposal to include improved areas for walking and improved pedestrian safety throughout the city.

#### **7. Do you have any additional questions for the Brentwood Bound Task Force?**

Residents offered questions that indicated a high level of thoughtfulness and desire to see improvements to the city. Traffic issues and sense of neighborhood were common areas of interest.

## Task Force Recommendations

The following recommendations express the general agreement of Brentwood Bound Open House participants and online respondents regarding what they believe to be key points to be considered in the plan to address long-term flooding challenges and provide improved park and recreational opportunities for Brentwood residents.

### Summary of Key Ideas

Participants reported overall strong support for the Brentwood Bound proposal. Most participants, while supportive of flooding mitigation plans, indicated the need to also address traffic issues, especially along Manchester Road.

Participants greatly valued the leadership and effort to find ways to improve the City of Brentwood through the Brentwood Bound process. Overall, they acknowledged that there are challenges with respect to flood mitigation, but most also showed high interest and approval of the proposed solutions.

### Recommendations to the Brentwood Board of Aldermen

- 1-1. Continue plans to implement the Brentwood Bound proposal to overcome flooding and public safety challenges in this area of Brentwood.
- 1-2. Include green spaces in improvement plans, especially those that will enhance walkability and pedestrian safety.
- 1-3. Focus on securing non-chain restaurants and small retail businesses as part of future development plans.
- 1-4. Further communicate information about any traffic studies and assessments that have been completed.
- 1-5. Continue to involve the community in and communicate transparently about the implementation of the Brentwood Bound plan.
- 1-6. Immediately pursue and implement all financial options and resources required to fully complete the Brentwood Bound plan including sales taxes and grants.

## Appendix 1

### Feedback Form Responses

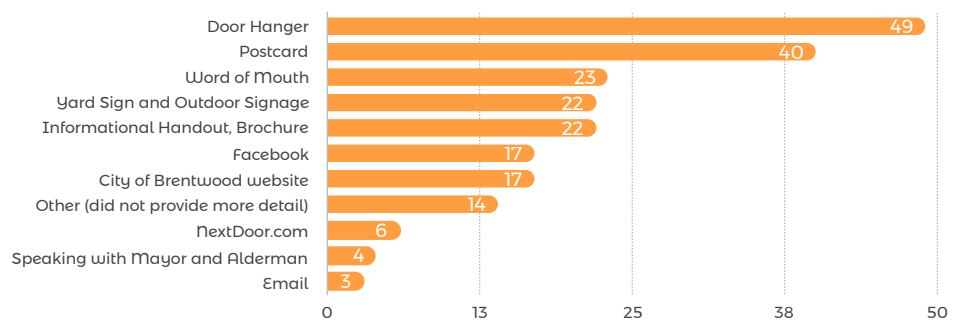
The following pages include a tally of all responses and verbatim responses from the open house feedback forms and online survey. Responses are typed as they were submitted by participants.

#### Question #1

#### *How did you learn more about the Brentwood Bound plan?*

In addition to the door hanger and postcard, participants learned about the Brentwood Bound plan from the website, signage, Facebook, the informational handout and word of mouth.

Answer Choices	Responses
Door Hanger	49
Postcard	40
Word of Mouth	23
Yard Sign and Outdoor Signage	22
Informational Handout, Brochure	22
Facebook	17
City of Brentwood website	17
Other (did not provide more detail)	14
NextDoor.com	6
Speaking with Mayor and Alderman	4
Email	3
<b>Total Responses</b>	<b>217</b>







#### Open House Responses:

- All of the above
- Meeting

#### Online Responses:

- Webster-Kirkwood Times
- Drove by lot and saw the signs
- Signs on Dorothy near elementary school
- I am a involved citizen
- Mark Twain PTO meeting
- City
- Open House

### Question #2

#### **Overall, what do you think about the Brentwood Bound plan?**

Open House participants shared their overall support for the Brentwood Bound plan. They commented the proposal was, “much-needed”, “exciting” and “addressed flooding issues.” Participants valued the effort to address the flooding issues and to provide both green space and commercial improvements. They acknowledged, however, concerns about Manchester traffic issues, pedestrian safety and long-term costs.

#### Open House Responses:

- Much needed - almost perfect
- Love it!
- Exciting improvements to make Brentwood more pedestrian/bike friendly
- How much crime for walking underground?
- Need a plan for rerouting Manchester traffic during its construction. Litzsinger is a small local street that will not be able to accommodate much traffic
- I think it's an excellent idea and a much needed investment in the area's future.
- We need to stop the flooding. We need to develop Manchester. I like the combination of green space & commercial.
- Keep the residents in the loop!
- It will make Brentwood better place to live more amenities
- Excellent!
- Very positive plan
- No decision Yet!
- It looks good
- There has been a lot of thought put into the plans. It is good and necessary.
- Good community engagement - good community oversight
- Great Solution
- Looks good - Go for it





- Overall, I like it
- Excellent!
- Addresses many issues! Excited about it
- I like that the city is looking at improvements and where we should be moving. I'm very supportive.
- Looks nice, concerned about the inevitable unforeseen issues leading to big cost overruns that will shoulder residents with more tax increases. We pay too much already compared to Kirkwood, etc.
- Love it - finally progress that is sorely needed for Brentwood
- Great to alleviate flooding & provide walkways
- Great: Are we certain that features will be useable by primarily Brentwood citizens?
- We missed the meeting
- Exciting!
- Really like the flood mitigation plan. Have concerns re: design of retention/flood plain sizing - Manchester Road needs a center left turn lane - does nothing right now to help traffic! (which will only get worse with the development) determine if there is an upward trend in rainfall rates, using the historical past & (recent) data. If yes, make accommodation in the design sizing for projected future rates - factor in upstream development which will remove more pervious surface and increase water volume entering the project area. - don't disregard impediments to flow downstream (and outside of) the project area - i.e., creek "elbows" and "tee" - all the way to the final collection/distribution of the creek waters. Without consideration of these, we will still see flooding of businesses/roads (maybe not as frequently, but why not take care of it now?)
- I appreciate this effort to mitigate periodic flooding, and improve reduce flood affected land. Thank you
- Good
- Seems well thought out & promising. Ultimately, good thing for our city
- Flood mitigation is greatly needed. Removing unsightly buildings/structures and replacing with green space or modern buildings is long past due.
- A much needed major improvement all around.

#### Online Responses

- It's an improvement, but doesn't do nearly enough to mitigate the flood problems related to Deer Creek.
- exciting
- This is a terrific plan to give sustainability to Brentwood for years ahead.
- I need more information
- Beautify the city! I'm all for it
- I'm very supportive of it, particularly the Deer Creek Greenway Connector, and the pedestrian improvements to Manchester.
- Pretty cool. Great to see movement forward
- Smells of corporate greed.
- Good intentions, does not go far enough. Website shows very little graphics or renderings of planned changes. Manchester Road needs to be widened and a turn lane added to





- center.
- Awesome
- I think the tunnel is a huge waste of money.
- I can't wait to walk my dog next to the sewage outlet behind the bus repair facility. How bucolic! It will be like I'm in Yosemite!
- Brentwood already has the highest tax rate around. This city use to be affordable to live in. Stop raising our taxes and why build a tunnel with so much infrastructure in the way and it will still flood...
- I am concerned about the north side of the sidewalk starting at Manchester and Hanley Rd. heading west. The schematic presented shows the sidewalk on the bridge right next to the road. It is currently that way and I find it very dangerous to be that close to traffic. Can you imagine running the dog or having your wife push a jogging stroller right next to the moving vehicles. I strongly feel that it would be safer (safety first!) and more aesthetically appealing to have a physical barrier between the pedestrians and the heavy traffic instead of a 6 inch curb. Richmond has two very nice bridges for both vehicles and pedestrians. One is on Bellevue Ave and the other on Highland Terrace both running north to south over highway 64/40. Please consider keeping Brentwood residents safe. What is the cost of life?
- Long overdue
- I think it is a great initiative!
- Good.
- Great idea!
- Good solution.
- Awesome plan!!
- It's going to bankrupt our little town. I do not see the upside to taking on so much debt. I also have reason to believe members of the board are going to benefit financially from this project.
- I like it
- I think it's great, I'm mostly excited for that stretch of Manchester not to be such an eye soar
- It's exciting. Glad to see the city making changes.
- Sidewalks and multi user paths should be wider. This is a start.
- Not in favor of it at all. We will never recoup the money that we are putting into this development. This is going to be a disaster for Brentwood!!!
- I love it!
- I think it doesn't address the real need for flooding concerns in Brentwood.
- It's a waste of tax payers money.
- YES! YES! YES! Please make it happen!
- don't know the details
- I like pedestrian walk way under Manchester. Missing same thing under Brentwood boulevard
- something needs to be done
- Overall I am most excited for the underground tunnel and extension of walking paths. I wish it wasn't going to take as long as they have predicted and I am sure traffic will be



- impacted but overall I have positive feelings.
- Great!!! Anything that makes us pedestrian friendly is the right direction.
- Seems reasonable
- Uncertain
- Seems like the permanent dog park to replace the "temporary" dog park is missing.
- Fantastic. This needs to be done.
- Good
- Very excited about it
- Looks nice. Assume expensive. Not sure it's really needed so would need to understand costs and benefits better.
- Needed
- It looks great to me, I just hope it fixes the flooding
- Still a little fuzzy ... but turning flood plains into parks is a start, as is making the city more walkable.
- good, upgrades, function.
- Looks great
- It looks interesting.
- It sounds like a good use of city revenues.
- Looks like a great addition to the community but didn't see how it would be paid for.
- Very promising project, although I'm concerned about what will go in to the land that won't be flooding anymore.





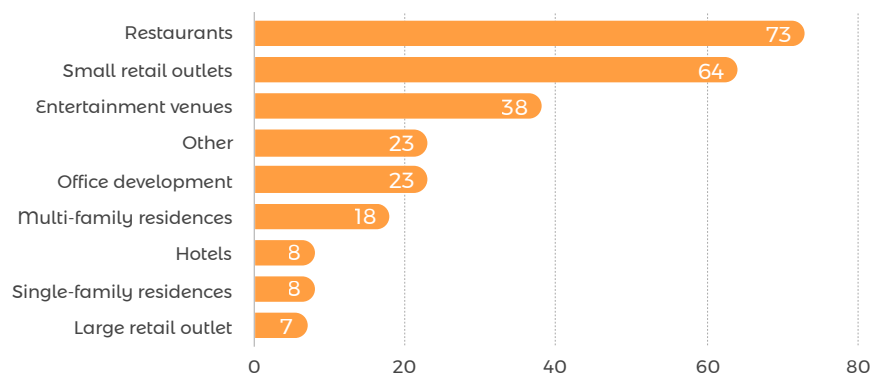


### Question #3

#### ***What types of land use and new businesses would you like to see along the portion of the Manchester Road corridor that is included in the Brentwood Bound plan?***

Participants overwhelmingly indicated restaurants and small retail outlets as their primary choice for future development planning.

Answer Choices	Responses
Restaurants	73
Small retail outlets	64
Entertainment venues	38
Other	23
Office development	23
Multi-family residences	18
Hotels	8
Single-family residences	8
Large retail outlet	7



#### Open House Responses

- Similar to Maplewood's Main Street - Lively, fun draws people in.
- Large retail outlets-NO
- Farmers market space - Brentwood Police Dept. moved here
- Single family residences - NO
- Senior living but not an assisted living or nursing
- Restaurants - not fast food
- Restaurants – non-chain w/outdoor seating
- Residence that cater to older generation who are downsizing
- Mixed use residential & retail
- Townhouses
- Diner



#### Online Responses

- Parks and recreation areas
- Farms
- Please put in another Walmart, Target, Home Depot, Lowes and another Menards there. It's too much effort to go to the ones on Hanley.
- No change. traffic is bad enough.
- Community spaces, athletic complexes, boutique shops, bread store, coffee house
- Restaurants with outdoor seating, facing the new green space! Movie theatre
- Senior independent living
- NO CHAIN STORE DEVELOPMENTS. We need more local businesses.
- Not in favor of this!!!! Not cost effective.
- Anything is better than what currently resides along this dilapidated, tired stretch of road.
- Green space
- group home for kids or homeless
- Similar small hometown stores Maplewood has.

#### Question #4

#### ***Is there a particular restaurant, retail outlet or entertainment venue you would like to see in Brentwood?***

Respondents indicated their interest in non-traditional progressive development that would be unique to Brentwood.

#### Online Responses

- Breakfast, coffee shops, family restaurants, If possible NO CHAIN establishments
- Family dining with menu similar to Denny's that caters to families with children for breakfast and dinner. Small shops selling candles and unique home decor, etc. Music store offering music lessons.
- Fazoli's!!!
- Social House
- How about a football stadium? That would show Richmond Heights and Maplewood!!!!
- Bakery
- Farmers market, Mexican restaurant
- Beer garden, food truck pod
- Not fast food, please! Something with outdoor seating.
- Carribas, coffee shops, book store
- Mom and pop
- We should compete with surrounding neighborhoods for brunch spots and mid-priced dinner places, not chains. Maplewood and Webster both have great restaurants that aren't chains. I love seeing the little privately owned shops, coffee houses and bakeries as well.







- A shake shack would be great! But any local entrepreneurs would be ideal. Don't care what it is.
- Any locally owned independent restaurant or independent retail shop.
- Not down there on Manchester Rd.
- A local coffee shop, book store, bowling
- No.
- Brewery, non chain sit down restaurant, sandwich shop, higher end clothing retail, ice cream shop, restaurant with outdoor terrace, coffee - so many options!
- Independently owned venues: coffeehouse that offers music in the evening; ethnic restaurant; minority business owner
- Non-chain restaurants
- ocharleys fridays
- Small businesses within walking distance of residential areas
- Local restaurants and boutiques
- Coffee shop
- Vegan options, pinball, urgent care, keep the car wash
- Independent small shops and restaurants from local chefs would be great!
- We need more residents. Single family homes best, but multi family work as well.
- Unique.....similar to maplewood type
- Walkable and offering outdoor seating. "
- locally sourced restaurants ... no chains, please ... let's get some charm back
- olive garden
- I would like to see some "mom and pop" businesses. We like to support locally owned endeavors.
- a bookstore would be nice
- Mid to upper end local places- Kaldi's/Northwest Roasters, Sugarfire, Serendipity, etc. No chains.
- Pub, bar restaurant
- Pub/bar restaurant, specialty shops

#### Open House Responses

- Brewery
- Small local businesses like you see in Maplewood
- Nice casual dining (similar to a brew pub or Mission Taco)
- The Egg & I and a quality gas station maybe
- New cafeteria
- Breakfast restaurant
- Locally owned
- NON Chain!
- Golden Corral - Mediterranean -no fast food!
- Unique restaurant bars, etc. like Maplewood, the Grove & CWE



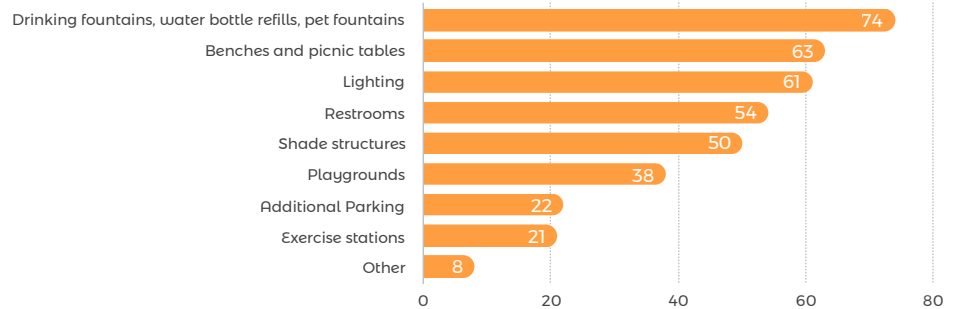
- Something akin to Dave & Busters - winery/music venue
- No chains - local, individually owned
- "small" movie theatre
- Breakfast i.e. Shack, First Watch - NO Bars or Late night venues
- Korean restaurant, larger sit down Mexican restaurant
- High class & fancy

### Question #5

#### ***What kind of amenities would you like to see along the Deer Creek Greenway Connector?***

Participants who responded expressed an overall interest in each of the amenities suggested in the proposal. Drinking fountains, water bottle refills and pet fountains were the most popular items with residents. Benches and picnic tables were also very popular.

Drinking fountains, water bottle refills, pet fountains	74
Benches and picnic tables	63
Lighting	61
Restrooms	54
Shade structures	50
Playgrounds	38
Additional Parking	22
Exercise stations	21
Other	8



#### **Online Responses when Other was selected**

- Boat Dock.
- Hundreds and hundreds of restrooms! Change the motto to "The City of Brentwood Feel the Relief".
- We don't need another dog park much less in another industrial area.
- Signage to tell how long the path is and/or mile markers
- Native trees and shrubs
- Not in favor of this project.
- Decorative lighting to liven up this stretch - and bury the hideous power lines
- bike path





#### Open House Responses when Other was selected

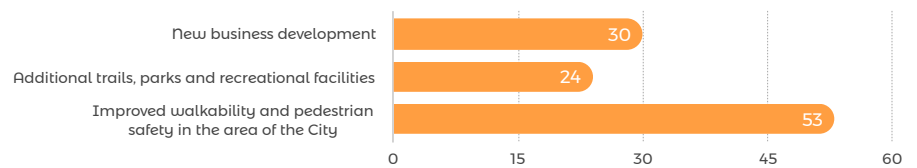
- police call boxes - especially by the tunnel
- I'd like it all
- restrooms-at the parking areas
- separate bike /walk lanes
- winery & ice cream shop
- make suggestions, never thought about this
- police call boxes - especially by the tunnel
- I'd like it all

#### Question #6

#### ***As the plan moves forward what is most important to you?***

Without question, residents want the Brentwood Bound proposal to include improved areas for walking and improved safety throughout the city.

New business development	30
Additional trails, parks and recreational facilities	24
Improved walkability and pedestrian safety in the area of the City	53



#### Additional Open House Comments

- Flood mitigation - bringing Brentwood forward
- Accessible to elderly
- I walk from Salem to the Maplewood Metro for work everyday- It's dangerous right now
- All are important
- Local restaurants, brewery, prefer no chain restaurants
- Improved walkability and pedestrian safety -especially, if connected to Metro
- Make suggestions; never thought about this
- Parking lots



#### Additional Online Comments

- Hopefully, we could find a good space for an expanded city library.
- Widen Manchester to 5 lanes with Center turn lane
- High speed rail to the Galleria.
- Hardly see people walking to the deck on Manchester. Why would someone want to enjoy another industrial park.
- If the walkability is made safer, then more people will be more likely to stop in to a new business vs. driving by. I am rarely a passenger in my car and don't notice businesses as I am watching the road.
- Overall safety and crime prevention is also a concern.
- Not residences (single or more) - our schools will become too crowded.
- Viable business, like some of the ones we have now. Ie: west contracting, Brentwood material, Fredrick roofing
- Not breaking the city's budget.
- Being able to safely walk and bike around Brentwood, esp. south of Manchester is most important to me

#### Question #7

#### ***Do you have any additional questions for the Brentwood Bound Task Force?***

Residents offered questions that indicated a high level of thoughtfulness and desire to see improvements to the city. Traffic issues and sense of neighborhood were common areas of interest.

#### Open House Responses

- How about a crosswalk at High School Dr. & Manchester? Hazard to cross, need some type - light control
- Brentwood is losing its neighborly feel (huge plans for houses & businesses). The city is changing & not for the better.
- Do you know when the lighting will be installed on Salem & the circles off of it?
- Could we incorporate into BB a pedestrian bridge or tunnel to allow passage from one side of Brentwood Blvd to the other?
- Please study traffic on Dorothy & impact closing Mary will have on redirecting traffic onto Dorothy. Dorothy needs to be widened in front of the houses. Speed bumps need to be added to slow traffic.
- Pairing with other current organizations (i.e. MO department of conservation) to maximize the development
- Keep up the good work and keep doing for "All" the residents of community
- Add a pump, if needed for good flow, or heavy rain
- Seek out businesses willing to use Solar energy & other sustainable measures to operate their homes or businesses
- Must establish zoning so commercial doesn't encroach north into residential area.
- Speak to safety & feeling of community as our small town potentially invites more non-community member into our town







## Online Responses

- What's being done to mitigate the the flooding that occurs along Russell at Brentwood Park between Bremerton and Brentwood Blvd?
- Seek out businesses that are invested in using solar power.
- Are you well represented with members of the business community, residents, school admin, and police force giving input along the way?
- I would like to know more about this project
- I've seen reports that sometimes flood protection (levees) sometimes cause problems in other areas because all that water has to go somewhere. So that would be my biggest question.
- Can you fix the backwards Maplewood sign on the Metro Bridge?
- Why are Brentwood Bound webpages lacking most detailed graphics and renderings of improvements? Was not able to attend one of only 2 public open house meetings at this stage. Additionally concerned about actual plans for new pedestrian Green Way paths which are not shown on Brentwood Bound webpages. My house borders the South Western Edge of Oak Tree Park and we don't want an active pedestrian path within 50 feet of our house, so close to our children's rooms.
- Do you really think people are going to walk down Manchester? Do you really think Manchester between Hanley and Brentwood is going to be another Loop?
- Why a bridge over Manchester to avoid pumps and infrastructure moving which adds huge cost to us tax payers. I'm sure that most that are pushing the issue are not directly affected.
- Can you please make the safety of Brentwood residents your number one priority?
- What external resources are you reaching out to for guidance. Missouri Bike Federation, Trailnet for bike and pedestrian facilitation guidance. I don't think anyone on board has the background for this kind of development. If you want this to be successful, you need to model successful projects.
- I know it's likely unclear, but a clear timeline of events. Also, continued interaction with the community and town halls/meetings/etc that the public can attend
- More multi family housing. A denser housing is a more environmental friendly one as the freed up space can be given back to nature
- I understand this eventually requires a public vote? If so, a better understand if costs and benefits is needed. I know it floods, but it's also not such a big deal (businesses are still there). It's worth fixing, but cost must be low.
- telephone poles are unattractive.
- Are there any finished examples of this kind of project? If so, can we see before-and-after pictures on the website?

