

Memorandum

Department of Planning & Public Works



To: Planning and Public Works Committee
From: Aimee Nassif, Planning and Development Services Director
Date: June 4, 2010
RE: Eberwein Park Development Phase I & II Status Report

Summary

In 2009 the City of Chesterfield, purchased the 18 acre tract known as the Eberwein site for the development of a new park. Since that time Staff has been working on the design concepts and ideas for the park and is now ready to present to you our findings in the attached report. This report covers Phase I & II of our Master Plan Strategy. A summary of the findings and the direction we are seeking are provided below.

- ▶ Estimated costs for construction is provided in Appendix A of the Report. These costs are merely conceptual assessments and are being provided as a beginning point of reference to gain an understanding of the overall possible costs for park construction. Staff is currently working on Phase III which once complete, will have actual projected costs for your review and consideration. Conceptual research has portrayed cost assessments for construction of the dog park portion, parking area, public improvements, and restrooms at approximately \$500,000.
- ▶ As explained on page 20 of the attached report, Staff recommends the removal of the white shed, red shed, and ranch style house on the site.
- ▶ City inspectors and engineers along with representatives from St. Louis County have analyzed the interior and exterior of both structures and found that both structures require extensive repair.
- ▶ Costs incurred by other municipalities to restore and preserve homes on city properties are provided on page 22 of the Report. After exhausting numerous leads pertaining to possible funding sources for the preservation and rehabilitation of the white house and red barn, Staff has not been able to secure sufficient financial assistance for the preservation of either structure. Extensive research and studies have uncovered that the cost for the preservation and restoration of the white house exceeds \$600,000. Absent funding, Staff recommends demolition of the white house and large red barn.
- ▶ In addition to the creation of the City's first dog park, this site is ideal for several other low intensity, passive style uses. A list of those uses is found on page 30 of the report and include picnic area, community garden, native planting area, children's natural themed play area, trail system, and open play area.

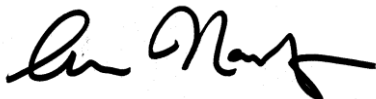
- ▶ A General Park Layout Plan is provided in Appendix A of the Report. This layout is a very general rendering provided to give the Committee a conceptual idea of the park ideas; this is not meant to serve as an actual Plan or specific details for the Park. Specifics such as number of parking stalls, size of buildings, size of dog park, exact amenities or specific public improvements have been developed at this time. Staff is seeking comments on the general idea for layout first, and then work can begin on the specific design proposal which will be provided for on the Preliminary Plan.

To complete Phases I and II of the Eberwein Park Master Plan Strategy, Staff is seeking direction from this Committee on the following :

1. Direction to continue moving forward on the Eberwein Park Development.
2. Direction on what uses should be incorporated and provided at the park.
3. Comments on the General Park Layout Plan so that we may begin the design of the Preliminary Plan.
4. Direction on the existing structures; specifically the barn and white house. This includes the purpose and uses for these structures if the desire is to save them.

Once these items above are addressed, Staff can proceed with the petition for change of zoning for this site, completion of the Preliminary Plan and provide projected cost analysis for the development.

Respectfully submitted,



Aimee Nassif,
Planning and Development Services Director

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works

EBERWEIN PARK

PHASE I & PHASE II: SITE ANALYSIS, STATUS AND RECOMMENDATION REPORT



Submitted by:
Aimee Nassif, AICP
Planning and Development Services Director
June 4, 2010

Project Team

Aimee Nassif
Planning and Development Services Director

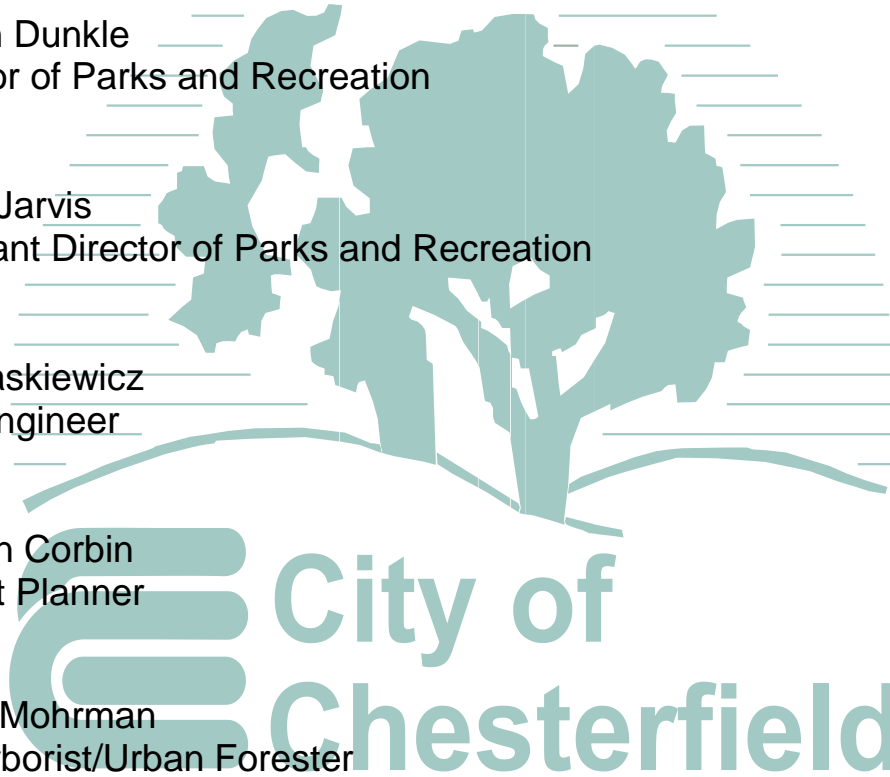
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Project Team

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In December 2009, the Planning and Public Works Committee directed Staff to begin work on the development of the Eberwein Park. This 18.78 acre tract of land is to be developed as a passive park which is expected to include the City's first dog park! The purpose of this report is to provide the Chesterfield City Council with information relative to the completion of Phase I and Phase II. This includes, but is not limited to, a description of the master plan strategy, site history, site analysis, status update, and staff recommendations.

SITE HISTORY

Meet the Eberwein Family

According to the Office of Historic Preservation in Jefferson City, Missouri, Heinrich Eberwein acquired 431.54 acres of land in 1835. He died in 1888 at which time his youngest son Ernst inherited over 76 acres. In 1892 he purchased over 70 additional acres which extended across Baxter Road to the northwest, including the 18.78 acre subject site known as the Eberwein Tract.

This is a photo of Heinrich Eberwein and his family taken sometime after 1850. The log cabin home in this picture was built by Heinrich in 1850 and is located across the street from the Eberwein Park site. We believe Heinrich's son Ernst is the young boy standing on the far left of this picture. Ernst lived with his family on the Eberwein Park site. He constructed the barn, sheds and white house in which he and his family resided. All these structures still exist today and are discussed in more detail below.



Ernst Eberwein inherited the property known as the Eberwein Park site from his father. Ernst built all the structures on this site, including the white house, where he lived with his family. This site is an 18.78 acre tract of land bounded by Old Baxter Road to the south and east, Drew Station Shopping Center to the north, and Dierbergs Marketplace to the west. In 1939, Ernst's son Otto E. Eberwein inherited the property. Otto passed away in 1964 and left this tract to his wife Catherine Margaret and his son Earl O. Eberwein. Earl and his wife Virginia lived on the property until it was purchased by the City of Chesterfield in 2009.

SITE IMAGES

Getting familiar with the area

While everyone is familiar with the location and general characteristics of the site, many people are surprised when you share with them exactly how large this tract of land actually is. Photographs of the site were taken by the Project Team and are provided herein for your review. Volz Incorporated was hired to provide a site survey which depicts existing conditions and utilities. A copy of this survey is provided in the Appendix.



MASTER PLAN STRATEGY

Project Team

The Planning and Public Works Department, in cooperation with the Parks and Recreation Department has been directed to facilitate creation of a master plan and preliminary design for the Eberwein Tract. The Project Team incorporates staff from multiple complementary disciplines such as planning, engineering, urban forestry, and parks; each bringing a different perspective that, when working cooperatively, will create a master plan intended to set this park apart from others in this and surrounding communities.

To complete the master planning of this park, a master plan strategy was created to identify tasks to be accomplished by the Project Team. Those tasks are as follows:

1. Create a Project Timeline.
2. Complete all research and analysis of the site.
3. Hold regular meetings with the Project Team.
4. Create a Public Participation Plan and meet with Citizen Participation Committee.
5. Complete goals of all five (5) phases of development.

Project Timeline

Staff has successfully completed both Phase I and Phase II of the master planning process. As you may recall, the master plan strategy which was approved by City Council identified five (5) phases of development. The projected timeframe for completion of all five (5) phases of the master planning of the park was estimated to be approximately nine (9) months. Master planning of the park began in January 2010; therefore our goal for completion is September 2010. A brief description of these phases is provided below:

Phase I: **Completed.**

- ❖ Form a Citizen Participation Committee and begin visioning and design meetings with the Committee and Project Team.
- ❖ Phase I to be completed within 2 months (February 2010).

Phase II: **Completed.**

- ❖ Complete the visioning and design meetings with Citizen Participation Committee.
- ❖ Complete a site analysis.
- ❖ Draft conceptual site plan drawings for Chesterfield City Council review.
- ❖ Phase II to be completed within 1 month after Phase I (March 2010).

Phase III: **In Progress**

- ❖ Complete the Preliminary Development Plan. Said plan will be accompanied by report detailing the achievements to date and projected costs.
- ❖ Once the Chesterfield City Council approves the plan and associated costs, the Department will initiate the change of zoning process. The site will require a "PS" Park and Scenic District designation.
- ❖ Phase III to be completed 2 months after Phase II.

Phase IV:

- ❖ Complete Master Plan details. Details include signage, theme, branding, building materials, etc.
- ❖ A report will accompany the Master Plan and associated architectural drawings. This report will also include a request for funding.
- ❖ Complete change of zoning to “PS” Park and Scenic District.
- ❖ Phase IV to be completed within 3 months after completion of Phase III (August 2010).

Phase V:

- ❖ Complete the Final Master Plan drawings. This includes improvement plans, landscape plan, tree stand delineation, tree preservation plan, signage, architectural elevations, and lighting plan.
- ❖ A report including costs will be presented to Chesterfield City Council for approval.
- ❖ Phase V to be completed within 1 month after completion of Phase IV (September 2010).

Tasks	J a n	F e b	M a r c h	A p r i l	M a y	J u n e	J u l y	A u g u s t	S e p t e m b e r
Phase I									
Phase II									
Phase III									
Phase IV									
Phase V									



Phase is complete or in Progress



Goal date for completion

Public Participation Plan

The key component to the planning for this neighborhood park is public involvement and participation. With the approval of Council, a citizen participation committee was created to work with the Project Team to create a list of possible uses and generate ideas for the general layout of the site. Staff has had several meetings with this Committee and will continue to update the Committee members as various phases of master planning is complete. In addition, Staff will continue providing information to the Chesterfield Historical Commission (CHC), Chesterfield Landmarks Preservation Commission (CLPC), and the Parks and Recreation Citizen Advisory Committee (PRCAC). This page provides information, news, and contact information for those who are interested. In order to provide residents who are not members of the Committee with information on the park design, Staff has created an Eberwein Park Development page on the City's website. This page provides information, news, and contact information for those who are interested.

<http://www.chesterfield.mo.us/eberwein-park-development.html>

Citizen Participation Committee in Action

The Citizen Participation Committee was made up of nearby home owners, members of the Parks, Recreation and Arts Citizen Advisory Committee and included a representative from both the Historical Commission and Chesterfield Landmarks Preservation Commission. Phone calls were made to everyone to personally invite them to join, to explain the purpose of the Committee and to determine what each member's availability was. After speaking with everyone, it was determined that the majority of Committee members were available on Friday afternoons; and Staff mailed out letters confirming the date and time of the upcoming meetings. A total of sixteen (16) people were invited to participate, with only five (5) people unable to attend.

The Citizen Participation Committee engaged with the Project Team for a series of visioning and design workshop meetings throughout the month of January. The purpose of this Committee was for the following:

Goal: Discuss ideas for possible uses
Objective: Prepare a "wish list" of uses for the park

Goal: Share ideas on the general layout
Objective: Committee members will work in teams and draw conceptual plans

Meeting 1

Held on Friday, January 15, 2010

This was our Eberwein Kick-Off Meeting! The meeting started with introductions of the Project Team and Citizen Committee members. Staff provided background information pertaining to the site, described current site conditions, and explained the direction we have received to date from City Council. After lunch was served, the Citizen Committee dove into working on a list of uses they envision for this park. While there are a number of issues to consider when determining appropriate land uses for this site; such as the intent of the City Council to develop this as a "passive" park, building code requirements and zoning code performance standards, the Committee was instructed to be as creative as they wished during this brainstorming exercise. Staff did provide basic information, such as current site conditions and Staff was available to answer all questions that arose; but our intent was for the citizens to

have an open forum to discuss all possible ideas for the park. The “wish list” of uses created by the Committee (in no particular order) is:

1. Antique Shows
2. Holiday Events
3. Farmer’s Market
4. Residential Caretaker
5. Dog park
6. Connectivity to commercial developments
7. Themed playground
8. Open area for kites/frisbees
9. Free open area
10. Small wedding venue
11. Small family reunion type area
12. Fall festivals, community-farm like event
13. Trail for walkers and/or cyclists
14. Spur trail to different areas
15. Pond to allow fishing
16. Offices
17. Event area at the white house
18. Green/conservation center
19. Farm life uses
20. Utilities underground
21. Art
22. Interpretive Center
23. Walkability
24. Outdoor ice rink
25. Picnic area-benches
26. Native prairie
27. Wildlife area-certification
28. Educational area-history
29. Greenhouse/public garden
30. Museum
31. Creative playground
32. Educational playground
33. Walking trail

Meeting 2

Held on Friday, January 22, 2010

We started the meeting by reviewing the list of possible uses that the Committee came up with the week prior. For the most part, the Committee was satisfied with the uses and only a few changes were made. Next, we began work on the visioning for the park. The Committee was divided into three (3) small visioning groups. Each group was provided with a copy of the site survey, tracing paper, and markers in order to engage their creative side and to start envisioning their ideas for the general layout of the park. Staff was available to answer questions that arose from each of the groups while making sure we did not influence their discussions. The groups each finished creating their drawing for the park at the end of the meeting.

Meeting 3

Held on Friday, January 29, 2010

During this third and final Committee meeting, representatives from each group presented their group's concept drawing and explained their ideas with everyone. It was interesting to see that generally speaking, each group had designed very similar sketches for the park. After all the presentations were completed, Staff answered questions from the Committee and explained what the next steps of the park development process were. Staff advised the Committee that we would write a Committee report that would summarize the goals and accomplishments of the Committee. A copy of each of the plans created by the design groups is provided in the Appendix.



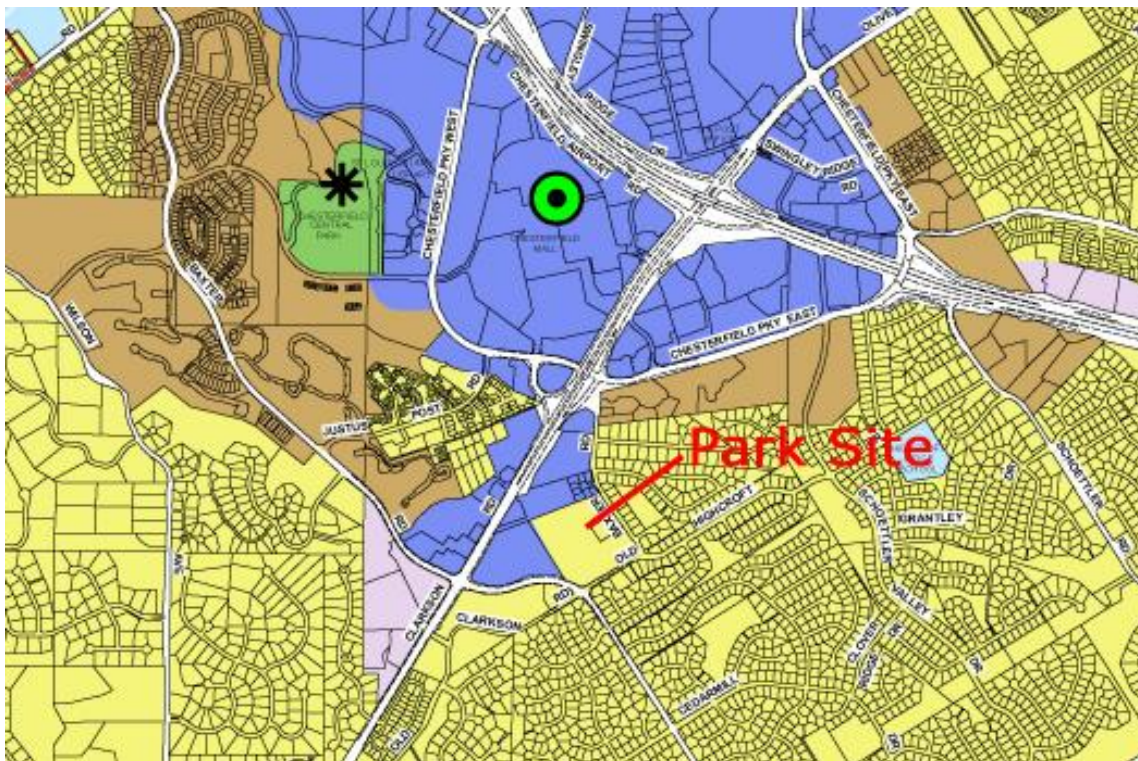
Site Analysis

While the Project Team met with the Citizen Participation Committee, we were also gathering information on the current site conditions to prepare a full site analysis. To start with the basics, the Eberwein Park Site contains two addresses: 1627 and 1657 Old Baxter Road. Both of these parcels total 18.78 acres and both are currently zoned "NU" Non-Urban District.

This map shows the subject site and surrounding zoning districts.



The Land Use Map of the City of Chesterfield Comprehensive Plan shows this site as residential in which a neighborhood park is an appropriate use. The areas in yellow represent residential; the areas in blue represents the Urban Core, and the areas in brown represent residential with the option of multi-family development.



Due to the size of the park site, this report will break the site into several sections as depicted below.



○ **Section A**

This section contains a large field that would be an excellent location for open play, kite flying, exercising, reading, or other passive activities. In this area along Old Baxter Road there are existing overhead utilities and a sidewalk currently exists on the eastern portion of this section.



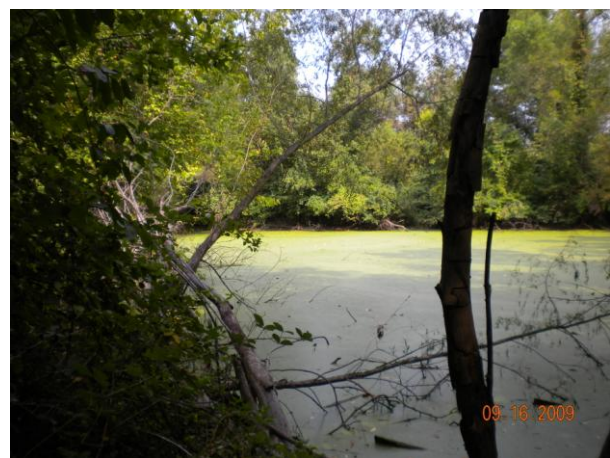
○ **Section B**

In this section, the grade changes and the land slopes into the stagnant pond and existing stormwater drain. A tree line divides this section from Section A. While maps and aerial photos make it appear that this is a healthy, lush tree line, the City Arborist has advised us that most of these trees are in poor condition and are covered in honeysuckle which is an invasive plant. The pond is located in the center of the site. It is approximately .4 acres in size with a depth of approximately 2-3 feet. The pond is covered in algae, trash, and mosquitoes. It is not suitable for public visitors. The pond is surrounded by trees and is adjacent to a heavily wooded area.

A mass of trees and brush surround this body of water. The water quality appears to be very poor so the Project Team has been in contact with a soil conservation service to discuss this site. We will be working with this service as well as the City's Urban Forester/City Arborist to investigate the possible use of this area for a large rain garden or mini wetland/conservation area.



These photos provide a close up view of the current conditions of the pond.



- **Section C**

Section C is bounded by Dierbergs Marketplace to the west and Drew Station to the north. There is a light tree buffer separating the park site from both of the commercial developments. In addition, the park site sits at a higher elevation than the Dierbergs Marketplace development. A tree line exists in the center of Section C that the City Arborist has also analyzed. According to her findings, most of the trees in this area are relatively healthy. However, invasive plants and other noxious plants are present.

This is a view of the rear of the property looking north towards the Drew Station development.



Looking east at the rear of the property at the Dierbergs Marketplace development.



○ **Section D**

Old Baxter Road bounds this section to the east and the Villages at Old Baxter Square residential development is located to the north. Overhead utilities and a sidewalk currently exist in this section along Old Baxter Road. There are also two (2) cisterns located here that are approximately 10 feet in diameter and 15 to 20 feet in depth. In the interest of safety both cisterns are scheduled to be removed and backfilled with dirt with the pool. A small tree buffer exists between this site and the Villages at Old Baxter Square. Due to the condition of some of this vegetation, the Parks and Recreation Department has been clearing hazardous and unhealthy trees.

One of the structures on this site is the ranch style home. The driveway to this home currently serves as the only curb cut for this site. The home, built in 1959, is approximately 2,498 square feet in size and has a large pool with a wire mesh fence located in the rear. There are two (2) large mimosa trees and a blackberry bush also in this area. In addition, a small white shed, approximately 364.33 square feet, shared electrical service with the ranch home. The year that this small structure was constructed is currently unknown. An examination of the structure revealed that it is in fair condition.

There are two (2) large mimosa trees and a blackberry bush also in this area. In addition, a small white shed, approximately 364 square feet, shares electrical service with the ranch home. The year that this small structure was constructed is currently unknown. An examination of the structure revealed that it is in very poor condition and should not be made accessible for visitors.

This was the home of Earl and Virginia Eberwein.



In order to secure the site, the City of Chesterfield recently contracted with Ahrens Contracting to remove this pool (and two cisterns) and back fill the area with dirt. While this is private property and we have posted "No Trespassing" signs on all the structures, in the interest of public health and safety, we felt removing the pool and surrounding fence was necessary. The area encompassing this pool and fence is approximately 1,200 square feet and was serviced by both gas and electric.



This is a view of the rear of the ranch style home shown above.



Another structure in Section D is a large red barn. This barn is approximately 1895 square feet, is two (2) stories in height, and is served with electricity. Records indicate that Ernst Eberwein built the barn prior to building the white home, but an exact year is unknown. The inside of the barn contains several stalls and is full of old tools, furniture, trash and other items. After speaking with several people who specialize in historic structures, it was determined that improvements had been made to the beams, wall, and ceiling of the barn over the years with modern supports and materials. Next to the barn is a white painted wood fence which stretches between the ranch home and the barn.

According to interviews with Earl Eberwein, the large red barn and both sheds were built prior to 1895 but the exact date is unknown. The white frame shed near the ranch style home is approximately 364 square feet. The red frame shed near the barn is 279 square feet. And finally, the large red barn measures approximately 1,895 square feet.



Next to the barn is a small red shed measuring approximately 279 square feet. This is the only structure on the site that was not serviced by any utilities.

Some photographs of the inside of the barn are provided for you below.

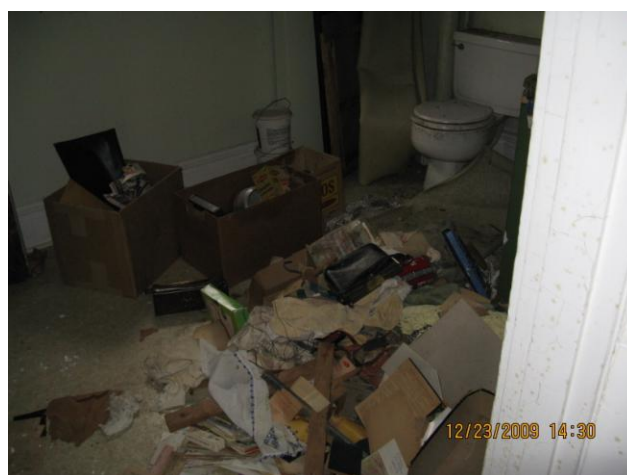


The last structure on the site is the Queen Anne style home built by Ernst Eberwein.. The home is approximately 2,048 square feet, is three (3) stories in height and has a wrap around porch with hipped roof. The basement is accessible through the inside of the home and through a separate exterior access, likely previously used as a coal chute or for fuel oil deliveries. Water, electric, sewer, and propane gas serviced the home. The inside of the home is littered in trash, debris, furniture and other items. There are numerous signs throughout the house of water damage and other structural issues. After an estate sale was held by the Eberwein family in October 2009, the City secured all structures.

Although documents obtained from St. Louis County date construction of this building to be around 1895, certain structural features such as the use of a poured concrete basement suggest that this structure was more likely built in the 1900's.



Below are a few photographs that were taken of the inside of this home.



~~What should be done with the existing structures?

One of the most significant questions at this time is whether or not to attempt preservation and retention of the existing structures on the site. Staff has spent months researching and assessing related issues in order to provide the City with all possible options and alternatives. There are five (5) structures on the site for consideration: the small white shed, the small red shed, the ranch style home, the white house, and large red barn.

□ *White Shed and Red Shed*

After meeting with the Citizen Participation Committee, answering calls from residents, meetings with the City Council, and Project Team meetings, it has been determined that the small red shed and small white shed are not beneficial for inclusion in the park development plans. Due to the size of both these structures, there is no use that we were able to find for either structure. These are ancillary structures that have no permanent or intrinsic value. We recommend that they be removed.

□ *Ranch Home*

While this home is in fair condition, its architectural style and appearance do not complement the natural, farm-like theme that the Project Team is attempting to preserve. Also, in order to keep the amount of grading to a minimum and to control traffic in this residential area, we have determined that the existing curb cut is best to use for access to the park and lead drivers to the parking area. In an effort to leave the open field area in its natural state, in order to save two large mimosa trees, and after surveying the site for planning and engineering assessment, it has been determined that the area where the ranch home sits is most conducive for the small parking lot. Finally, the direction from City Council has been to develop a passive park; which means that this would be a neighborhood style park, not intended as a regional attraction or for high density uses. Staff evaluated multiple potential options for adaptive re-use of this structure, and it simply does not appear to be beneficial or consistent for this structure to be incorporated into the long term use of the park, nor is it consistent with the architectural theme and context for the park. Therefore, it does not appear that this structure would be beneficial or necessary to accommodate park uses. We recommend that this structure be removed.

□ *Red Barn and White House*

Both these structures were built around the same time period and are of most interest to the City and residents. For the last several months the Project Team has researched the multitude of possibilities associated with preserving these structures or razing them.

A building inspection of the white house and barn was performed by St. Louis County in November 2009. While both buildings are in need of extensive repairs, the inspection report revealed that both structures were structurally sound. However, extensive structural, electrical, mechanical and plumbing upgrades would be necessary to bring these structures to current code for residential use. However, more importantly, if considered for institutional use, the restoration and code issues are much more significant. The City also contracted with Horizon Environmental Services to perform an environmental survey in November which revealed that the white house did not contain any hazardous materials.

~~Searching for funding assistance

One of our first steps was to identify potential grant opportunities and other financial assistance which may exist for the preservation and/or restoration of old structures. We spoke with several people in the landmark preservation community, such as Jo Ann Radetic from the Missouri State Historic Preservation Office, Kate Shea of the City of St. Louis Cultural Resources Office, a representative from the Landmarks Association of St. Louis, the National Endowment for the Humanities, and Kristin Zapalack of the Missouri Department of Natural Resources. The information we received from each of these individuals was consistent and uniform. In order to receive any money or tax incentives to assist with restoration of the structures (either the house or the barn), they would have to be included on the National Register of Historic Places which is regulated by the National Park Service/U.S. Department of the Interior. Currently, neither structure is listed on the National Register or on the Chesterfield Historic Register. In order to qualify for the National Register, a structure must be at least 50 years in age and must look similar to the way it originally did. As previously identified, both of these structures have been improved or maintained over the years using modern materials which do not meet the criteria. In addition, the site must be associated with a significant event, activity or development that was important in the past. Therefore the majority of grant funding opportunities would be out of reach to Chesterfield.

Another option for funding that was discovered during this process is the possibility of partnering with a local not-for-profit agency. This would help the City benefit from grants that may not normally be available to local governments. While there are hundreds of not-for-profit organizations in Missouri, we have been unable to locate a partner to take on this endeavor with us.

The National Trust for Historic Preservation does have a grant called the Johanna Favrot Fund for Historic Preservation for which the City may be able to apply. The awards range from \$2,500 to \$10,000 and applications are due no later than February 1. To date, this has been the only funding opportunity we were able to find for which we may meet the requirements.

~~Anyone want a house or a barn?

After discovering that there may not be much financial assistance available to us, we started investigating other options. We contacted representatives from St. Louis County to see if Faust Park would have an interest in either structure. On January 26, 2010 we met with Jim Foley and his assistant at the Eberwein Park site. After evaluating the barn, Jim Foley advised us that modern technology had been used over the years to rehabilitate the barn, so they would not be interested in it. The modern technology that was used includes round cut support beams that were not cut by hand, circular metal nails versus square wooden pegs, the spacing of the rafters, and the roof was made of tin instead of wood. The white house was evaluated and while it was an interesting home, they were not interested in it because there is nothing historically significant about it.

~~What have other cities done?

Several other cities have undergone the process of restoring historic structures for some future use. Among these are Webster Groves, University City, Creve Coeur, and Bethany, Missouri. We understand that there are many other municipalities who have renovated and now operate historic homes, however Staff was able to contact individuals with knowledge regarding restoration projects in these four (4) cities.

Hawken House

In 1970 the City of Webster Groves entered into a partnership with the Webster Groves Historical Society, a not-for-profit organization, to renovate, restore, manage, and maintain the Hawken House. The downstairs portion of the house is used as a museum for the City while the upstairs was renovated to depict the way people lived in the mid-1800s. Tours are provided for a small fee and the monies generated from this fee go towards the maintenance and operation of the house. Today, the City of Webster Groves owns the Hawken House, which they lease to the Historical Society.

In 1970, the total restoration cost for the Hawken House was approximately **\$92,000**. Hawken House was actually the first home in the State of Missouri to receive federal funding for its restoration and preservation. The City of Webster Groves paid for half of the renovation costs and the other half came from private donations and federal grants. The home was originally built in 1857 by Christopher Miller Hawken and is currently located at Southwest Park in Webster Groves.



City of Webster Groves:

- Home is on the National Register of Historic Places.
- Purchased the home for \$3,500.
- Paid for home to be relocated to present park site.
- Constructed new basement and parking lot.
- Maintains the grounds.

Webster Groves Historical Society is responsible for the following (by contract):

- Reimbursed the City for purchase price of the home.
- Reimbursed the City for relocation costs.
- Pays for utilities and insurance.
- Maintains and operates the house for tours.

Sutter Meyer House

University City is currently in the initial stages of restoring this historic house. To date, they have entered into a lease agreement with the Sutter Meyer Society, which is a not-for-profit group.

Representatives of University City advised us that funding for this project is not being taken out of the City's budget; instead the Sutter Meyer Foundation is raising all necessary funds. At this time, projected costs for the rehabilitation of the house are approximately \$100,000. The reason the cost is so low is mainly due to the fact that volunteers are doing the majority of the construction work and there are no plans to restore the interior of the house to its original state.

William and Julia Sutter built the house sometime around 1873. It is two stories in height and is approximately 1,200 square feet. The intended use for the house will be a museum. However, this museum will not be specific to the artifacts, furniture or other items of the Sutter Meyer estate, but instead will be an art museum where different works of art will be displayed.



University City:

- ❑ House will serve as an Art Museum.
- ❑ Home is on the National Register of Historic Places.
- ❑ All renovations being done by volunteers.
- ❑ Maintenance costs are currently unknown.

Sutter Meyer Foundation:

- ❑ Will maintain and operate the house.
- ❑ Assisted in finding volunteers for renovation work.

Tappmeyer House

Several years ago the City of Creve Coeur partnered with the Tappmeyer Foundation for the renovation of the Tappmeyer House. This house was built by Frederick Wilhelm and Adelia Tappmeyer in the 1880's and is a two-story wood frame structure, approximately 2,500 square feet in size.

The City of Creve Coeur, together with the Tappmeyer Foundation hired SM Wilson Company for the construction and restoration work. We contacted SM Wilson who advised us that the Tappmeyer House was in moderate structural shape and the renovations needed are general structural improvements.

The Tappmeyer House was relocated to the City's Millenium Park at a cost of \$450,000. The projected costs for the renovation work are estimated at an additional \$500,000 for a total project cost of \$950,000. The purpose of the renovation is to allow the house to be available for lease for meeting space and other public activities.



Creve Coeur:

- ❑ House was moved from Olive Boulevard to Millennium Park in 2003.
- ❑ Restoration of the house began in October 2009.
- ❑ Total project cost estimated at \$950,000.
- ❑ Maintenance costs are currently unknown.
- ❑ To be used for meeting space and public activities.

Tappmeyer Foundation:

- ❑ Searching for funding to assist with restoration costs.
- ❑ Searching for funding to furnish and decorate the house.

Slatten/Commons House

Staff also contacted Paul Helmer of Touch of Distinction, Color and Design, in regard to a historic renovation project that he did which is now nominated for an award. The Slatten/Commons House was placed on the National Register of Historic Places in 1984.

The house was built in the 1850s and had unfortunately been abandoned since 1940 leaving it in very poor condition. The home required refurbishing to the interior and exterior which included but not limited to: replacing windows, white washing the walls, replacing wood, replacing the fireplace, repairing the floors, and porch restoration.

The home is a two story, Italianate Victorian style home approximately 2,100 square feet in size. The purpose for the restoration is for future private, residential use. The estimated total cost for restoration to the property owner is \$700,000.



It appears from our research that the most efficient and economical way to launch a restoration project would be to establish a partnership with a not-for-profit organization. This would help to qualify for funding not otherwise available and could assist with researching and applying for funding, organizing fundraising events, locating volunteers to help with construction and design, and to help maintain and staff the structure once restoration is complete. It has become evident that the most successful historic restoration projects have been those where the municipality has been able to secure a partnership.

~~Cost Benefit Analysis

Before beginning a planning, budgeting, or other similar type of project performing a cost-benefit analysis will help measure the social benefits of a proposed project in monetary terms to compare it with its costs.

It is difficult to determine the possible return on investment (ROI) that would be possible for either the barn or white house without fully understanding what the uses would be.

Because the City's intent is to develop this as a passive park with limited uses and limited intensity, Staff has created an "Eberwein Use Test" to help determine which uses are appropriate.

Appropriate uses are those which survive after answering the following questions:

Eberwein Use Test

1. What does the "PS" Park and Scenic District of the Zoning Ordinance allow?
2. What is the intensity of the use?
3. With less than 30 parking spaces for the site proposed, how much parking is required per City Code for the particular use?
4. How would the operation of said use be handled?
5. Does the use fit with the "passive park" theme?

The list of possible uses identified by the Citizen Participation Committee (shared on page 5 of this report) covers quite well the ideas for uses that have been discussed by the City Council. When you take this list and apply it to the Eberwein Use Test, the list of possible uses begins to look like this:

1. Dog Park
2. Trail System
3. Open Play Area
4. Children's Playground
5. Picnic Area
6. Community Garden
7. Conservation/Natural Vegetation Area

If the City decides to keep the barn or the white house, we must examine what the purpose would be. That is, what would these structures be used for and do those uses survive the five (5) questions identified above? Uses such as a wedding venue or farmer's market do not pass the use test. This is mainly due to the amount of parking that will be provided at the park and the amount of parking necessary for a wedding or farmer's market. It is important to remember here that parking is not permitted on Old Baxter Road nor will it be permitted in the open play area of the park. Other uses such as a small meeting space for public activities, museum with public tours, and an educational center may be possible. To assist with determining if the structures should remain, Staff has applied these possible uses to the cost benefit analysis below.

ROI Analysis		
	Barn	White House
Upfront Restoration Costs*	\$350,000	\$550,000
Furniture/interior décor Costs**	\$30,000	\$75,000
Yearly Insurance Cost	\$2,000	\$3,500
Yearly Maintenance Cost	\$5,000	\$5,000
Yearly Operational and Staffing Costs***	\$55,250	\$55,250
Yearly Utilities Cost****	\$6,840	\$6,840
Total Restoration Expenses	\$380,000	\$625,000
Yearly Maintenance/Operational Expenses	\$43,800	\$45,300
Yearly Revenue Generated *****	\$2,000	\$810

*Restoration costs are assumed as full costs, with no financial assistance or volunteers factored in. It also assumes restoration for appearance purposes only, no attempt to restore to original materials, historic accuracy or authenticity.

**Assuming average costs here because décor and furniture will depend on final use of the structure.

***Assuming staff cost equals \$12.00 to \$18.50 per hour at 40 hours per week and Operational Costs of \$5,000 per year.

****Utilities assumed if use in the structure would require service for all utilities. Average cost assumed at \$250/month for electric, \$200/month for gas, \$70/month water, \$50/month sewer.

*****Estimated revenue generating possibilities were calculated with the following assumption:

1. Available uses for Barn could be picnic pavilion or meeting space for a not-for-profit organization or citizen committee. Space could be leased for \$100. Estimated that barn would be leased in the first year on approximately 20 occasions.
2. Available uses for White House could be meeting space for a not-for-profit organization or citizen committee, museum tours, educational trips for school children. Space could be leased for \$100 for meetings, \$3.00 per person for tours, and \$2.00 per child for a tour or educational trip. Estimated that white house would be leased in the first year approximately 5 meetings and 20 tours (assuming all adults).

If it were determined that saving either one or both of these structures is not possible, the cost of razing the barn would be approximately \$5,000 and \$22,500 for the white house.

STAFF RECOMMENDATIONS FOR EXISTING STRUCTURES

As mentioned earlier in this report, due the size and condition of the mother-in-law quarters, red shed and white shed, none of these structures are being recommended for restoration and therefore will not be discussed further.

Ranch House

Based upon our review, we believe the existing ranch house should be removed. While in reasonably good condition, it's a modern structure, simply not representative of any historic use or purpose. While saving this structure for meeting space or storage may be an option, it is simply not cost effective or necessary to do so. Adequate meeting space already exists at multiple city facilities. Further, it has not been the policy of the City Council to provide independent facilities for independent organizational uses. In short, retaining the ranch house is not complementary to the long term use of the Eberwein site as a passive park site.

Red Barn and White House

Both the large red barn and white house would complement the character and uses of the Eberwein Park. While both these structures are old, neither are considered historic. Staff has considered multiple uses for these structures for municipal purposes. We have also contemplated retro-fitting the existing structures for restrooms or other park amenities and have discussed using these structures as ancillary storage, or remote salt storage. During our discussions and research, we have also considered revenue-generating uses for these structures. However, after much research, we have determined that it is simply not cost effective to retain either the red barn or the white house, ***unless a non profit organization is willing to assume all costs related to restoration, operation, and maintenance.*** If one is identified, it would be desirable for the City to consider a long term lease arrangement wherein the user would be responsible for all costs related to the care, maintenance, and operation of the structure.

Absent a long term lease and use agreement, the existing structures on the Eberwein Site cannot be preserved or retained without creating an ongoing drain on the City's revenue and resources. Accordingly, if an independent, third party non-profit agency is willing to execute a long term lease agreement which assumes all restoration costs, maintenance and use costs, the buildings could be retained. However, we have not been able to identify any viable partners, and must therefore recommend that these buildings be removed as well. It must also be stated that significant resources, currently not funded, are required to provide for the development of the park itself. Resources are restricted and such priorities must ultimately be established by City Council.

Possibility for Partnership

At this time, the City of Chesterfield has had a preliminary conversation with a member of the Chesterfield Heritage Foundation regarding the possibility of an agreement being entered into for the purpose of saving, restoring, and maintaining the white house. However, at this time, we have not heard anything further regarding the Heritage Foundation's willingness or ability to participate.

Partnering with a non profit group will allow the City accessibility to grants which we are not currently eligible for, provide additional resources to raise funds, staff the facility, and assist

with maintenance, operational, and restoration costs. If a non-profit group were identified, it would be imperative that such an agreement would be a long term agreement. While it may seem that the City is requesting a lot from a potential partner, all of the municipalities identified during Staff's research which had restored and currently maintain and operate a historic or century home have done so with this type of agreement with a non profit group.

To gain an even better understanding of the potential costs to the City if either the barn or white house were preserved without a partnership, please refer to the "Old Pond School Project" document in the Appendix of this report. While the Pond School structure nor its uses may be identical to the situation in Chesterfield, this document does provide a greater understanding of the costs associated with such a project.



The Old Pond School was built around 1914 after the original burned down and was later donated to the City of Wildwood. The City of Wildwood was in charge of the project. Funding was generated through taxpayer dollars, donations and a grant. In addition, an adopt a brick program was used for the rear entrance. The City of Wildwood formed the Old Pond School Steering Committee to oversee the restoration and rehabilitation. The Committee consisted of former students of the school, City Council Members, Historic Preservation Members, and other citizens who participated in finding volunteers and funding for the project. Renovation lasted approximately three (3) years with a total cost to the City of \$573,404.21. Today, the structure is rented for use as meeting space and serves as a small museum.

STAFF RECOMMENDATIONS FOR USES AND GENERAL PARK LAYOUT

After months of research, interviews, visioning meetings, and analyzing the requirement of the City Code the Project Team has incorporated our findings with the direction we received from the City Council in order to provide you with a proposed list of uses and general park layout. The underlying theme for the park design that we have been working with is that the park should preserve its farm-like/natural overall theme. We will be incorporating this theme throughout the entire park, including the dog park area, children's play area and any pavilions or picnic areas. Detailed information on the branding of the park from artwork, signage, building materials, to design of the play areas will be provided to the City Council during Phase III and Phase IV of the Master Plan Strategy. In order to provide you with a sense of our overall vision for the park, we will touch on the park theme in the sections below.

Eberwein Park Uses

In order to create the Eberwein Park as a passive, neighborhood park the Project Team believes that the following uses would be most appropriate:

1. Dog Park
2. Trail System
3. Open Play Area
4. Children's Playground
5. Picnic Area
6. Community Garden
7. Water Quality Area (conservation/natural vegetation area)

This may not be a long list of uses, but these are low intensity uses which enable us to maintain this as a passive type park; they are all permitted in the Zoning Ordinance, and require a minimal amount of parking spaces allowing us to preserve more greenspace. Several individuals had much grandeur ideas such as a farmer's market, community events and holiday events, but all these uses require much more parking than is being designed for the park and attract a much larger crowd of people which is not what was intended here. These are, however, wonderful ideas that would be a great fit at Central Park and the future Amphitheater site.

General Park Layout Plan

Staff is also presenting for your review and consideration a General Park Layout Plan. The Plan is not intended to provide you with specific information relative to grading, improvements, tree preservation, or building construction. Instead, we are presenting this plan for approval of the general conceptual idea for the layout of the different uses at the park. If this plan is approved, we will begin our next step of creating a Concept Plan that will include more specific information relative to the exact location and size of the dog park, children's play area, picnic area, etc. Please refer to the Appendix of this report for a copy of the General Park Layout Plan.

~~Parking Area

The Project Team based the parking design on the amount of parking required for a city park per the Zoning Ordinance. In this instance, the minimum number of parking stalls is between 28 and 47 parking spaces; 34 spaces have been provided on the plan. We are proposing the parking area as a loop so that the amount of pavement needed would be kept to a minimum and allows us to be a bit more creative than constructing a parking lot similar to that on a commercial development. The loop configuration also provides a great open area in the front of it for signage or artwork.

~~Walking/Running Trails

We are proposing a series of interconnected trails that allow a park visitor to either run or walk around the perimeter of the site or through the park. You will also notice several large red circles at different points along the trail. These are called trail nodes, which will provide the park visitor with a surprise, such as a piece of artwork, or a piece of natural play equipment. Below is a conceptual drawing illustrating our design idea.



~~Community Garden

One idea that has been brought up from time to time over the years has been the idea of a community garden and Eberwein Park seems to be the best place for the City's first garden. We have the garden situated near the parking area at the front of the site to make it most convenient to the volunteers and residents. We also believed that the garden would flourish in the area with the most sun and away from the dog park and children's play area. We anticipate that residents could rent a small parcel of the garden to plant either flowers or vegetables. Specifics on the size or operation of the garden have yet to be established.

~~Picnic Area/Pavilion

Several picnic areas are identified on the Plan throughout the park. These areas would have picnic tables and grille available for use. At this time, the exact number of picnic tables has not been identified. We have also allowed for one large pavilion in the area where the barn currently is found. If the barn is razed, we would propose one large structure which would have restroom facilities and a covered pavilion for picnics or parties. If the barn would be restored, it could be used as the restroom facilities among any other uses identified by the City Council. We would then relocate the pavilion to another location in the same area. Because the design theme for the park is a farm/natural setting we would propose that if a pavilion is built, it be constructed to resemble a barn.

~~Children's Natural Themed Play Area

The Project Team would like to present our idea for a natural play area for children. A natural play area is also known as a green playground and is basically an area where children can play with natural elements such as sand, water, wood, rock, and living plants. Natural play areas have play equipment that are made to look natural, which are made mostly of natural material instead of pre-fabricated materials, have winding trails, rocks to climb, mazes made of natural vegetation or shrubs, and play logs. Natural play areas are a great alternative to a traditional playground, allow you to use the natural setting and topography of the land and are a wonderful fit to the overall theme of the Eberwein Park for a natural park setting. This type of playground will be the first of its kind in Chesterfield and will allow children to have an alternative type of play experience. Detailed information on the play area, materials,

equipment, maintenance, and cost will be provided during Phase III and Phase IV. An example of what this type of play area looks like is provided below.



~~Dog Park

One of the most anticipated elements of the Eberwein Park Development is the creation of the City's first dog park. We are showing the dog park at the far northwest corner of the site, past the children's natural play area. The general layout for the dog park is sectioned off for large and small dog play with one main access point. We have sketched out the area to be approximately 2 acres in size; one half acre for the small dogs and one and a half (1.5) acres for the large dog area. Among other items, there will be a drinking fountain for both people and their pets, a water feature for the dogs, a few agility equipment pieces, sitting area for people and some shade trees. We have visited and researched numerous local dogparks and some in other parts of the country to assist us in the design. We also spoke with several people who were at area dog parks while we were there about what they like and don't like about their current dog park and what they think is lacking.



As directed by the City Council, the dog park area is a high priority for the City. Therefore, attached in the Appendix of this report is a potential cost analysis for the items necessary to construct the dog park. Staff has provided this information so that we may get your approval for the budget needed for creation of the park and then we can create the master plan design and begin construction as early as possible. From our projections, it appears that the cost for construction of the dog park alone is estimated at \$310,000.

~~Water Quality Area

The water quality area is shown in purple on the General Layout Plan and is located near the center of the park site. This is the location of the stagnant pond which we believe should be cleaned to restore it to its natural condition. This area will serve to meet the water quality requirements of MSD and would serve as an excellent area for the inclusion of rain gardens. Rain gardens are among several BMPs (Best Management Practices) identified by MSD to be used to satisfy Phase II Water Quality Requirements. This could also be a great opportunity to educate citizens on what rain gardens are and how they work. The Project Team is also investigating the possibility of a mini wetland area or conservation area being created here. The dark green area surrounding the water quality area represents the existing wooded area and tree lines. While the City Arborist has advised us that a large number of trees are in poor condition, our goal would be to disturb as little of the natural vegetation as possible and to replant as much as possible.

DIRECTION NEEDED

At this point, Phases I and II are complete and the Project Team is ready to move into Phase III. Phase III includes the creation of the Preliminary Plan and projected costs for the entire park. Costs for the dog park area only have been provided in this report so that the dog park design and construction can commence as soon as possible. In addition, this phase involves the rezoning of the property to the "PS" Park and Scenic District.

In order to begin Phase III, we are seeking direction from City Council as to:

1. **What uses will be available at the park**
2. **Comments on the General Park Layout Plan so that we may begin the design of the Preliminary Plan**
3. **Comments on the cost estimates for the construction of the dog park so that we may finish the detailed design of this amenity.**
4. **Direction on the existing structures; the barn and white house. This includes the purpose and uses for these structures if the desire is to save them. If it is determined that these structures should be saved, Staff recommends that it be accomplished by entering into an agreement with a non profit organization so that City resources are not drained.**

In regards to item 4 above, the Project Team has had several conversations with representatives of the Chesterfield Landmarks Preservation Commission who have advised us that they may be interested in assisting the City to raise funds for the restoration of these structures. In addition, you will notice on the General Park Layout Plan that the white house is still shown as untouched and no improvements are shown in this area. This was done so that the park development could proceed while the City determines the best course of action for the future of this structure. The area of the barn is shown on the plans as being a pavilion because we believe if the barn is restored it could serve as part of the pavilion structure or if it is razed, we would recommend a new barn like structure be constructed. If Council directs the Project Team to continue researching options for these structures, we would recommend that we prepare a **Plan Proposal** which would provide detailed information on forming a partnership with a local not-for-profit organization, what responsibilities the City and the not-for-profit organization would be, and explain the purpose for saving the structure along with the intended use.

WHAT'S NEXT?

After direction is provided from the City Council, we anticipate having Phase III completed within two (2) months. While we will continue to answer calls from the public, we will also provide regular updates on the City's website and will provide information to the Chesterfield Historical Commission, Chesterfield Landmarks Preservation Commission, and PRACAC. The Project Team will also be scheduling another Citizen Participation Committee meeting to update them on the park's progress. Our goal is to have the Phase III Report completed and ready for presentation before the City Council in the next few weeks.

Appendix A

Old Pond School Projected Costs

Dog Park Construction and Design Projected Costs

Volz Inc. Site Survey

Design Drawings from Citizen Participation Committee

General Park Layout Plan



**Old Pond School Project
Expenditures from 2001 thru December 31, 2004**

Date	Vendor	Improvement/Description	Cost
05/14/02	Lauren Strutman Arch.	Pond Schoolhouse	\$1,238.50
06/01/02	Gaehle Contracting	Landscaping	\$680.00
06/20/02	Coleman Group	Park Planning	\$1,000.00
06/20/02	Lauren Strutman Arch.	Pond Schoolhouse	\$1,062.50
06/20/02	Schnucks	Food for Meeting	\$105.42
06/30/02		Transfer from another fund	\$583.83
07/01/02	Home Depot	Supplies	\$278.55
07/01/02	NPN Environmental Engr.	Asbestos & Lead Paint Inspection	\$1,632.00
07/01/02	Sign-a-rama	Wood sign	\$853.02
07/01/02	Sign-a-rama	Fix sign	\$9.38
07/17/02	Cole & Associates	Topo of Wildwood School	\$1,200.00
07/18/02	Lauren Strutman Arch.	Old Pond School	\$324.79
08/08/02	Sign-a-rama	RTA for Pond School	\$9.38
08/15/02	Cole & Associates	Professional Services	\$750.00
08/16/02	Imos Pizza	Food for OPS work	\$45.45
08/16/02	Coleman Group	Site Design	\$2,410.00
08/16/02	Lauren Strutman Arch.	Pond Schoolhouse	\$944.50
08/19/02	Schnucks		\$42.04
08/19/02	Schnucks		\$29.78
08/19/02	Schnucks		\$51.78
09/05/02	College Container	School Renovation	\$350.00
09/05/02	Home Depot	Supplies	\$295.54
09/10/02	St. Louis Cty Treasurer	Building Permit	\$239.00
09/12/02	Schnucks	Meetings & School	\$60.13
09/12/02	Mark Trout	Supplies	\$47.07
09/12/02	Mark Trout	Supplies	\$47.51
09/12/02	Mark Trout	Supplies	\$121.47
09/12/02	Mark Trout	Supplies	\$71.48
09/12/02	Mark Trout	Supplies	\$16.79
09/17/02	McBride & Sons Contracting	50% Down Payment	\$887.50
09/19/02	Creve Coeur Camera	Develop & Print	\$8.95
09/19/02	Coleman Group	Old Pond School	\$1,540.00
09/19/02	Fenster Steel Corp.	Old Pond School	\$1,765.32
09/19/02	Gaehle Contracting	Park Maintenance	\$40.00
09/19/02	Lauren Strutman Arch.	Old Pond School	\$200.00
09/26/02	Fenster Steel Corp.	Old Pond School	\$268.00
10/04/02	Mark Trout	Old Pond School Pictures	\$54.89
10/04/02	Kelly Building Products	Old Pond School	\$2,154.52
10/04/02	Kelly Building Products	Old Pond School	\$27.00
10/04/02	Kelly Building Products	Old Pond School	\$141.55
10/04/02	Kelly Building Products	Old Pond School	\$55.44
10/04/02	Kelly Building Products	Old Pond School	\$89.52
10/10/02	Bankcard Center		\$13.49
10/10/02	Bankcard Center		\$249.36

Date	Vendor	Improvement	Cost
10/10/02	Bankcard Center		\$284.81
10/10/02	Corvera Abatement	Asbestos & Lead Paint Removal	\$16,000.00
10/10/02	County Form & Supply		\$247.39
10/10/02	County Form & Supply		\$20.00
10/10/02	Creve Coeur Camera		\$115.20
10/10/02	Des Peres Welding		\$310.00
10/10/02	Home Depot		\$454.04
10/10/02	Kelly Building Products		\$107.00
10/10/02	Kelly Building Products		\$827.08
10/10/02	Kelly Building Products		\$286.64
10/10/02	Kelly Building Products		\$139.52
10/10/02	Kelly Building Products		\$136.96
10/10/02	Kelly Building Products		\$617.60
10/10/02	Schnucks	Food for Meeting	\$37.56
10/10/02	Superior Special Services		\$87.92
10/11/02	Westside Forest Products		\$3,734.79
10/25/02	Breckenridge Material Co.		\$235.00
10/25/02	County Form & Supply	Expansion Joint Flex 1/2" x 3"	\$12.50
10/25/02	Kelly Building Products	Restoration	\$49.78
10/25/02	Lauren Strutman Arch.		\$356.35
10/25/02	Murphy Tree Service		\$2,000.00
10/25/02	Schnucks	Meetings	\$107.88
10/25/02	Superior Special Services	Johnny Unit	\$75.43
10/25/02	Mark Trout	Supplies	\$108.44
11/13/02	Home Depot	Wood for Construction	\$246.78
11/20/02	Chesterfield Topsoil	Four 14 Cubic Yards Topsoil	\$740.00
11/20/02	Gaehle Contracting	Rock for Old Pond School	\$493.69
11/20/02	Gaehle Contracting	Grade dirt at Old Pond School	\$525.00
11/20/02	Kelly Building Products	97 5/4x8 Clear Cedar	\$464.63
11/20/02	Kelly Building Products	36 Poplar	\$205.20
11/20/02	McBride & Sons Contracting	Pier Work	\$887.50
11/20/02	Sign-a-rama	RTA for Pond School Sign	\$17.82
11/20/02	Superior Special Services	Johnny Unit	\$75.43
12/02/02	Home Depot	Power Light, Wood	\$192.01
12/02/02	Schnucks	Old Pond Steering Comm Snack	\$100.76
12/03/02	Missouri-American Water	Final Bill for Old Pond School	\$67.06
12/10/02	Primary Colors, Inc.	Priming & Painting Gutterboards	\$1,850.00
12/10/02	West County Feed & Supply	Lawn Mixture	\$114.50
12/10/02	West County Feed & Supply	Lawn Mixture	\$98.00
12/16/02	Lauren Strutman Arch.	Pond Schoolhouse	\$89.50
12/16/02	McBride & Sons Contracting	Carpentry Labor	\$36,010.00
12/17/02	Superior Special Services	Johnny Unit	\$75.43
12/23/02	Schnucks	Old Pond Steering Comm Snack	\$17.28
	2002 Subtotal		\$90,617.93

Date	Vendor	Improvement	Cost
04/21/03	South Side Roofing	Tile Roof	\$11,452.00
04/25/03	South Side Roofing	Roof Repairs	\$15,013.00
04/30/03	County Farm & Supply	Caution Tape	\$13.90
04/30/03	Terraspec	Improvement Plans	\$9,560.00
05/27/03	South Side Roofing	Tile Roof	\$24,816.40
05/27/03	Terraspec	Improvement Plans	\$1,275.00
06/12/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
06/12/03	Mark Trout	Supplies	\$169.80
06/12/03	Dave's Lawn & Landscaping*	Site Improvements	\$62,052.50
06/30/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
07/08/03	Gift Bricks	Deposit for Gift Bricks	\$500.00
07/25/03	South Side Roofing	Roof Repairs	\$11,523.60
07/25/03	Creve Coeur Camera	Copied Images to CD	\$28.50
07/25/03	Creative Brick	Bricks	\$1,395.03
07/25/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
07/25/03	Hydrocontrol Systems	Waterproofing Services	\$4,995.00
07/25/03	House Electric Co.	Install 20 Amp outlet	\$187.00
07/25/03	Lucas Stucco & eif Design	Remove loose stucco, patch	\$1,300.00
07/25/03	Dave's Lawn & Landscaping*	Site Improvements	\$57,736.25
07/28/03	Home Depot	Supplies, Misc.	\$64.53
08/12/03	West County Feed	Straw Bale & Fescue	\$78.00
08/22/03	Gaehle Contracting	PU & Set up Light Stand	\$370.00
08/22/03	Gaehle Contracting	Landscaping	\$525.00
09/02/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
09/24/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
09/24/03	Passiglias	Hupericum Sunburst (2)	\$72.00
09/29/03	Zick's Great Outdoors	Landscaping Supplies	\$594.90
09/29/03	Gilberg Perennial Farms	Landscaping	\$396.47
09/29/03	Gilberg Perennial Farms	Landscaping	\$35.78
10/06/03	Septic Services Inc.	Portable Toilet & Sink Rental	\$110.00
10/27/03	Missouri-American Water	Water Svc @ 17123 Manchester	\$103.53
10/27/03	Pratt Contracting	Old Pond School Restoration	\$2,000.00
10/27/03	Gaehle Contracting	Mulch	\$593.15
10/28/03	Spray Services Inc.	Removal of Lead Paint	\$4,850.00
10/29/03	St. Louis Bread Company	Pond School Committee Snacks	\$15.35
11/12/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
11/21/03	South Side Roofing	Roofing Retainage	\$1,000.00
11/21/03	Johnny on the Spot	High Tech 1 Unit	\$75.43
11/21/03	Primary Colors	Painting-Old Pond School	\$3,760.32
12/19/03	Johnny on the Spot	High Tech 1 Unit	\$78.13
12/31/03	Creve Coeur Camera	Digital Image Restoration	\$145.00
	2003 subtotal		\$217,338.15

Date	Vendor	Improvement	Cost
01/20/04	Johnny on the Spot	High Tech 1 Unit	\$75.43
01/29/04	Mark Trout	Supplies	\$41.87
02/20/04	Johnny on the Spot	High Tech 1 Unit	\$75.43
02/20/04	Pratt Contracting	Old Pond School Restoration	\$16,000.00
02/20/04	McIntyre Millwork	Custom Doors & Transoms	\$6,857.20
02/27/04	Dave's Lawn & Landscaping	Landscaping	\$10,668.05
03/02/04	Dave's Lawn & Landscaping	Landscaping	\$24,461.28
03/19/04	Johnny on the Spot	High Tech 1 Unit	\$78.13
03/19/04	McIntyre Millwork	Custom Doors & Transoms	\$2,017.83
03/19/04	McIntyre Millwork	Knife Grind Charge	\$80.00
03/19/04	McIntyre Millwork	Window Sashes and Glass	\$3,884.00
03/19/04	McIntyre Millwork	Custom Doors & Transoms	\$7,007.20
03/19/04	McIntyre Millwork	Hager-Ball Bearing, Wide	\$1,436.80
12/6/2004	Ameren UE (0060) (0017)	Electric	70.53
12/27/2004	Ameren UE (0060) (0017)	Electric	6.44
12/31/2004	Ameren UE (0060) (0017)	Electric	64.00
8/3/2004	Bankcard (0675) (Lowe's)	Drill, Staples, other Supplies	51.31
11/22/2004	Benz-Parks, Inc. (0488)	Park Improvements	13,500.00
12/31/2004	Benz-Parks, Inc. (0488)	Park Improvements	51,848.89
9/7/2004	Commerce Bank (0423)	Old Pond School Meeting Food	35.39
10/14/2004	Commerce Bank (0423)	Old Pond School Meeting Food	46.00
7/27/2004	Creve Coeur Camera (0121)	Pictures	81.90
9/13/2004	Creve Coeur Camera (0121)	Pictures	50.36
5/24/2004	Foundation Specialists	Stabilization	4,625.00
7/23/2004	Gaehle Contracting (0654)	Remove concrete steps	620.00
8/20/2004	Gaehle Contracting (0654)	Install new steps	1,588.74
12/27/2004	Gaehle Contracting (0654)	Break steps	390.00
7/6/2004	Gilberg Perinial (0093)	Plants/Flowers	156.45
12/31/2004	Greene-Beldner (0116) Quality Sandblast	Well Pump	45.00
8/9/2004	Home Depot (0776)	Supplies	408.07
8/30/2004	Home Depot (0776)	Supplies	7.19
8/30/2004	Home Depot (0776)	Impact Head	19.94
12/6/2004	Home Depot (0776)	Paint	57.04
4/21/2004	Johnny on the Spot (0109)	High Tech 1 Unit	75.43
11/29/2004	Johnny on the Spot (0109)	High Tech 1 Unit	75.43
12/14/2004	Johnny on the Spot (0109)	High Tech 1 Unit	78.13
6/21/2004	McIntyre Millwork (0324)	Hardware for Doors	2,084.05
7/23/2004	MO-American Water (0029) (0018)	Water	41.30
10/14/2004	MO-American Water (0029) (0018)	Water	53.18
12/27/2004	MO-American Water (0029) (0018)	Water	28.11
5/10/2004	Onyx Waste (0339)	High Tech 1 Unit	75.43
7/12/2004	Onyx Waste (0339)	High Tech 1 Unit	75.43
8/3/2004	Onyx Waste (0339)	High Tech 1 Unit	75.43
9/3/2004	Onyx Waste (0339)	High Tech 1 Unit	75.43
10/14/2004	Onyx Waste (0339)	High Tech 1 Unit	75.43
11/2/2004	Onyx Waste (0339)	High Tech 1 Unit	75.43
12/31/2004	Pratt Contracting (0222)	Contract Work	25,000.00
6/24/2004	St. Louis Post (0656)	Invitation to Bid	1,191.45
6/23/2004	Terraspec (0689)	Contract Work	11,560.00
7/23/2004	Terraspec (0689)	Contract Work	5,940.00
9/27/2004	Terraspec (0689)	Improvements	1,700.00
11/22/2004	Terraspec (0689)	Improvements	2,040.00

11/29/2004	Treasurer St. Louis County (0684)	Pavillion Building Permit	363.00
6/25/2004	Woemel Plastering (0396)	Plaster & Repair	4,250.00
11/22/2004	Woemel Plastering (0396)	Plaster & Repair	8,300.00
11/22/2004	Woemel Plastering (0396)	Plaster & Repair	25,000.00
12/31/2004	Woemel Plastering (0396)	Plaster & Repair	30,860.00
	2004 subtotal		\$265,448.13
	TOTAL		\$573,404.21

NOTE: No expenditures for this project were made in 2001.

Cost Assessment of Dog Park/Parking Lot

Key Code Selection for Estimation

Fencing Materials C & J	Structure/Amenities A-G	Sod A	Landscaping A & B	Parking Lot D	Restrooms A	Trails A	* Estimated Cost \$ 512,000.00
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* Please note that this is the estimated probable cost created prior to preliminary designs.

* Please note that estimated probable cost of labor is included.

* Please note that this is not a complete list of materials. Each list is subject to change.

* Please note all estimations have been rounded up.

Fencing Materials

Key Code	Type	Model	Height	Price per foot	Total Length	Estimated Cost
A	Aluminum	Bennington	6'	\$ 40.00	1500	\$ 60,000.00
B	Aluminum	Berkshire	6'	\$ 40.00	1500	\$ 60,000.00
C	Aluminum	Essex	6'	\$ 40.00	1500	\$ 60,000.00
D	Aluminum	Falcon (Double Pickets)	6'	\$ 60.00	1500	\$ 90,000.00
E	Aluminum	Horizon (Double Pickets)	6'	\$ 60.00	1500	\$ 90,000.00
F	Aluminum	Saybrook	6'	\$ 40.00	1500	\$ 60,000.00
G	Aluminum	Storrs BOCA	4.5'	\$ 32.00	1500	\$ 48,000.00
H	Vinyl	Canterbury Straight	4'	\$ 40.00	1500	\$ 60,000.00
I	Horse Rail Fence	Standard 3 Rail Horse Fence	4.5'	\$ 15.00	1500	\$ 22,500.00
J	Mesh Fencing*		Varies		NA	\$ 20,000.00

* Not calculated by price per foot, used in conjunction with fence types.

Structures/Amenities

Key Code	Amenity	Cost
A	Pavilion	\$ 40,000.00
B	Water Features	\$ 25,000.00
C	Water Fountains	\$ 3,700.00
D	Agility Equipment (Budgeted)	\$ 5,000.00
E	Benches x 3	\$ 2,100.00
F	Pick Up Stations x 3	\$ 1,200.00
G	Trash Cans x 4	\$ 2,500.00

Restrooms

Key Code	Estimated Cost
A	\$ 200,000.00

Sod

Key Code	Type	Model	Price per sq. foot	Total area	Estimated Cost
A	Grass	Kentucky Blue Grass	\$ 0.16	96000	\$ 15,360.00
B	Astro Turf	Sporturf Synthetic	\$ 6.00	96000	\$ 576,000.00

Seed

Key Code	Type	Model	Price per 25 lbs	Seed Rate per 25 lbs. (l Qty.	Total area in sq feet	Estimated Cost
A	Grass	Kentucky Blue Grass	\$ 175.17	12500	8	96000 \$ 1,345.31
B	Grass	Tall Fescue	\$ 70.00	3215	30	96000 \$ 2,090.20

Landscaping

Key Code	Type	Model	Qty.	Avg. price per unit	Estimated Cost
A	Trees	2.5 Caliber tree	3	\$ 200.00	\$ 1,200.00
B	Shrubs	1 gal.	100	\$ 40.00	\$ 8,000.00

* Species type will vary cost

Parking Lot

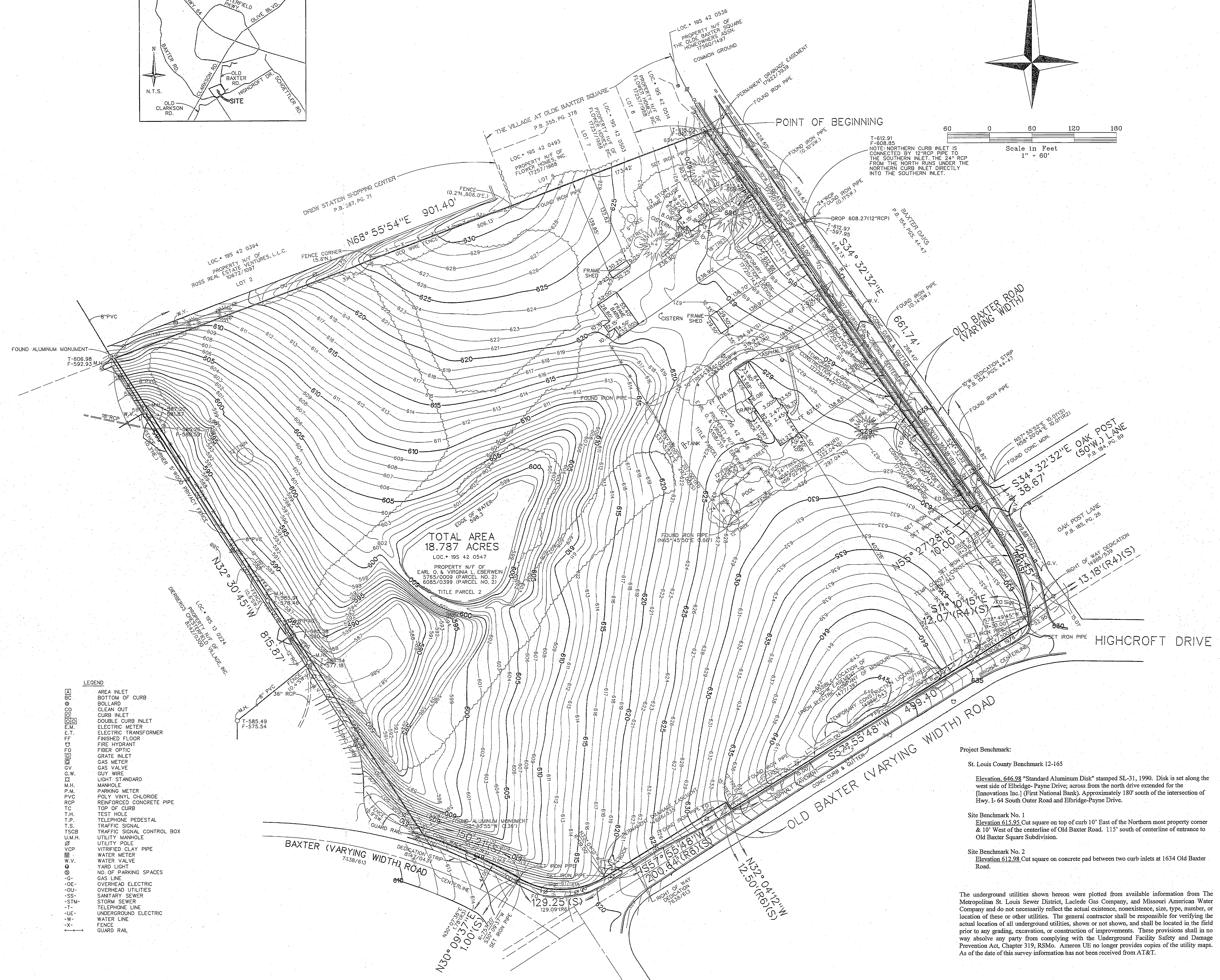
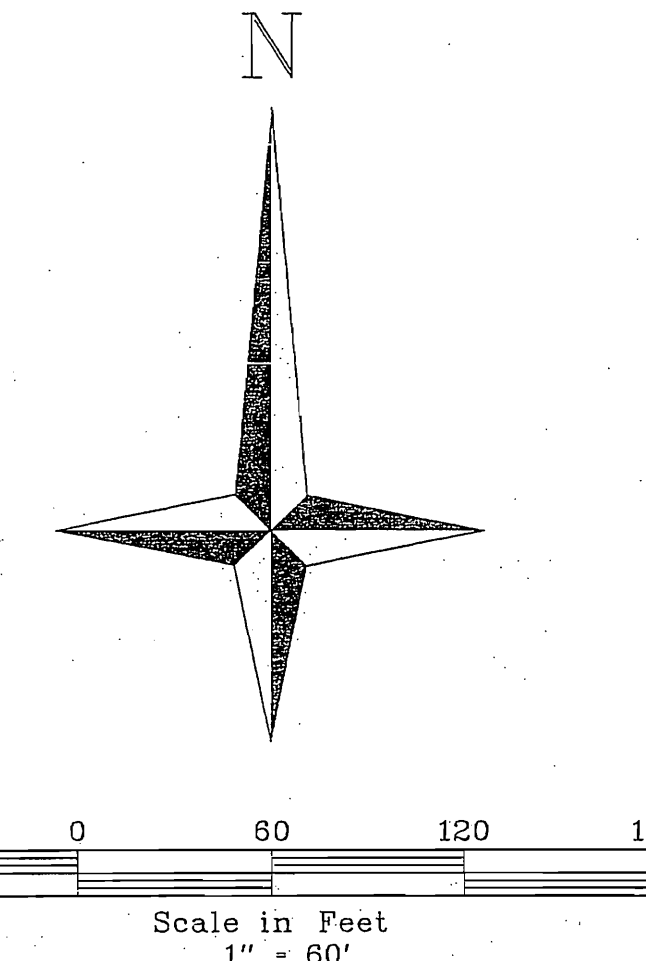
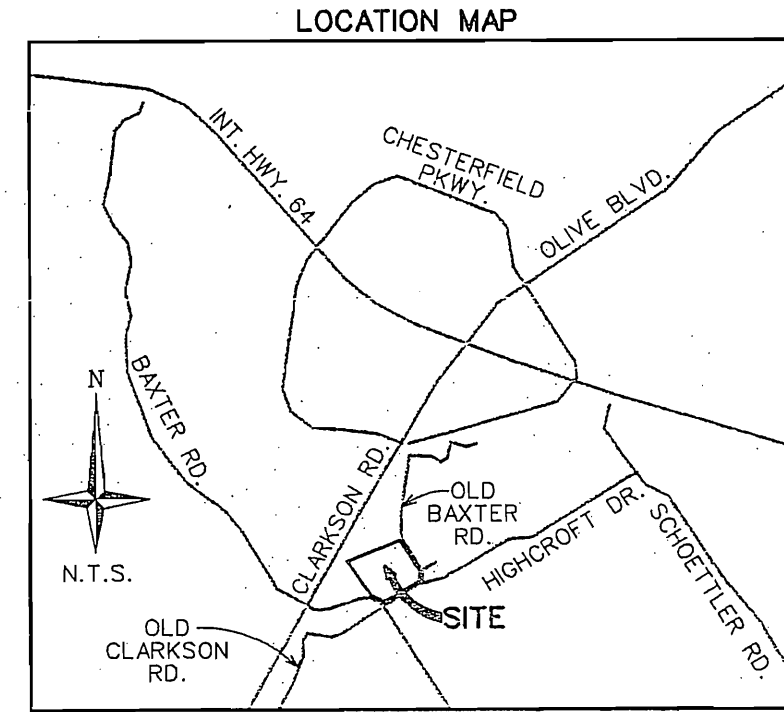
Key Code	Type	Price per sq foot	Total Area	Estimated Cost
A	Concrete	\$ 10.00	19000	\$ 190,000.00
B	Asphalt	\$ 3.00	19000	\$ 57,000.00
C	Permeable Pavers (Porous Pavers)	\$ 12.00	19000	\$ 228,000.00
D	Porous Concrete	\$ 6.50	19000	\$ 123,500.00
E	Permeable Asphalt	\$ 9.50	19000	\$ 180,500.00
F	*Grass Pavers	\$ 5.75	10000	\$ 57,500.00
G	Porous Concrete Pavers	\$ 6.50	9000	\$ 58,500.00
H	Gravel Pavers	\$ 5.75	19000	\$ 109,250.00

* Must be done in conjunction with a different material for the drive aisles. Can only be used for Parking Stalls

Trails

Key Code	Estimated Cost
A	\$ 2,000.00

A TRACT OF LAND IN U.S. SURVEY 2002
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



A tract of land in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of "The Village At Old Baxter Square," a subdivision according to the plat thereof recorded in Plat Book 355 page 378 of the St. Louis County records with the Southwest line of Old Baxter Road, varying width, as widened by instruments recorded in Book 17720 page 1437 and Book 17720 page 1442 of the St. Louis County records; thence Southwestwardly along said Southwest line of Old Baxter Road, as widened, South 34 degrees 32 minutes 32 seconds East 661.74 feet to a point, thence Northeastwardly along a Southeast line of said Old Baxter Road, varying width, as widened, North 55 degrees 27 minutes 28 seconds East 10.00 feet to a point being 15.00 feet perpendicularly distant Southwest of the original centerline; thence Southwestwardly along the Southwest line of said Old Baxter Road, varying width, South 54 degrees 32 minutes 32 seconds East 38.67 feet to the Northernmost corner of a right of way dedication recorded in Book 14986 page 539 of the St. Louis County records; thence Southwardly along the West line of said right of way dedication the following courses and distances: along a curve to the right whose radius point bears South 55 degrees 27 minutes 28 seconds West 310.00 feet from the last mentioned point, a distance of 126.45 feet, South 11 degrees 10 minutes 15 seconds East 12.07 feet and along a curve to the right whose radius point bears South 78 degrees 49 minutes 45 seconds West 30.00 feet from the last mentioned point, a distance of 13.18 feet to a point in the Southeast line of U.S. Survey 2002, being also the Northwest line of said Old Baxter Road, varying width, being 15.00 feet perpendicularly distant Northwest of the original centerline; thence Southwestwardly along said Northwest line of Old Baxter Road, varying width, South 57 degrees 55 minutes 48 seconds West 499.40 feet to the Easternmost corner of a right of way dedication recorded in Book 7638 page 613 of the St. Louis County records; thence along said right of way dedication the following courses and distances: North 32 degrees 04 minutes 12 seconds West 12.50 feet, South 57 degrees 55 minutes 48 seconds West 200.64 feet and along a curve to the right whose radius point bears North 32 degrees 04 minutes 12 seconds West 119.00 feet from the last mentioned point, a distance of 129.25 feet to a point in the Southeast line of a right of way dedication recorded in Book 8147 page 437 of the St. Louis County records; thence Northwardly along the Southeast line of said right of way dedication North 33 degrees 09 minutes 37 seconds East 1.00 feet to a point; thence Westwardly along the North line of said right of way dedication, being also the North line of Baxter Road, varying width, along a curve to the left whose radius point bears South 20 degrees 09 minutes 37 seconds West 757.20 feet from the last mentioned point, a distance of 150.21 feet to a point in the Northeast line of property described in deed to Dierbergs Chesterfield Village, Inc. recorded in Book 8242 page 300 of the St. Louis County records; thence Northwardly along the Northeast line of said Dierbergs Chesterfield Village, Inc. property North 32 degrees 30 minutes 45 seconds West 815.87 feet to a point in the South line of "Drew Station Shopping Center," a subdivision according to the plat thereof recorded in Plat Book 287 page 71 of the St. Louis County records; thence Eastwardly along the South line of said "Drew Station Shopping Center" and the South line of aforesaid "The Village At Old Baxter Square" North 68 degrees 55 minutes 54 seconds East 901.40 feet to the point of beginning and containing 18.787 acres according to a survey by Volz Incorporated.

Title Commitment Schedule B - Section II Notes:

Property is referenced from Commitment by Fidelity National Title Insurance Company, File No. 20081028 dated September 15, 2008, which was relied upon to disclose all encumbrances, rights of way and restrictions affecting this property. Volz Incorporated comments are in brackets.

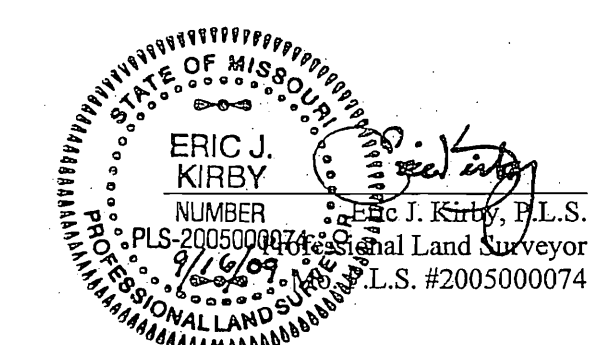
- Easement granted to Union Electric Company by the instrument recorded in Book 1477 page 397. (Parcel 2) [Easement description is vague, possible location shown]
- Right of way granted to St. Louis County, Missouri recorded in Book 7638 page 613. (Parcels 1 and 2) [Shown]
- Permanent Drainage Easements and Permanent Sight Distance Easement granted to St. Louis County, Missouri recorded in Book 7638 page 613. (Parcels 1 and 2) [Do not affect this property. The Temporary Slope and Construction License described in Book 7638 page 613 is assumed to have expired and is not plotted]
- Permanent Drainage Easement granted to the City of Chesterfield recorded in Book 14986 page 533. (Parcel 2) [Shown]
- Temporary Construction License granted to The City of Chesterfield recorded in Book 14986 page 543. (Parcel 2) [Shown]
- Temporary Construction License granted to The City of Chesterfield recorded in Book 17720 page 1437. (Parcel 2) [Shown]
- Temporary Construction License granted to The City of Chesterfield recorded in Book 17720 page 1442. (Parcel 1) [Shown]
- Permanent Sidewalk Easement recorded in Book 17720 page 1442. (Parcel 1) [This instrument does not grant a Permanent Sidewalk Easement]
- Permanent Sidewalk Easement recorded in Book 17720 page 1437. (Parcel 2) [This instrument does not grant a Permanent Sidewalk Easement]
- Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 17922 page 3939. [Shown]

General Notes:

- Bearing on the Southwest property line was adopted from General Warranty Deed recorded in Book 8242 page 300 of the St. Louis County records.
- Source of Record:
(R1) Deed Book 5108 page 311
(R2) Plat Book 185 page 26
(R3) Deed Book 8147 page 437
(R4) Deed Book 14986 page 539
(R5) Deed Book 17720 page 1437
(R6) Deed Book 7638 page 613
(S) Denotes Survey
- Right of way dedication to St. Louis County, Missouri recorded in Book 8147 page 437 was noted on the St. Louis County Assessor's plat and is shown hereon. The Temporary Slope Construction License in said instrument is assumed to have expired and was not plotted.

We, Volz Incorporated, have, during August 2009, by order of The City of Chesterfield, made a topographic survey of "A tract of land in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri" and the results are shown hereon. Boundary survey information was taken from survey prepared by Volz Inc during November 2008, Project No. 9623-0.

September 16, 2009
Date



Project Benchmark:

St. Louis County Benchmark 12-165
Elevation 646.98 "Standard Aluminum Disk" stamped SL-31, 1990. Disk is set along the west side of Elbridge-Payne Drive; across from the north drive extended for the [Innovations Inc.] (First National Bank). Approximately 180' south of the intersection of Hwy. I-64 South Outer Road and Elbridge-Payne Drive.

Site Benchmark No. 1

Elevation 615.95 Cut square on top of curb 10' East of the Northern most property corner & 10' West of the centerline of Old Baxter Road. 115' south of centerline of entrance to Old Baxter Square Subdivision.

Site Benchmark No. 2

Elevation 612.98 Cut square on concrete pad between two curb inlets at 1634 Old Baxter Road.

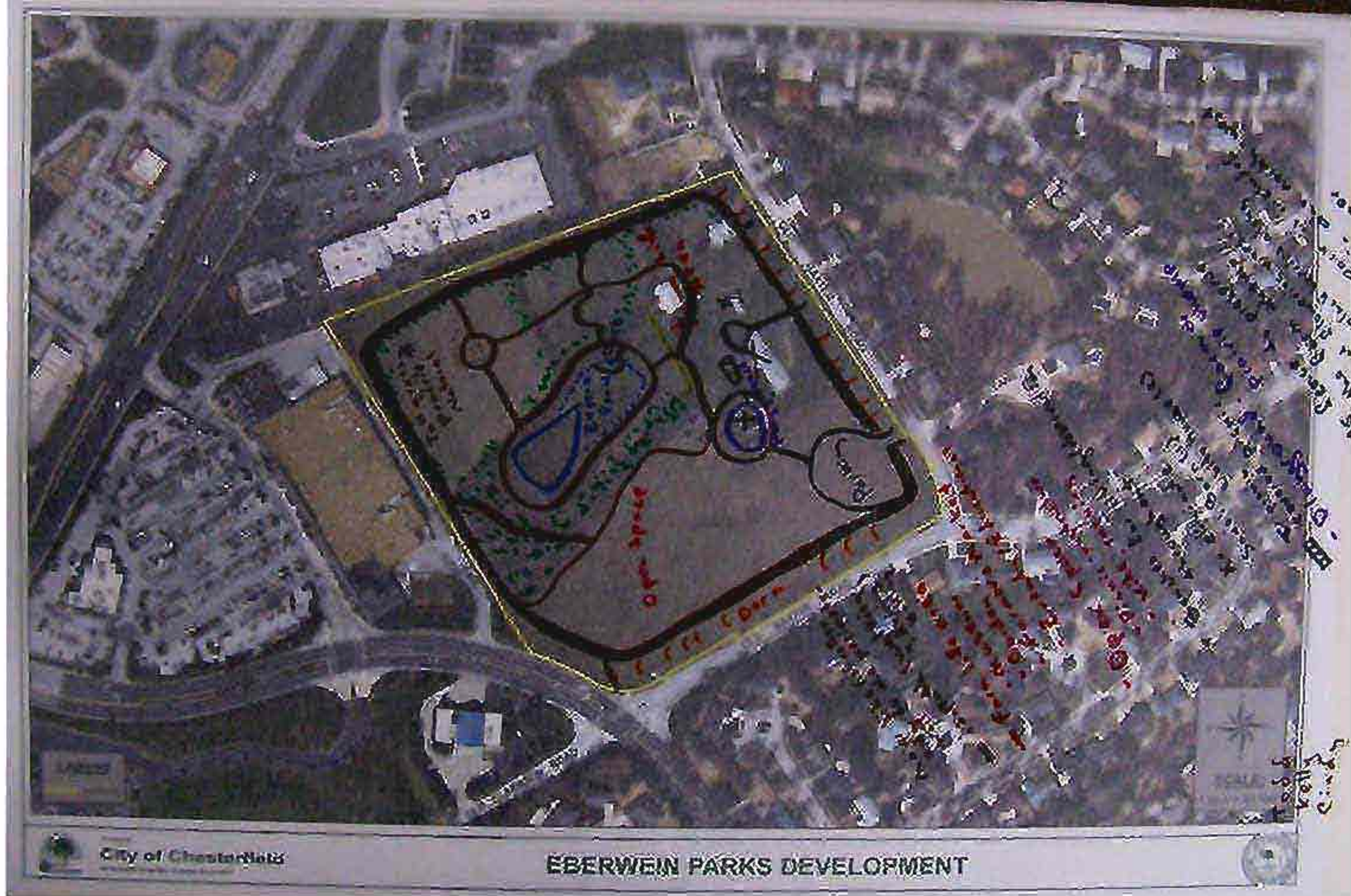
The underground utilities shown hereon were plotted from available information from The Metropolitan St. Louis Sewer District, Laclede Gas Company, and Missouri American Water Company and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo. Ameren UE no longer provides copies of the utility maps. As of the date of this survey information has not been received from AT&T.

LEGEND

AI	AREA INLET
BC	BOTTOM OF CURB
B	BOLLARD
CO	CLEAN OUT
CI	CURB INLET
DCI	DOUBLE CURB INLET
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FF	FINISHED FLOOR
FI	FIRE HYDRANT
FO	FIBER OPTIC
GI	GRATE INLET
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
LS	LIGHT STANDARD
MH	MANHOLE
PM	PARKING METER
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
TH	TEST HOLE
TP	TELEPHONE PEDESTAL
T.S.	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CONTROL BOX
UMH	UTILITY MANHOLE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT
NO	NO. OF PARKING SPACES
CL	GAS LINE
OE	OVERHEAD ELECTRIC
OU	OVERHEAD UTILITIES
SS	SANITARY SEWER
ST	STORM SEWER
TL	TELEPHONE LINE
UE	UNDERGROUND ELECTRIC
WL	WATER LINE
F	FENCE
GR	GUARD RAIL

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63122
PHONE 314-426-6212

Eric J. Kirby
Registered Professional Land Surveyor
No. 1157
Commission Expires 12/31/2014



City of Chesterfield

EBERWEIN PARKS DEVELOPMENT

Design A



City of Steamboat

EBERWEIN PARKS DEVELOPMENT

Design B



Design C

EBERWEIN PARK DEVELOPMENT

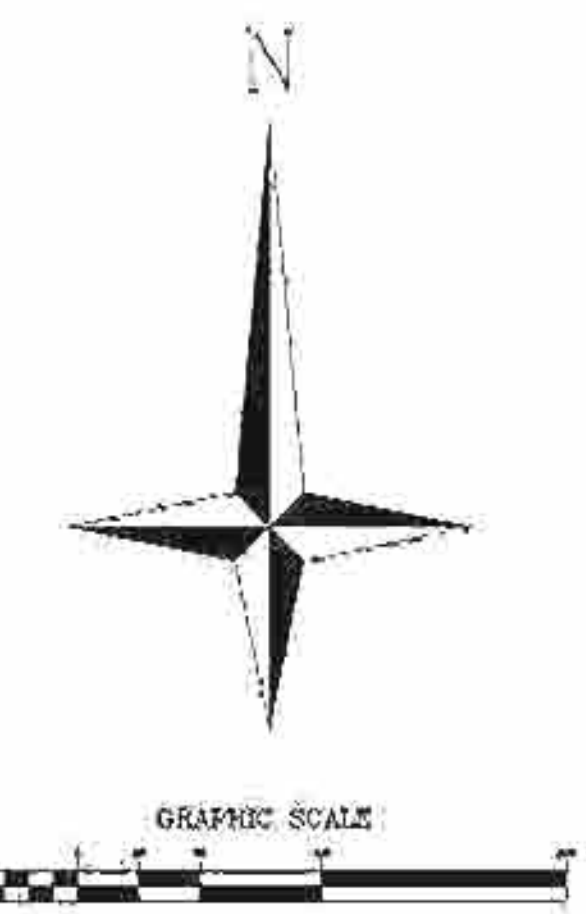
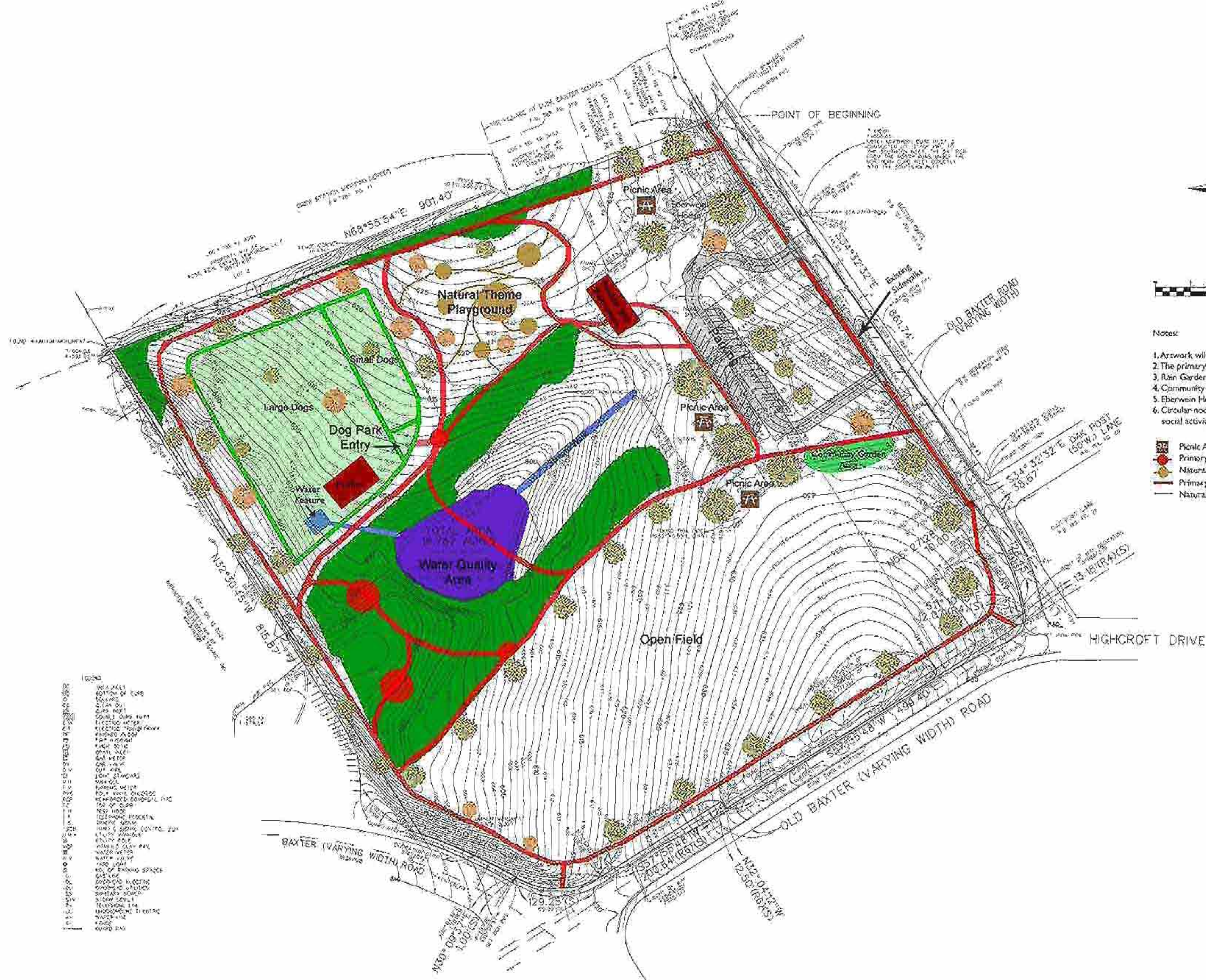
GENERAL PARK LAYOUT PLAN

A TRACT OF LAND IN U.S. SURVEY 2002

TOWNSHIP 45 NORTH - RANGE 4 EAST

CITY OF CHESTERFIELD

ST. LOUIS COUNTY, MISSOURI



- Notes:
1. Artwork will be incorporated into the site design.
 2. The primary trails of the park will connect with existing sidewalks adjacent to the site.
 3. Rain Garden / Water Quality area options and design are subject to MSD requirements.
 4. Community Garden exact size and location TBD.
 5. Eberwein House is as shown on the Concept Plan. Future of the structure TBD.
 6. Circular nodes along the primary trails and Natural Theme Park indicate areas of passive social activity, art, and educational play.

- Picnic Areas
- Primary Trail Nodes
- Natural Theme Trail Nodes
- Primary Trails
- Natural Theme Trails

10000
 9000
 8000
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