

# III.B

## **Memorandum** **Department of Planning & Public Works**



**To:** Planning and Public Works Committee  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** August 13, 2010  
**RE:** Eberwein Park Development Phase III Cover Report

### **Background Information**

At the June 10, 2010 Planning and Public Works Committee meeting Staff presented the Phase I and Phase II Report for the Eberwein Park Development. Information provided at that time included the following:

- ✓ Site assessment of existing conditions
- ✓ Recommendation on park uses
- ✓ Phasing of the dog park construction from the remaining full park development
- ✓ Ballpark costs for construction of the dog park
- ✓ Research into restoration and preservation of existing structures
- ✓ General park layout plan

### **Phase III Report**

The purpose of the Phase III Report is to provide information on our work to date relative to the Master Plan Strategy for the design of the Eberwein Park in regards to the following items:

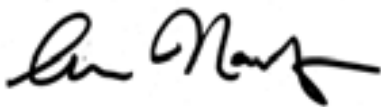
- ✓ Obtain Park and Scenic zoning on the property
- ✓ Provide site drawings for the dog park
- ✓ Provide projected costs associated with the dog park

During the presentation on June 10, several issues were introduced relative to the existing structures, overall park design, landscaping, and funding opportunities. City Council also directed Staff to evaluate what measures need to be taken to restore both the barn and white farmhouse to a functional and non-functional uses. We have completed our work on these items and this information is provided in the Phase III Report.

**To complete Phase III of the Eberwein Park Master Plan Strategy and work towards completion of Phase IV, Staff is seeking direction from this Committee on the following :**

1. Commentary on the dog park site plan.
2. Feedback on the projected costs for the dog park and associated improvements.
3. Direction on the disposition of the existing structures so that we may complete the site plan drawings.
4. Initiate discussion relative to funding the desired improvements.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

20 Years

City of  
Chesterfield

1988 — 2008

# Eberwein Park Development Phase III Report



Submitted by  
**Aimee E. Nassif, AICP**  
Planning and Development Services Director

August 16, 2010  
Planning & Public Works Committee



# ***Project Team***

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***Special thanks to our Citizen Participation Committee and other Citizens that have met with us and provided us with their feedback throughout this process!***



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# 1.

## ***Introduction***

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Over the past several weeks Staff has been working on Phase III of the master planning for the Eberwein Park. The purpose of this report is to provide information regarding the status of our work, goals completed, and details of items forthcoming in Phase IV. In addition, a brief summary of the previous meeting of the Planning and Public Works Committee is provided herein.

The goals for Phase III include the following:

- Initiation of the Change of Zoning Process
- Completion of the Site Plan
- Site details for Dog Park of Park Development
- Projected costs for Dog Park

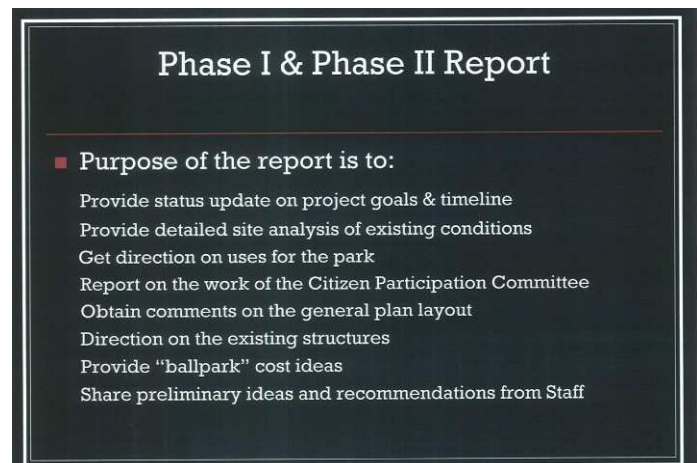
While a large portion of Phase III has been completed, the Project Team seeks direction from City Council regarding the disposition of the existing structures so we can complete the site plan drawings. This will be discussed in further detail later in this report. Before delving into our work since our last meeting, several issues and concerns which were introduced at the June 10, 2010 Planning and Public Works Committee meeting are examined below.

# 2.

## *Previous Meeting Follow-up*

Phases I and II of the Master Plan Strategy were presented to the Planning and Public Works Committee Meeting on June 10, 2010. All of the goals set during these two phases have been successfully completed. To review, the following items were presented and discussed with the Committee:

- Citizen Participation Committee accomplishments
- History of the site
- Existing site conditions
- General layout for entire park
- Desired and allowable uses
- Research on other old or historic structures in St. Louis area parks
- Divided work into 2 Stages: 1. Dog Park & necessary improvement 2. Remaining Park
- Ballpark figures for dog park construction and necessary associated improvements were provided.



Following the presentation by Staff, the Committee as well as members of the public raised several issues. Many of those issues or comments were discussed at the meeting. Those items that the project team was asked to look into or which were not addressed fully at the meeting are discussed below.

### **Commemorating the Eberwein Family**

The City of Chesterfield purchased the Eberwein site with the expressed purpose of developing a neighborhood park. Since the beginning, it was determined that any future park would be named Eberwein Park as a memorial to the family. As reiterated by the Mayor, the Eberwein family has a long standing history with the City of Chesterfield and it is important that future park users and citizens of Chesterfield are made aware of this. Monuments will be placed at various locations throughout the park. A historical marker with photos and information on the family will be created for the interior of the park.



### **Open Field Play Area**

The area denoted on the general layout plan as well as the site plan provided with this report, shows an area marked as "Open Field". This area is approximately 6 acres in size. The intent is to provide an open play area where park goers can participate in such activities as kite flying, walking, or having a ball game. While this area will not have formal fields, a backstop and minor grading will be included in the design to encourage play.





### **Water Quality Issues**

Questions were raised regarding the condition of the water quality area and what will need to be done to adhere to clean water requirements. The Army Corp of Engineers has designated this area as a jurisdictional wetland area. We have had multiple discussions with them and we will likely be pursuing an Enhancement Permit so we can improve this area. Our goal is to clean the water in this area, enhance the existing vegetation with native plantings and this section of the park can serve as an educational area where park goers can learn about such environmental enhancements as rain gardens.

### **ADA Compliance**

Any improvements at the park must meet all applicable building code requirements. Public facilities such as restrooms will satisfy ADA requirements.

### **Revenue from Dog Parks**

Dog parks as well as parks in general are not revenue positive amenities. That is, any revenue derived from membership dues at the dog park will be used to offset maintenance and operation costs. Membership dues are used as a control measure to register dogs using the park, to ensure dogs have the appropriate shots and identification, to keep track of dogs which may not be socialized enough to use the park. Yearly dues differ from municipality to municipality and can be as small as \$25 to upwards of \$100 per year. The Project Team has not identified an appropriate amount to charge at this time.

### **Landscaping and Native Plantings**

If you visit the Eberwein site today you will notice large trees that border the northern and western sections of the site. In addition there are large groves of trees and shrubs in the center of the site and bordering the wetland area. Unfortunately, a large percentage of these trees are in poor condition and may need to be removed. According to the City Arborist/Urban Forester, areas of tree coverage



consist of a mix of weed species and a high concentration of exotic invasive plants. We are currently working on a landscape plan for the entire park which will identify those trees and noxious plants that must be removed. In addition, we will provide a landscape buffer for the area of the park that borders the

Dierberg's development to the west. A mix of trees, shrubs, and other plants will be provided throughout the interior of the park to provide shade and enhance the area. Rain gardens are also planned for the park, which satisfy water quality requirements while adding to the overall scenery. Small markers will be provided to educate park goers as to what a rain garden is and how it works. Another added feature will be the utilization of native plantings in appropriate areas throughout the park.

### **Funding for Existing Structures**

It was suggested during the June 10, 2010 meeting that there are grants offered which the City would qualify for. While we continue to look for those, we have yet to discover one. We did contact the City of Wildwood because a question was raised as to the funding they used to rehab the Old Pond School. There was no grant found which they qualified for to rehab the structure; however, they were able to secure a grant for the development of the park.

One of the main obstacles in the way is that we have been unsuccessful in identifying a not-for-profit group that will partner with the City on this project. An active partnership is needed not only with the restoration and rehabilitation of the structures, but for the maintenance and operation of in the long term. We did approach the Heritage Foundation and their representative advised us at the June 10, 2010 Planning and Public Works Committee meeting that while they support the idea of saving the structures they are not able to enter into an active partnership with the City at this time.

The main issue on everyone's mind is the disposition of all the existing structures. Conversations regarding this arose during the design exercises and visioning meeting held with the Citizen Participation Committee. During those meetings there was no consensus amongst the committee members regarding which structures they would like to see saved; many people had different opinions on which buildings were more important to them and which buildings should be razed. Everyone did agree, however, that funding would be a large obstacle.

### **Research of Additional Municipal Parks with Remodeled or Renovated Historic Structures**

Staff interviewed numerous officials at other municipalities who have acquired and preserved historic structures within their jurisdiction. While this information was shared during the June 10, 2010, Staff was asked to look into a few other examples including the Longview Farmhouse in Town and Country. The additional research and information we have found from Town and Country and the City of Hazlewood is provided below.

***Uts-Tesson House located in Brookes Park, City of Hazelwood***

Hazelwood is currently looking for bids to do the necessary improvements to the exterior so the house can be used as a display house. We were unable to receive information as to the size of the home or the year it was constructed. Projected costs are estimated at \$350,000 to renovate the exterior only. The goal is for the structure to serve as a display house until more funding becomes available. Unfortunately, no photo of this structure was available.

***Knobbe House in Brookes Park, City of Hazelwood***

The Knobbe House was originally constructed in 1880 and is just over 1,900 square feet in size. Renovations were made to both the interior and exterior of the structure which were completed in 2008 at a total cost of \$400,000. Yearly maintenance expenses are covered by the City's Tourism Tax. We were unable to obtain maintenance expense estimates from the City.

This structure is open to the public and can be rented for social functions such as receptions, parties, or meetings. Rental costs for the Knobbe House are as follows:

- ❖ \$200 for residents for events up to 4 hours
- ❖ \$250 for non-residents up to 4 hours
- ❖ \$100 deposit is required for both residents and non-residents



## Uts-Tesson House / Knobbe House

These two structures are both located within Brookes Park adjacent to Highway 270. Residences are found to the south and east of the park. No Zoning information for this site could be obtained from the City of Hazelwood at this time.



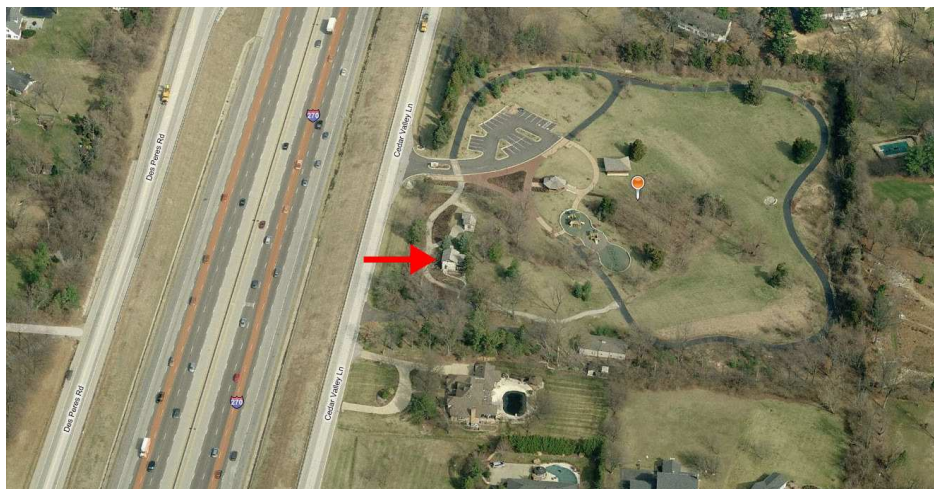
## ***Drace Park in Town and Country***

Kropp Cabin is located within the 9 acre park known as Drace Park. According to officials in the City of Town and Country, the prior property owner renovated the farmhouse depicted below; not the city. However, Town and Country did enhance the landscaping around the perimeter of the structure and this is the only current cost they have accrued. The farmhouse as well as the existing barn is secured and not currently open to the public.

Two views of the farmhouse:



Access to the structure is via a trail system that provides a pedestrian network throughout the park. According to the City of Town and Country Zoning Map, the areas surrounding the park are currently zoned Suburban Estates. It appears the adjacent land uses are single family residences to the north, east, and south with Highway 270 to the west.



### ***Long View Farm House in Town and Country***

The Longview Farm House sits on what was once a farm which covered almost 350 acres in the early 1800's. The original structure was a story and a half log cabin constructed sometime around the 1870's. St. Louis County estimates that the original structure was 1,548 square feet in size.

The City of Town and Country purchased this site, including the farm house, in 2000. In 2008 extensive restoration and renovation to the farmhouse were complete. The improvements to the farm house included reconstruction of the front porch, complete remodeling of the interior, and construction of a 1,280 square foot addition to the rear of the structure. The total cost for renovations to the interior and exterior of the original structure and construction of the addition cost \$1,117,500.00. Grants were not secured by the City of Town and Country to assist with these costs. Diestelkamp Construction Company was the general contractor and the architect was Powers Bowersox and Associates.

The Farmhouse is now home to the City's Parks and Recreation Department. In addition, a meeting room is available for rent for small parties, receptions or meetings. The rooms available for rent within the farmhouse are:

1. The "Gathering Room"; approximately 900 square feet in size. Available for rent at \$50/hour with a minimum rental of 2 hours.
2. The "Meeting Room"; approximately 380 square feet in size. Available for rent at \$50/hour with a minimum rental of 2 hours.
3. The "Historic House Living Room"; approximately 450 square feet in size. Available for rent at \$50/hour with a minimum rental of 2 hours.

Color rendering of Farm House with addition.



According to Town and Country Staff, the farmhouse is rented approximately 1-4 times per month. In 2009 rental fees collected added up to approximately \$3,100 and they project approximately this same amount for 2010. In addition to the Parks and Recreation Department's office being located here, Town and Country's Conservation Committee, Park and Trails Committee, Public Arts Committee, and Public Works Committee meet here.

The farmhouse is accessible via the park entrance. According to the City of Town and Country Zoning Map, the area surrounding the tract of land is currently zoned Suburban Estates (which is a residence district). As you can see from the image below residential dwellings surround the park site.



# 3.

## ***Farm house and Barn Evaluations***

City Council directed Staff to evaluate what measures need to be taken to restore both the barn and white farmhouse to a functional and non-functional uses. Relative to the non-functional use-the scope of work would include repairing and enhancing the existing exterior elevations, securing the structure and making it sustainable so the structures will not be an immediate maintenance burden. Once completed, the structures would be secured with no access to the interior.

We also sought an evaluation on what measures need to be taken in order for either structure to be appropriate for adaptive reuse. In addition, we are seeking a determination on what work is needed for the barn structure to be used as a storage facility as well as the possibility of retrofitting the outer shell.

We have communicated with several contractors in the area who are experienced in working with historic structures and successfully retained the services of Bob Robben Contracting whose scope of work was as follows:

### **Task One:**

Evaluate existing Barn and White 2-Story Farmhouse structures for “non-functional” but permanent use. Essentially, the structures would be repaired to a condition that is sustainable, aesthetically pleasing and code compliant for a non-habitable structure. Interior of house is not to be used.

Evaluation should consider:

- View both structures inside and out.
- Identify specific actions necessary to repair, replace, secure and/or maintain to achieve a code compliant, aesthetically acceptable, non-habitable, safe structure.
- Identify specific issues or concerns which arise from inspection and evaluation which would impact the City’s ability to use the structure for a non-functional, aesthetic purpose.



- To the extent practicable, estimate range of costs to accomplish the necessary repair, replacement, security, and maintenance of identified defects.

### **Task Two**

In addition to the activities in Task One, evaluate existing Barn and White 2-Story Farmhouse structures with regard to their potential to be modified to incorporate accessory uses such as storage or public restroom facilities. In essence, is it possible at a reasonable cost, to simply retain the exterior shell of both or either of the two existing structures, and construct public restrooms and a storage room for parks equipment therein.

Evaluation should consider:

- View both structure(s) inside and out.
- Without regard to any specific plan, describe the potential for adaptive re-use of the specified structures.
- Describe structural and code related concerns
- Describe potential for electrical, plumbing, and HVAC modification to accommodate such adaptive re-use.
- To the extent practicable, estimate range of costs for budgetary purposes to accomplish the necessary repair, replacement, security, and maintenance of identified defects, as well as to accommodate an adaptive re-use of the structures.

The decision to go with Robben Contracting was based upon several factors including his familiarity and experience with remodeling and restoring historic and century homes. Last year, Robben Contracting was awarded the City of Webster Groves Award of Excellence for Craftmanship. Information on Robben's work on various century old and historic homes can be found on his website at the following address:

<http://www.robbencontracting.biz/>

Due to time constraints, a supplemental report pertaining to the evaluation and findings of Bob Robben will follow prior to the Planning and Public Works Committee meeting on August 19, 2010.

# 4.

## *Change of Zoning*

All parcels of land located within the boundaries of the City are zoned into certain categories or districts. These districts help to determine what the future of a particular site should be and are represented on the City's Zoning Map. The City of Chesterfield Comprehensive Plan serves as a guide that is used in determining what the most appropriate zoning for a parcel of land is.

Prior to any construction or development on a site, a landowner must determine if the property is zoned to the corresponding zoning district that will allow for the desired future use of the site. In this case, the Eberwein site is currently zoned "NU" Non-Urban District and must be rezoned to the "PS" Park and Scenic District prior to the development of the park.

The public hearing for this zoning map amendment will be held on August 23, 2010 before the Planning Commission. Because the Park and Scenic District is a straight zoning district, a preliminary plan is not required. In addition, as with all other straight zoning districts, no development agreement or Attachment A will be created. This is because in straight zoning district performance standards such as yard setbacks, uses, open space, etc., are not negotiated; the requirements are already established in the City Code. Modifications, variances, or negotiations on any of the performance standards are not permitted.

The process and ultimate approval of the zoning map amendment request is separate and distinct from the master planning of the design of the park. It is not necessary to complete the park design or have decisions made on the park layout prior to the change of zoning.

# 5.

## ***Site Plan Discussion***

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Attached to this report is a site plan for the Eberwein Park development. However, you will notice that details are provided for the dog park area only and some site plan specifics such as location of the parking area, access to the park and restroom facilities are missing. There are two reasons for this. First, we were directed to separate the dog park design from the remaining park so that development can begin as soon as possible. Secondly, we are unable to fully complete the site plan for the entire park without knowing the disposition of the existing structures on the site. The dog park section will be discussed in detail in Section 6 of this report so discussion at this time will focus on the other sections of the park.

# 6.

## ***Dog Park Specifics***

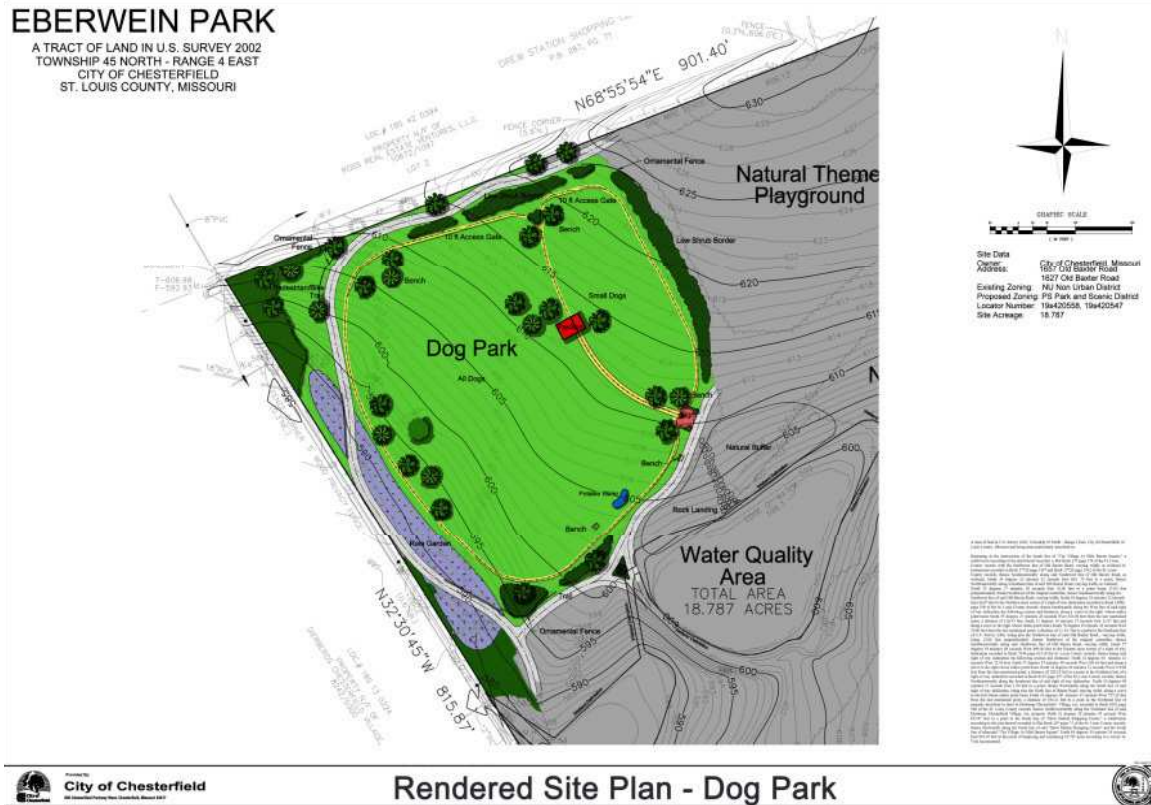


Although site plan drawings for the full park site cannot be completed at this time, we are able to present specific drawings relative to the dog park section of the park. In addition to the full size site plan attached to this report we have also provided a colored site plan for the dog park and an itemized cost projection worksheet.

As we prepared to begin work on the design and amenities associated with the dog park, the project team consulted various resources which included speaking with officials at other municipalities with dog parks, consulted various publications, and received information from the Association of Pet Dog Trainers (APDT) and the National Park and Recreation Association (NPRA). In addition, we met with an area veterinarian and owner of Petropolis, Dr. Paul Schifano who provided us with helpful feedback on both our site plan design as well as operation of the park, amenities, and community events such as training pet owners on responsible dog park behavior.

The dog park is approximately 2 acres in size with .5 acre for small or elderly dogs and 1.5 acres allotted for all dogs. The dog park is bounded by a black vinyl coated fence which is commonly for other dog parks. A mixture of trees, shrubs, and other plantings will be used to enhance the area as well as to serve as a natural buffer. In addition to traditional landscaping, we are proposing a rain garden on the western boundary of the dog park. This will not only serve as a visual enhancement to the area, but will also satisfy water quality requirements.

**Enlarged view of dog park section of park is provided below. A full copy of this plan is provided in the Appendix of this Report.**



\*Rain garden area is depicted in purple located outside of dog park area.

\*A trail system wraps around the dog park and will connect to overall park trail system.

\*Yellow lines along the interior and exterior fence lines denote granite sand which would be placed at the base of the fence. This would be a few feet wide and create a mow line making it easier to maintain the fence line.

### ***Dog Park Theme***

Our proposed theme for the dog park is to maintain the natural setting and disturb as minimal an amount of area as possible. Everything from play equipment, landscaping, and other amenities will be chosen with this idea in mind. To complement the farm like setting that the remaining areas of the park will have, we have included the idea of adding sections of three rail horse fencing around the dog park. This will enhance the landscaping and also continue the visual aesthetic and architectural elements that will be proposed around the perimeter of the entire site. (A small section of horse rail fence is depicted in the rendering below behind the baby strollers)





You will notice at the base of the fence for the interior and exterior of the park there is a different ground cover than grass. This is decomposed granite which will outline the entire park area. The granite will extend approximately 2 feet in width on both the exterior and interior of the fence line. The purpose for this is because dogs generally run along the fence lines which cause vegetation to deteriorate quickly creating patchy and muddy areas. In addition, having a granite base along the fence will assist with maintenance by the Parks and Recreation staff when trimming along fence lines. The use of this material is safe for the dogs visiting the park.

### ***Fencing***

Black vinyl coated fencing is popular with most dog parks. They are attractive, safe for all size dogs and are effective at securing the park.



### ***Entry Area***

As with all dog parks, to provide for the safety of the dogs as well as their owners, a dual entry system was designed. However, we are proposing to enhance this area with landscaping and benches. As soon as pet owners enter the dog park, they have a sense that the Chesterfield dog park stands out amongst the rest. Designing the entry area in this way allows for pet owners to enter the initial gate, have a place to sit, read the park rules or other information on the community board, and observe other dogs at play prior to entering. More importantly, this provides for the separation of the two sections of the dog park. A key code will be provided to pet owners who have registered with the City of Chesterfield and paid a nominal fee.



***Traditional entry area found in most dog parks shown here. We are proposing to enhance this area with benches and landscaping which is an added feature that most other dog parks do not have but from speaking to various pet owners is desirable.***



### ***Staying Cool***

For the interior of the dog park we have included the addition of several plantings in order to provide shady areas for both the dogs and pet owners. In all our interviews with pet owners at other dog parks two items that they mentioned which should be included at the Eberwein dog park were a drinking fountain and park benches.

Prior to the planning and designing of the dog park, Staff researched other dog parks both locally and nationally. We also spoke with pet owners and employees of a local pet kennel and found information from several publications including that of the Association of Pet Dog Trainers (APDT) and the National Recreation and Parks Association. It is recommended by all sources that a cooling station be included in any successful dog park to provide an opportunity for the dogs to cool off to prevent any injury or illness. A cooling station area has been included on the site plan and is depicted as "potable water" to be consistent with the naming convention on the Projected Cost Spreadsheet. Specifics as to the design of the cooling station are not yet completed.



***This is a picture of a cooling station found at a dog park in the area. We will be proposing an alternative method for the dogs to stay cool so as to avoid any health or safety concerns. Specifics will be provided during the next phase of design.***

## ***Play Equipment***

Agility equipment is in the cost projection sheet which can be added to the park as an amenity at this time or sometime in the future. These may be purchased at a nominal cost and provide an added form of exercise and play for the dogs.



***The play or agility equipment made of natural materials to keep with the overall theme for the park and will compliment the equipment in the children's natural play area as well as the overall theme for the Eberwein park.***



### ***Shelter***

Another concept in the dog park was the idea of having a pavilion with benches which would provide a shaded area for pet owners to sit and watch the dogs play as well as interact with other pet owners. The pavilion straddles both sections of the dog park to minimize the cost so that pet owners in both areas can benefit. While we have added this item to the cost projection spreadsheet as an amenity, this is something that can be added either now or sometime in the future.



**Photos of a few of the items which would be included in the dog park are provided below:**



***Standard drinking fountain in dog parks for people and their pets!***



***Benches will be included in and around the dog park area. The exact style or color has not been chosen at this time although we are looking into the idea of having tribute benches.***

# 7.

## ***Projected Costs***

As we have recently completed the site plan for the dog park portion of the Eberwein Park, Staff has been able to create a projected cost spreadsheet for your review and consideration. This cost spreadsheet provides projected cost estimates for construction of the dog park as well as necessary improvements to the site that would be required. These figures are based upon research and estimates provided from various agencies and should not be considered final or actual costs. Once we are given direction on the specific design and amenities for the dog park, then Staff will adjust these figures. Final actual costs will not be known until such time that the appropriate vendors, contractors, etc. are hired and bids are received.

The project cost spreadsheet, which is found in the Appendix of this Report, is separated into the following categories for you:

- Dog Park Necessities**
- Dog Park Amenities**
- Required Site Plan Improvements**
- Other Site Improvements**

*What will it cost to build the dog park section of the Eberwein Park?*

As represented in the Cost Projection Spreadsheet, the cost for the actual dog park itself is less than \$130,000. However, necessary site improvements and infrastructure must be put into place also to accommodate the dog park. These necessary, associated improvements include restroom facility and parking area.

<b>Chart 1: Dog Park</b>		
	Dog Park Necessities	128,700
	Park Required Site Improvements	471,500
	Total cost	<b>600,000</b>

As stated above, the parking area and restroom facilities are included as "Required Site Improvements" in Chart 1. The area of the site where the existing driveway to the ranch home is located is an ideal location for access to the park. If this area is used, than the ranch home and small white shed would need to be razed.

<b>Chart 2: Dog Park w/ demolition of ranch home</b>		
	Dog Park Necessities	128,700
	Park Required Site Improvements	471,300
	<b>Demolition of ranch home and white shed</b>	<b>30,000</b>
	<b>Total cost</b>	<b>630,000</b>

While not identified as site requirements or dog park necessities at this time, there are several features that we have looked into including in the dog park design which would enhance the dog park and may be possible to add to the park sometime in the future. These items are: a covered pavilion in the dog park to provide shade and a sitting area to pet owners, agility equipment, and landscaping. These items could be added collectively or individually in the future if desired.

<b>Chart 3: Dog Park w/ demolition of ranch home &amp; future amenities included</b>		
	Dog Park Necessities	128,700
	Park Required Site Improvements	471,300
	Demolition of ranch home and white shed	30,000
	<b>Future amenities-pavilion, agility equipment, landscaping</b>	<b>62,100</b>
	<b>Total cost</b>	<b>692,100</b>

The tables above represent the costs associated with the construction of the Dog Park but do not include other site improvements such as a trail around the dog park, an irrigation system, landscaping around areas such as the parking area, park entrance, and restroom facilities. The addition of these features would yield the following results in terms of projected costs:

<b>Chart 4: Dog Park and other Site Improvements (w/o amenities)</b>		
	Dog Park Necessities	128,700
	Park Required Site Improvements	471,300
	Demolition of ranch home and white shed	30,000
	<b>Other Site Improvements</b>	<b>139,600</b>
	<b>Total cost</b>	<b>769,800</b>

And finally, this last table represents the total cost if all items were included in this design for the dog park. \*This figure below is \$30,000 more than the cost projection spreadsheet in the Phase III Report to represent the cost for demolition of the ranch style home if it is not preserved and the parking area is then designed and located in this area.

<b>Chart 5: Dog Park, amenities, required site improvements and other site improvements</b>		
	Dog Park Necessities	128,700
	Park Required Site Improvements	471,300
	Amenities-pavilion, agility equipment, landscaping	62,100
	Demolition of ranch home and white shed	30,000
	Other Site Improvements-trail, irrigation, etc.	139,600
	<b>Total cost</b>	<b>831, 700</b>

### *What about Phase 2 of the Eberwein Park?*

As you know, Staff was directed to section the construction and design of the Eberwein Park into two different phases: Phase 1-the Dog Park and necessary associated improvements and Phase 2-the remaining portion of the park which would include a picnic areas, playground and community garden, etc.. The costs for these amenities and design ideas have not been calculated at this time; however it is important to keep in mind what all these items are:

1. Community Garden
2. Grading for Open Field
3. Native Area Plantings
4. Natural Themed Children's Playground
5. Park trail system for entire park
6. Picnic Areas/Pavilions
7. Landscaping
8. Signage
9. Water Quality Area

# 8.

## ***Direction Needed***

At this time, we are seeking direction on several issues:

1. First, we are seeking comments on the dog park site plan.
2. Secondly, we are seeking direction and feedback on the projected cost worksheet. Once we have direction on these two items we will be able to complete the dog park design and secure estimated costs.
3. Direction is needed on the disposition of all five (5) existing structures on the site so that the master plan design and site plan drawings for the entire park can be completed.

# 9.

## ***What's Next***

### **Phase III tasks**

The Eberwein Park change of zoning request is on the Planning Commission agenda for public hearing at the August 23, 2010 meeting. We will also be working to complete the site plan drawings which we hope to present to you in the near future.

### **Phase IV tasks**

The Project Team has already initiated work on Phase IV of the master planning strategy. This phase includes the following goals:

1. Estimated costs and details completed for the dog park
2. Information on signage and branding for the park provided
3. Master plan drawings for the entire park complete. This includes landscape plan, lighting plan, and elevations.
4. Projected costs associated with park improvements not related to the dog park.



Once all the items listed above are complete we will be organizing a meeting with the Citizen Participation Committee to bring them up to date on the latest plans, obtain feedback on progress to date, and discuss any issues or other ideas. We will also provide the City Council with a detailed report and all associated drawings and plans pertaining to Phase IV. As always, we will continue to answer calls from the public, provide regular updates on the City's website and be available to answer questions from the Chesterfield Landmarks Preservation Commission, Chesterfield Historical Commission, and PRACAC.



# ***Appendix***

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**Color Rendered Site Plan (11 x 17 size)**

**Color Rendered Site Plan for Dog Park (11 x 17 size)**

**Cost Projection Spreadsheet**

**Site Plan for Dog Park (rest of park shown but not planned or engineered at this time)**





## Projected Costs

8.19.2010

Dog Park Necessities					
Item	Unit of Measurement	Quantity	Cost per unit		Total Cost
Vinyl Fencing	Linear Feet	1550	\$	28.65	\$ 44,400.00
Gates	Each	5	\$	460.00	\$ 2,300.00
Locks	Each	4	\$	100.00	\$ 400.00
Site Grading (Dog Park)	Lump Sum	1	\$	39,000.00	\$ 39,000.00
Benches	Each	6	\$	650.00	\$ 3,900.00
Trash Cans	Each	3	\$	466.67	\$ 1,400.00
Mutt Mitt Waste Stations	Each	2	\$	500.00	\$ 1,000.00
Granite Sand (Lining the Fence)	Tons	50	\$	26.00	\$ 1,300.00
Drinking Fountains	Each	1	\$	4,400.00	\$ 4,400.00
Potable Water	Each	1	\$	30,000.00	\$ 30,000.00
Information signage	Each	1	\$	600.00	\$ 600.00
<b>Totals</b>					<b>\$ 128,700.00</b>

Remaining Items not included in the Projected Cost
Community Garden
Disposition of the Existing Structures
Grading for the Open Field
Historical Plaques/Signage
Landscaping
Native Area (Plantings)
Natural Theme Playground
Park Trail System for the entire park
Pavilion
Picnic Areas
Water Quality Area (Wetland Pond)

\* Will be included during Phase IV

Required Site Improvements					
Item	Unit of Measurement	Quantity	Cost per unit		Total Cost
Parking Lot	Allowance		\$	160,600.00	\$ 160,600.00
Entry Pavers	Square Feet	330	\$	26.06	\$ 8,600.00
Restrooms (for new structure)	Allowance		\$	200,000.00	\$ 200,000.00
Trails (From Parking Lot to Entry Area)	Square Feet	1500	\$	6.53	\$ 9,800.00
MSD Required Stormwater Quality	Lump Sum	1	\$	80,000.00	\$ 80,000.00
Entrance Monument Sign	Allowance		\$	4,300.00	\$ 4,300.00
Permits	Allowance		\$	8,000.00	\$ 8,000.00
<b>Totals</b>					<b>\$ 471,300.00</b>

**Total (Charts 1 & 2)**  
\$ 600,000.00

Dog Park Amenities					
Item	Unit of Measurement	Quantity	Cost per unit		Total Cost
Pavilion (24 x 15)	Each	1	\$	50,000.00	\$ 50,000.00
Picnic Tables (Inside Pavilion)	Each	2	\$	850.00	\$ 1,700.00
Landscaping	Allowance		\$	6,400.00	\$ 6,400.00
Agility Equipment	Allowance		\$	4,000.00	\$ 4,000.00
<b>Totals</b>					<b>\$ 62,100.00</b>

Other Site Improvements					
Item	Unit of Measurement	Quantity	Cost per unit		Total Cost
Horse Rail Fencing	Linear Feet	500	\$	28.60	\$ 14,300.00
Irrigation (Potable Water)	Systems	1	\$	36,200.00	\$ 36,200.00
Trails (Perimeter around the Dog Park)	Square Feet	12300	\$	6.50	\$ 80,000.00
Landscaping (Adjacent to the Dog Park)	Allowance		\$	9,100.00	\$ 9,100.00
<b>Totals</b>					<b>\$ 139,600.00</b>

**Total Projected Cost (Charts 1 thru 4)**  
\$ 801,700.00

