


II.A.



MEMORANDUM

DATE: December 10, 2009
TO: Planning and Public Works Committee
FROM:  Aimee Nassif AICP, Planning and Development Services Director
RE: Eberwein Park Master Plan –strategy and methodology

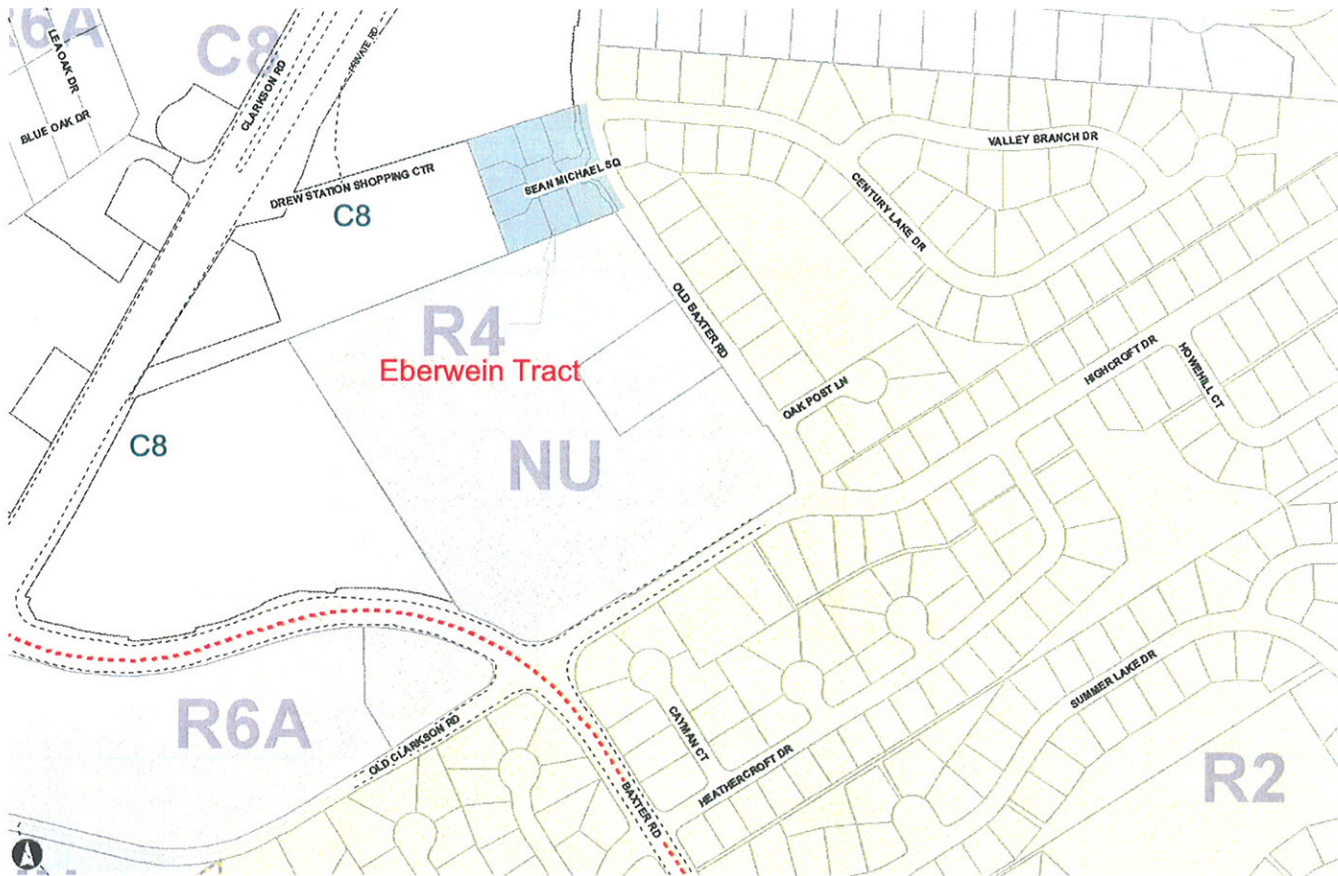
As you know, the City of Chesterfield has recently acquired the Eberwein Tract. As directed, the Planning and Public Works Department has started gathering preliminary data in order to formulate a strategy for developing a master plan for this tract. Based upon our findings, we have created this proposal for Council's consideration. This proposal provides a general overview of current site conditions, a history of the site, a public participation plan and design strategy.

Overview of Site

The Eberwein Tract is an 18.78 acre tract of land bounded by Highcroft Drive to the south, Old Baxter Road to the east, Drew Station Shopping Center to the north, and Dierbergs Center to the west.



The Eberwein tract is bounded by both residential and commercial developments and is itself currently zoned "NU" Non-Urban District.



Several structures exist on this tract of land. These structures are: the Ernst Eberwein House, a ranch style residential structure with an inground pool, a large red barn, a red shed and a white shed. Two cisterns have also been identified on site. These structures are described in detail during the "History of the Site".

Site Assessment

- ❑ There is also a small, stagnated pond located near the center of the site. A mass of trees and brush surround this body of water. The quality of the water appears to be very poor although an environmental assessment has not yet been performed.
- ❑ The City of Chesterfield has contracted with Volz Incorporated to provide design survey which depicts existing conditions and utilities on the site. According to the survey, which was provided to the City in September, the site is currently serviced by water, sewer and electric.
- ❑ The City Arborist/Urban Forester has also conducted a site assessment and provided her evaluation of the existing vegetation on site. There is a large concentration of invasive bush honeysuckle and the fencerow areas consist of a mix of weed species and a very small population of desirable native tree species. Due to the high volume of invasive honeysuckle throughout the entire property; it is her opinion that the existing tree cover is of poor quality and not worth saving. The property should be replanted with high quality tree species.

- Existing structures must be evaluated by competent structural inspectors and must also be investigated for environmental issues. Whether or not any of these structures will be saved will be determined by what rehabilitation and maintenance would be required, the proposed use for the structure, and how the structure fits into the general design concept for the Eberwein Park.

History of the Site

The Eberwein family has a long-standing history with the City of Chesterfield. 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 and in 1892 he purchased over 70 acres which extended across Baxter Road to the northwest, and includes the 18.78 acre subject site known as the Eberwein Tract.

Ernst built the Queen Anne style home in 1895. This 2 story home is approximately 2,048 square feet of living space and includes a wrap around porch with hipped roof and tuscan style columns. Until recently, this house was the property of Ernst's grandson Earl Eberwein and his wife Virginia. Today, the Eberwein House is one of only 20 century homes in Chesterfield.



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 364.33 square feet. The red frame shed near the barn is 279.81 square feet. And finally, the large red barn measures approximately 1895.52 square feet.



The other structure on the property is a ranch style brick home which includes an inground pool. This home was constructed in 1959, is approximately 2,498 square feet of living space and until recently was occupied by Earl and Virginia Eberwein.



While it is not a part of this 18 acre parcel, another Eberwein home still stands directly across Old Baxter Road at 1734 Old Baxter Road. This home, also known as the Eberwein-Howe House, is currently home to Al and Charlene Doty who have done extensive work to the house. The original structure was a log cabin built by Henry Eberwein Sr. in 1850. This is a photo of the original structure and the Eberwein Family. The date of the photo is unknown.



Henry Sr. passed the home to his son Henry Eberwein II. In 1933 Henry Eberwein II died, and his heirs, who included four daughters and son William, sold the northern part of the tract, 44.19 acres including the house, to William L. and Helen Edwards Howe. After the Howe's purchased the home, they covered the original log cabin with siding. They also constructed a 2 story addition to the original log cabin home, a garage and a barn. In 1991 the home was purchased by Al and Charlene Doty. In 1993, the Doty's built another 2 story addition and a single story addition along with a large covered porch. The City of Chesterfield placed the structure on the Chesterfield Historic Register in 2003. A photo of the house as it stands today is provided below.



Project Team

The Planning and Public Works Department, in cooperation with the Parks and Recreation Department have been directed to facilitate creation of a master plan and design for the Eberwein Tract. The Staff 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. Regular Project Team Meetings will be held to ensure compliance of project timelines and discussions between the team members. Discussions and research have already begun in preparation of the process described herein. It is clearly important that the Staff project team have a compilation of ideas, understanding of the physical site characteristics, utilities, and a reasonable understanding of Council's expectations prior to initiating a public process.

Public Participation Plan

The key component to the master planning effort for this park site will be public involvement and participation. Therefore, before any detailed discussions regarding design begins, we have created the public participation plan as described herein for consideration..

Inasmuch as the Eberwein site is to be a Community asset and not merely a neighborhood amenity. Staff believes that the Parks, Recreation and Arts Citizen Advisory Committee is perfectly suited to take the majority lead role as the public representation in the master planning process. Given the importance of this site, we also recommend that the Landmarks Preservation Commission be asked to assign a liaison to the Master Planning group, such that our historic interests are represented. Finally, we recommend that two volunteer representatives from the neighborhood immediately adjacent be appointed by Mayor Nations to assist in the process.

After the Master Planning is complete, the Project Team will provide regular updates of the park's progress on the City's web page. In addition, after details of the Master Plan are completed and other items such as improvement plans, landscape plans, grading plans, etc are finalized, the Project Team will have a public meeting to provide an overview of the park's progress in development. It should be clear that City Council has directed that Staff prepare the Master Plan for this site. Staff seeks valuable input and ideas from the PRACAC, Landmarks Preservation, and the neighborhood representative. However, Staff is uniquely and professionally qualified to compile these perhaps competing concepts into a cohesive and compatible product.

Master Plan Strategy

The expectation for the Eberwein Tract is to create a passive park which will presumably include Chesterfield's first dog park. To accomplish this, the Project Team will accomplish the following tasks:

1. Complete all research and analysis of the site. This includes conducting analysis of the existing water basin, analysis and evaluation of all existing structures, and site analysis from the City's Urban Forester. The Project Team will then meet to discuss the findings.
2. The Project Team will begin coordinating meetings as described in the Public Participation Plan.
3. Once the Visioning Process is completed, the Project Team will then begin preparation of conceptual master plan drawings for the site. Plans prepared by the Project Team include the Site Plan, Concept Improvement Plan, Concept Landscape Plan, Tree Stand

Delineation, Grading Plan, Lighting Plan, Tree Preservation Plan Signage and Branding Plan.

4. The Master Plan along with a final report will be prepared for elected officials and presented to the public in a public meeting.
5. The site is currently zoned "NU" Non-Urban District. Therefore, once the design and proposed uses are established, the Project Team will begin the change of zoning process to zone this tract as "PS" Park and Scenic District.
6. Once the Master Plan is approved, it is presumed that the effort will be directed to design and development activities.

Design Concepts

Although we are in the beginning phases of this project, the Project Team has already developed multiple conceptual schemes and branding ideas for the Eberwein Park. The idea for the park is that it be a passive park with such amenities as a dog park, trails, community garden, trail system, educational rain gardens and an ecological playground. The Project Team's vision for the park is that it be one that offers a place to people can come not only to play but to learn about the City's history and about nature through rain gardens and a community garden. This park will bring citizens together and create a sense of community by providing a dog park and community garden.

We believe the Eberwein Park should maintain its natural look and feel as much as possible. Understanding that most of the trees on the site are consumed by invasive plants and may need to be removed, grading of the land should be kept to a minimum. Several acres of land along the southeast corner of the site and along the southern portion of the site should remain as open fields.

All structures such as pavilions, picnic areas, and the playground should maintain the natural and historic feel of the area.

Signage for the park should be minimal so as not to detract from the natural character and ambiance. One possible idea for the signage style could be historic, old fashioned in honor of the Eberwein family. If the park is to be named Eberwein Park, then there should be some information available at the park with some photos of the family and the structures that were built.

Master Plan Timetable

The timetable for this project is as follows:

Phase I:

- ✦ Goal: To have an introductory meeting with the participation group. After that initial meeting, we will invite the group back for the first of several design meetings in which we will have a visioning workshop and design charette exercises.
- ✦ Timeline: The introductory meeting will be scheduled immediately after the holidays in January 2010. Within 2 months we will have met our goal above.

Phase II:

- ✦ Goal: To have conceptual site plan drawings drafted. We will take the conceptual plan along with a status report (including any research and findings) to the Planning and Public Works Committee for review and approval. Participation with the Group will be ongoing. Site analysis will be completed during this phase.

- ✚ Timeline: To have conceptual plan and corresponding report completed and on Planning and Public Works Committee Agenda within 1 month after completion of Phase I.

Phase III:

- ✚ Goal: To have preliminary plans completed. This plan will be accompanied by a report detailing the achievements to date, research, and projected costs. Once the preliminary plan and associated costs have been approved by the City Council; we will initiate the Change of Zoning Process. The site will require a "PS" Park and Scenic District Zoning Map Change. Participation with the Group will be ongoing.
- ✚ Timeline: To have the preliminary plan and corresponding report completed and on Planning and Public Works Committee Agenda within 2 months after completion of Phase II.

Phase IV:

- ✚ Goal: To have the Master Plan details complete. This will include details such as the park theme, materials to be used, branding, signage, etc.. A report describing the master design will accompany the master plan and architectural drawings for proposed buildings, equipment and signage. We will take this plan and report to City Council for approval. This report will also include a request for funding. We also anticipate that the zoning change to "PS" District will be completed during this phase.
- ✚ Timeline: To have the preliminary plan and corresponding report completed and on Planning and Public Works Committee Agenda within 3 months after completion of Phase III. In addition, the zoning change to "PS" will be approved by City Council within this timeframe.

Phase V:

- ✚ Goal: Final Master Plan drawings including the improvement plans, landscape plan, tree stand delineation, tree preservation plan, signage, architectural elevations, and lighting will be designed and completed. A final report including costs and final drawings will be provided to City Council for review and approval.
- ✚ Timeline: To have final Master Plan and Report completed and on Planning and Public Works Committee Agenda within 1 month after completion of Phase IV.

Total time frame anticipated for completion of Phases I-V is 9 months.

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