

III.E

Memorandum Department of Planning & Public Works



To: **Planning and Public Works Committee**
From: Aimee Nassif, Planning and Development Services Director
Date: October 18, 2010
RE: **Eberwein Park Development Phase IV Cover Report**

Background Information

At the August 19, 2010 Planning and Public Works Committee meeting Staff presented the Phase III Report for the Eberwein Park Development. Information provided at that time included the following:

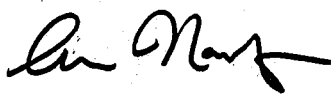
- ✓ Evaluation and Assessment on Functional and Nonfunctional Use for barn and farm house
- ✓ Site Plan for Park Site
- ✓ Details for dog park section of Eberwein Park

Phase IV Report

The purpose of the Phase IV Report is to provide information on our work to date relative to the Master Plan Strategy for the design of the Eberwein Park. This includes information on the necessary improvements to the park site such as the entrance and parking area as well as final drawings on the dog park section of the Park. We are providing this information to you for informational purposes only. No direction from this Committee is needed.

At this time, we are waiting on evaluations for historical restoration or mothballing of both the barn and farm house. Once we receive this information, we will prepare a report on those findings and present it to the Planning and Public Works Committee.

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 Development

Phase IV Report



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

October 21, 2010
Planning & Public Works Committee

Project Team

Aimee Nassif
Planning and Development Services Director

Steve Jarvis
Assistant Director of Parks and Recreation

Ben Niesen
Civil Engineer

Kristian Corbin
Project Planner

Mindy Mohrman
City Arborist/Urban Forester

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

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1. Introduction

For the past several weeks Staff has been working on Phase IV 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 addition, a brief summary of the previous meeting of the Planning and Public Works Committee is provided herein.

The goals for Phase IV included the following:

- Change of Zoning
- Detailed site plan drawings for necessary park improvements and dog park section park site
- Site Plan for full Park Development
- Projected costs for full Park Development

While a significant portion of Phase IV is completed, Staff continues to work on obtaining the cost evaluations and assessments which were requested for the barn and white farm house. Once this information is received, we will be in a position to be able to discuss the disposition of both structures with the City Council. Staff cannot proceed with full master planning of the entire park site until the disposition of these two structures is determined.

Before discussing Phase IV of the master planning, the outstanding issues introduced at the August 19, 2010 Planning and Public Works Committee meeting are reviewed below.

2. Follow Up from August 19, 2010 Meeting

Phase III of the Master Plan Strategy was presented to the Planning and Public Works Committee Meeting on August 19, 2010. To review, the following items were presented and discussed with the Committee at that time:

- Change of Zoning to "PS" district
- Site plan for entire park site
- Details for dog park section of park
- Projected costs for dog park section
- Evaluation on farm house and barn



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.



Dog Park section site plan for Eberwein Park

The Planning and Public Works Committee, by a vote of 4-0, approved the site plan drawings relative to the dog park section of the Eberwein Park.

Funding

The Committee also approved, by a vote of 4-0, funding for the Eberwein Park project. The approved monies were allocated in the following manner:

1. \$128,700 for dog park section of Eberwein Park
2. \$50,000 for a pavilion in the dog park section of Eberwein Park
3. \$471,300 for necessary improvements for the entire park site

This resulted in a total of \$650,000 which will be funded by a transfer from Parks Fund Reserves. Details on what these improvements are and how they will be incorporated into the master plan for the Park is discussed in detail in Section 3 of this report.

In addition, the Committee, by a vote of 4-0, approved a motion to raze the ranch house, chicken coop, and small white shed (all depicted below) for the budgeted amount of \$30,000 which will also be funded from Parks Fund Reserves.



At this time, the total amount of funding transferred from Parks Fund Reserves for development of the Eberwein Park is \$680,000.

Disposition of Farm House and Barn

The majority of the discussion centered on the disposition of two structures on the site: the farm house and barn. As presented in the Phase III Supplemental Report, the City retained the services of Robben Contracting for the purposes of obtaining an assessment and evaluation on measures that would need to be taken for both these structures to be saved for functional and non-functional uses. Some questions have arisen as to what functional and non-functional means so let's discuss this matter first.

The Planning and Public Works Committee requested a cost assessment and evaluation on what it would take to seal and secure both structures so that the public would not be permitted to enter. In addition, any item that needed immediate attention as a matter of public health and safety such as a broken window or faulty column could be repaired. This falls under the "Non-functional use" category.

The "Functional Use" category, as used by the Committee, refers to obtaining a cost assessment and evaluation on what work would need to be done in order for both the barn and farmhouse to be open to the public. Such uses include a storage area or public restrooms in the barn and a public restroom facility in the farm house. While many types of uses have been mentioned over the past several months for either structure, the uses mentioned above are those uses that are permitted in a park district according to the City Code and are the least cost prohibitive in terms of staffing and operation costs.

We contacted more than five (5) contractors in St. Louis and Robben Contracting was not only one of the most experienced contractors in the area but they were also available to perform the requested work within the timeframe needed. Along with his many years experience in working with historic structures, in 2007 Robben Contracting was awarded the Webster Groves Award of Excellence for Craftmanship. A full copy of the report from Robben's was provided in addition to the Phase III Report however the final cost assessments is provided below for you.

Estimated costs to

Retain barn for non-functional use	\$111,835
Retain barn for functional use	\$184,810
Retain farmhouse for non-functional use	\$226,615
Retain farmhouse for functional use	\$336,615

The cost assessments and items identified needing repair or replacement and the materials to do said work as described in Robben's report was for the functional and non-functional evaluation. The materials and manner in which to repair items would not change the character or look of the structures as they are today. However, the scope of work for this assessment from Robben was not for historic restoration of the structures.

At the August 19, 2010 meeting, the Planning and Public Works Committee approved a motion, by a vote of 4 to 0, for the following....."to table the disposition of the barn and white house until Staff can provide costs for: (1) functional use of the barn and white house; (2) non-functional use of the barn and white house; (3) retaining the barn and white house in a mothball state; and (4) the historic preservation restoration of the barn and white house, and to allocate funds in the amount of \$10,000 from the Parks Funds/Fund Reserve for this effort and to bring the information back to this Committee."

We have already secured the cost assessment for functional and non-functional use so we are now turning our focus onto historic restoration and mothball costs for each structure. Historic restoration is a process in which a structure is restored with an eye to its historic character and integrity rather than dealing only with its functionality. The U.S. Department of the Interior provides information on mothballing historic buildings and says that mothballing is a process used to protect and preserve a building while you raise money for its rehabilitation or restoration. Mothballing structurally stabilizes the exterior of a building and protects it from the weather and vandalism for the long term, but temporary basis. Generally, work includes stabilizing the exterior, securing and closing the structure from public access while providing proper ventilation. Additional information can be found at the websites provided below.

<http://www.nps.gov/history/hps/tps/briefs/brief31.htm>

http://www.nps.gov/history/hps/tps/standards_guidelines.htm

Detailed information on the four evaluation categories: functional use, non-functional use, mothballing, and historic restoration will be included in the upcoming report once the assessments are received from the contractors.

Lauren Strutman of the Chesterfield Landmarks Preservation Commission and Chesterfield Historical Commission provided Staff with several references for local contractors who were available to perform the historic restoration and mothball assessments. From this list, we secured the services of Mark Bisig of Home Sweet Home Productions. In order to secure multiple cost assessments, both Mark Bisig and Bob Robben were retained.

At this time we are still awaiting the reports from both contractors however we anticipate receiving them in the upcoming weeks.

4. Site Plan Details

While the Project Team was waiting to receive the evaluations and assessments from both contractors, we continued our work on the master planning of the entire park site. Not knowing the disposition of the farm house and barn posed a small imposition for completing the detailed site plan for the entire park site. However, we were able to complete the site plan specifics for the parking area, landscaping, and dog park section of the Eberwein Park.

During the August 19, 2010 meeting, the Planning and Public Works Committee approved a funds transfer of \$471,300 for required park site improvements. The required improvements include the parking area, restrooms, trail leading from the parking area to the dog park; signage and MSD required stormwater practices. In addition, \$128,700 was approved for funds transfer for necessities related to the dog park section of the park and \$50,000 for a pavilion in the dog park section.

In addition, it was determined that the small white shed, chicken coop, and ranch style home would be razed. \$30,000 was approved for this task and these structures will be razed in the upcoming weeks.

As mentioned previously, a decision on the disposition of the barn and white farm house is necessary in order to complete the master plan drawings. However, due to current site configuration, we were able to proceed with the design specifics for a portion of the park.

Attached to this report is a copy of the site plan with the above referenced items included in the design. Once Staff receives the assessments and evaluations on the barn and farm house from the contractors we will prepare a report with those findings for presentation before the Planning and Public Works Committee so disposition of these structures can be determined.

Park items planned and designed to date

To reiterate, the following site improvements have been approved for incorporation into the master planning of the Eberwein Park:

- ✓ Parking area
- ✓ Restrooms
- ✓ Trail from parking area to dog park area
- ✓ Entrance monument sign
- ✓ MSD required water quality improvements
- ✓ Dog park necessities and pavilion
- ✓ Landscaping around parking area and dog park section

Because the disposition of the farm house and barn remain unknown, we are not able to complete the drawings for all items mentioned above. The items included in the attached plan include the parking area, entrance monument sign, and dog park necessities and pavilion. We will not know the full extent of the water quality required improvements from MSD until improvement plans are drawn. In addition, due to the current location of the barn and farm house, we are unable to complete drawings for the trail and public restroom facility.

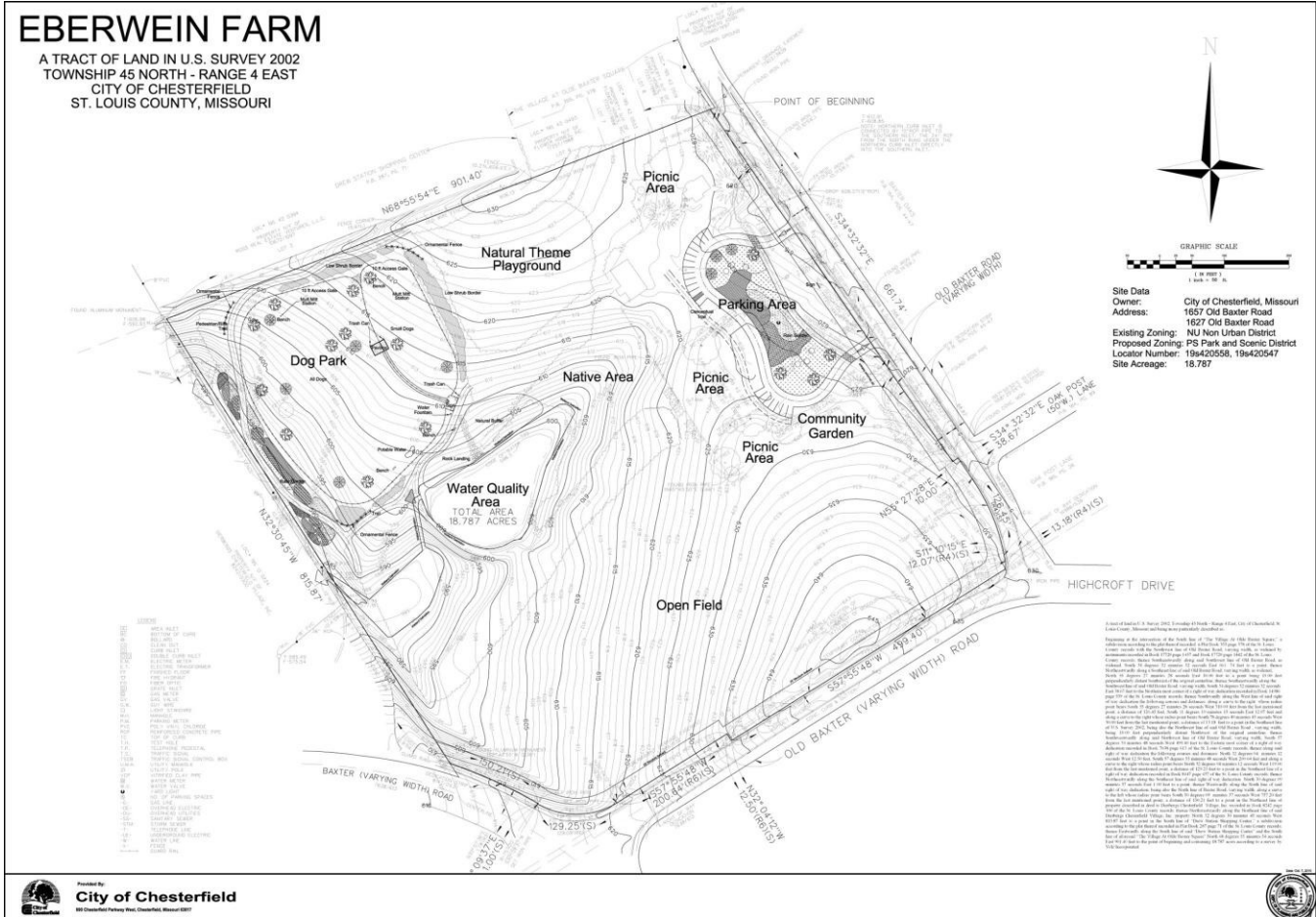
In the Phase III report, as presented on August 19, 2010, Staff also included a list of future park items which had yet to be planned and designed. Those items are:

- ✓ Community garden
- ✓ Grading and backstop for open field area
- ✓ Historical plaques/signage
- ✓ Landscaping for entire park
- ✓ Natural themed children's playground
- ✓ Picnic Area and Pavilion
- ✓ Trail system for entire park site
- ✓ Monument sign at corner of Baxter and Old Baxter roads

At this time, we are presenting final design plans for the dog park section of the park and site plan information on the park entrance, signage and parking area. As soon as disposition of the remaining structures is determined, we will be able to complete the master plan drawings.

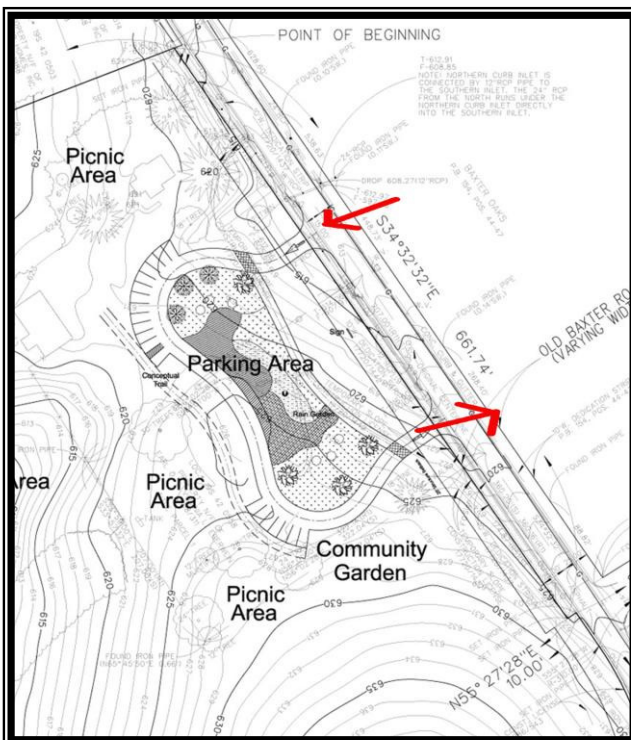
Spatial Relationship

Attached is a copy of the site plan for the Eberwein Park. As mentioned above, several park amenities have yet to be planned and designed however, in order to remain cognizant of the spatial relationship between activities and amenities, we have included the general location for the picnic area, natural themed playground, native area, trail and community garden.



Entrance to Eberwein Park

The 18 acre site is bounded by Old Baxter and Old Baxter Roads. An existing driveway for access to the ranch style home is located on the easternmost boundary of the site along Old Baxter Road. This area is an ideal location for a park entrance due to its proximity from the entrance of the residential subdivision abutting this parcel on the north as well as the distance from the access point for Oak Post Lane.



Proposed entrance design for access into the Eberwein Park is shown on the left. Both curbcuts are approximately 100 feet away from the existing driveway as depicted in the photo above.

The entrance we designed provides one-way flow of traffic into the park with a loop type road. The internal drive, approximately twelve feet in width, leads the park goer to a non-conventional parking area design which we felt gives the park visitor the immediate experience that they are entering a park. The winding parking area design is enhanced by the natural plantings, landscaping and park trail which immediately welcomes visitors. The parking area design accents and contributes to the park setting instead of being an afterthought. This design also allows us to reduce the amount of impervious pavement needed and provides a natural area for the inclusion of rain gardens which is a bioretention technique used to satisfy stormwater runoff requirements while aesthetically enhancing an area.



Parking

Parking at the park is provided in accordance with the minimum parking regulations of the City Code, with ADA accessibility requirements, and with an eye on sustainability practices. We have an eye on limiting the amount of grassy areas that need to be paved while at the same time we need to provide enough

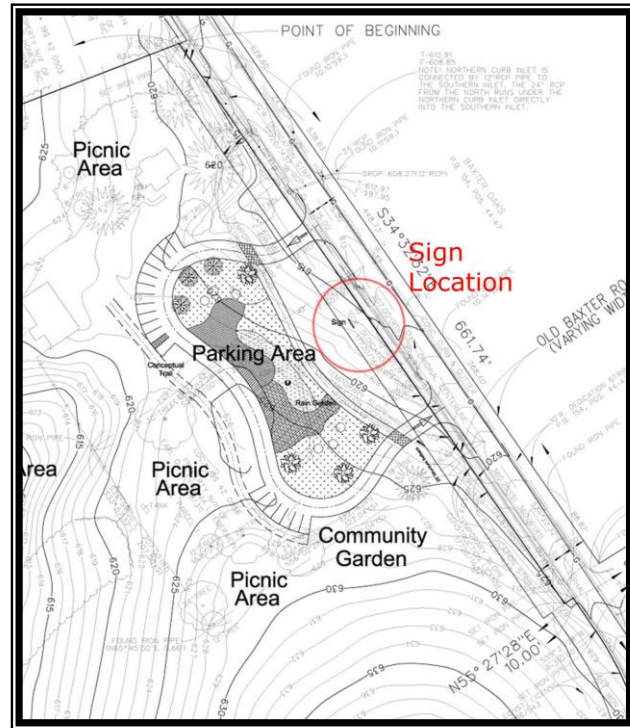
parking to accommodate the use so as not to create a parking or traffic problem in this residential area. The loop road parking area design allows us the flexibility to achieve all our design goals. The shape of the parking area offers us the opportunity to provide parking stalls at this time and simultaneously provides us an area for phantom or deferred parking. Phantom or deferred parking is a planning design technique where parking stalls or a parking area is shown on a site plan, but the construction of it is deferred until a later date once it is determined if that



additional parking is warranted. In the meantime then, the area remains vegetated. We have shown 20 parking stalls incorporated in the design with an additional area of deferred parking which, if needed, can accommodate future parking of approximately 15 additional spaces.

Signage

A monument sign is proposed for the area between the ingress and egress to the park. The sign is a brick and stone design and will be no greater than six (6) feet in height with a maximum sign face of fifty (50) square feet in outline area.



Park Trail

An interconnecting trail system has been included as a park amenity since the first phase of master planning for the park. Because we were directed to complete the planning for the dog park first the trail section design around the perimeter of the dog park is complete. We are not able to complete the trail design for



the section of trail leading from the dog park to the parking area or for the perimeter of the entire park until the disposition of the barn and farmhouse is known so that we can finalize the path and obtain projected cost estimates. The material for the trail system will be crushed stone which is the same material used for the Riparian Trail in Chesterfield and the Katy Trail in St. Louis. The width of the trail is approximately ten (10) feet wide to allow for two way pedestrian traffic flow and adherence to ADA accessibility requirements.

Dog Park Area

The attached site plan reflects the final master plan design for the dog park section of the Eberwein Park. The dog park area is 2 acres in size with ½ acre for small dogs and 1 ½ acres for all dogs. The black vinyl coated fence provides security and separation of the dog park area from the rest of the park site. The perimeter of the dog park is surrounded by landscaping, a rain garden to address stormwater quality requirements, and a trail which connects with the full park trail system. Included in this area, but on the exterior of the dog park are park benches so park goers can enjoy the scenery, rest from running on the trail and even watch the dogs at play.

A line of trees and other vegetation currently exists on the easternmost portion of the dog park. The City Arborist has confirmed that the majority of the trees are in poor condition. Also, invasive honeysuckle accounts for much of the vegetation, so once this is removed the existing tree line is very thin. Because the existing tree line and vegetation requires removal, we have designed a landscape buffer for this area consisting of low lying shrubs. The funds for this were included in the monies approved during the previous Planning and Public Works Committee meeting.

The most exciting amenity in this area is the inclusion of a pavilion. Very few dog parks in St. Louis offer a shaded area to sit and almost everyone we spoke with said they wished that this was available. The pavilion, measuring approximately 400 square feet and 20 feet in height, will straddle the interior fence which separates the small dog and all dog area. This design allows all dog park visitors to enjoy the pavilion while reducing our costs by not having to construct one for both sections of the park. We have also discussed possible safety concerns that may exist with this type of design and believe it is a minimal risk; and with everything, the dog owners must be responsible for the actions of their pets.



5. Direction Needed

We are providing this information to you for you to receive and file only. No action from the Planning and Public Works Committee is needed. We simply wanted to advise you that we are proceeding with the design as directed. However, if you do have any comments you would like to share with us regarding our work to date, we are prepared to discuss those with the Committee.

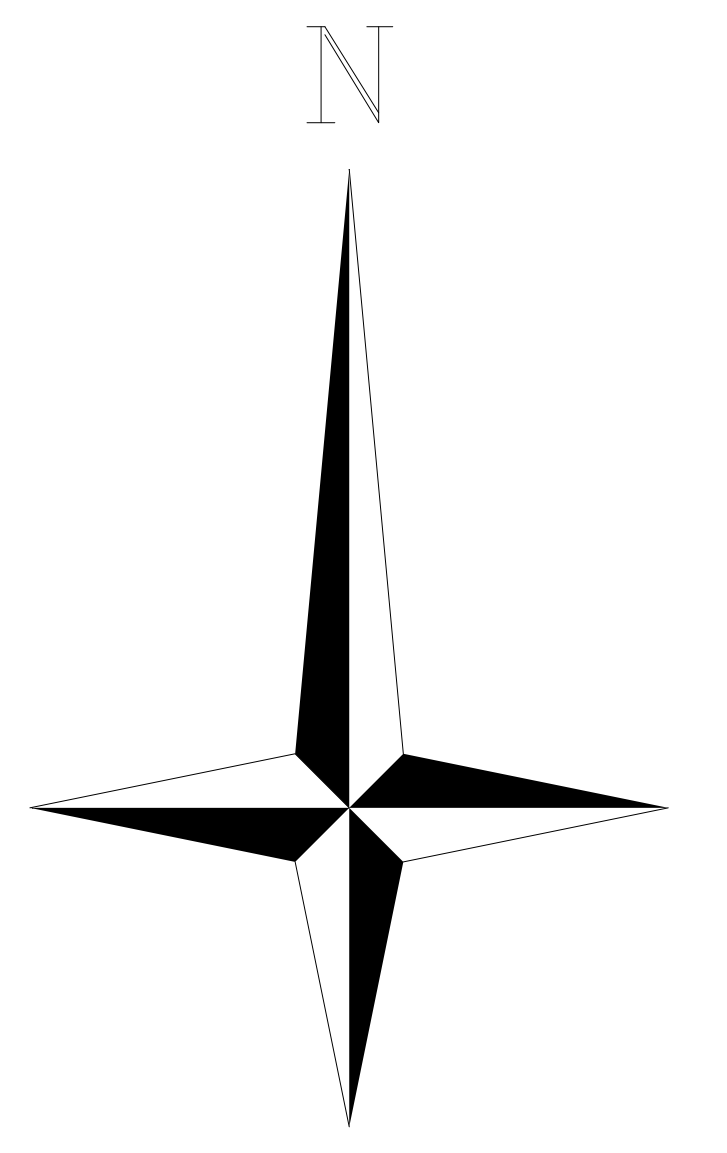
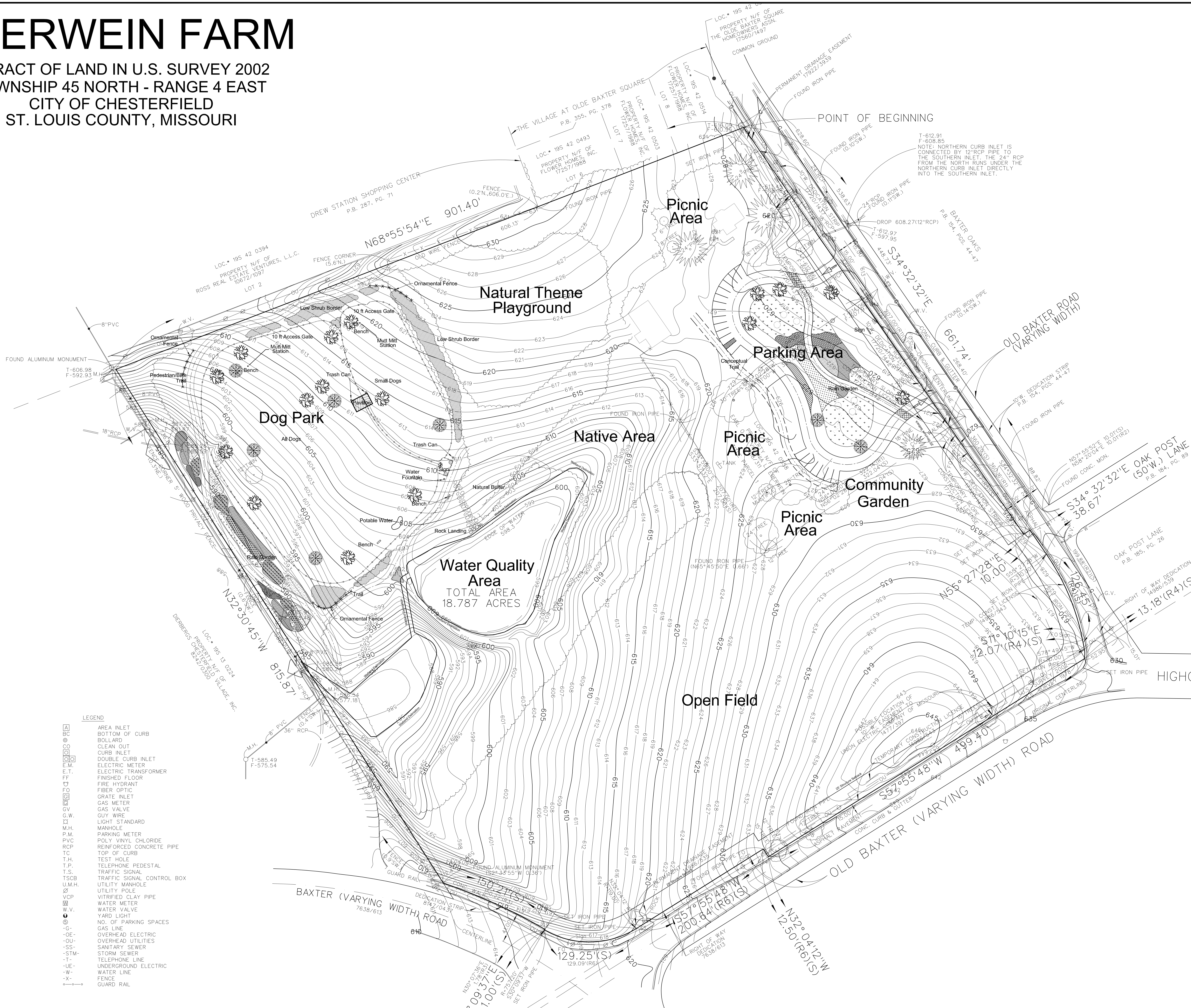
6. What's Next

Once Staff receives the assessments and evaluations on the barn and farm house from the contractors, we will prepare a report of those findings for the Planning and Public Works Committee. After the disposition of the structures is decided, we will complete the master plan drawings for the entire park and present our final work to this Committee.

Attached please find a copy of the site plan drawing

EBERWEIN FARM

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



Site Data
 Owner: City of Chesterfield, Missouri
 Address: 1657 Old Baxter Road
 1627 Old Baxter Road
 Existing Zoning: NU Non Urban District
 Proposed Zoning: PS Park and Scenic District
 Locator Number: 19s420558, 19s420547
 Site Acreage: 18.787

- LEGEND**
- ▲ AREA INLET
 - BOTTOM OF CURB
 - BOLLARD
 - CLEAN OUT
 - CURB INLET
 - DOUBLE CURB INLET
 - E.M.
 - ELECTRIC TRANSFORMER
 - FINISHED FLOOR
 - FIRE HYDRANT
 - FIBER OPTIC
 - GRATE INLET
 - GAS METER
 - GAS VALVE
 - G.W.
 - GUY WIRE
 - LIGHT STANDARD
 - MANHOLE
 - M.H.
 - P.M.
 - PVC
 - POLY VINYL CHLORIDE
 - RCP
 - REINFORCED CONCRETE PIPE
 - T.C.
 - TOP OF CURB
 - T.H.
 - TEST HOLE
 - T.P.
 - TELEPHONE PEDESTAL
 - T.S.
 - TRAFFIC SIGNAL
 - TSCB
 - TRAFFIC SIGNAL CONTROL BOX
 - U.M.H.
 - UTILITY MANHOLE
 - UTILITY POLE
 - VITRIFIED CLAY PIPE
 - VCP
 - WATER METER
 - WATER VALVE
 - W.V.
 - YARD LIGHT
 - NO. OF PARKING SPACES
 - GAS LINE
 - OVERHEAD ELECTRIC
 - -OE-
 - OVERHEAD UTILITIES
 - -OU-
 - SANITARY SEWER
 - -SS-
 - STORM SEWER
 - -ST-
 - TELEPHONE LINE
 - -T-
 - UNDERGROUND ELECTRIC
 - -UE-
 - WATER LINE
 - -W-
 - FENCE
 - -X-
 - GUARD RAIL

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 Southeastwardly 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 Southeastwardly along the Southeast line of said Old Baxter Road, varying width, South 34 degrees 32 minutes 32 seconds East 38.67 feet to the Northern most 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 35 degrees 27 minutes 28 seconds West 310.00 feet from the last mentioned point, a distance of 120.45 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 Northeast line of said Old Baxter Road, varying width, being 15.00 feet perpendicularly distant Northwest of the original centerline; thence Southeastwardly along said Northwest line of Old Baxter Road, varying width, South 57 degrees 55 minutes 48 seconds East 499.40 feet to the Eastern most 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 East 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 Northeastwardly along the Southeast line of said right of way dedication, North 30 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 30 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 Northwestwardly 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 08 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.

