

# Brentwood Park Master Plan & Improvements

## Draft Preliminary Concept

Public Meeting #3  
September 20, 2017

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# Review of Public Meeting #2: August 9, 2017

- 80 Attendees
- We presented 2 Concepts
- General Discussion:
  - Prefer a neighborhood rather than a destination park
  - Safety and security – real vs. perceived
  - Renovate and staff the building, demolish or relocate?
  - Phasing and expected costs, determining priorities
  - Connectivity to the neighborhood/greenway



# 37 Ballot Responses Were Collected

- **Neighborhood Center – Renovate (16)** or Renovate and Expand (12)
- **Parking** – More (7) or **Less (16)**
- **Playground – Large (25)** or Small (5)
- **Open Play – More (25)** or Less (6)
- **Greenway** – Along creek (12) or **Internal (17)**
- **Preferred Concept:**
  - A (4), **B (15)** or **Combination of A & B (18)**
  - Strong preference for the spray plaza, challenge course, outdoor gym, and larger playground with shelter and restroom complex
  - Strong public interest in 2 basketball courts (frequent use)
  - Limited interest in pickleball (5 respondents asked to eliminate)
  - Skateboard friendly area (7 respondents requested, first time mentioned)

# Stream Options to Consider

## Options for Marsh Creek:

1. Do nothing
2. Bank stabilization and planting at specific locations. No FEMA permitting, but 401/404 required (Minimal)
3. Adding riffles, benches and replanting, or realignment – FEMA permitting, 401/404 required (Costly and expensive)

## Other Recommendations:

- As the asphalt trail is replaced along this stretch of greenway, move the new trail away from the creek to re-establish a vegetative buffer
- Cut hanging vines to help with debris problem

# Building Options to Consider

## Options for the Neighborhood Center:

1. Do nothing
2. Renovate minimally
3. Renovate and Expand
4. Demolish and Rebuild
5. Demolish

*Public Meeting respondents prefer a space for community meetings, updated bathroom facilities, activities for kids after school, exercise opportunities, computers and Wi-Fi capabilities, and sustainable features like solar panels.*

## Cost Considerations:

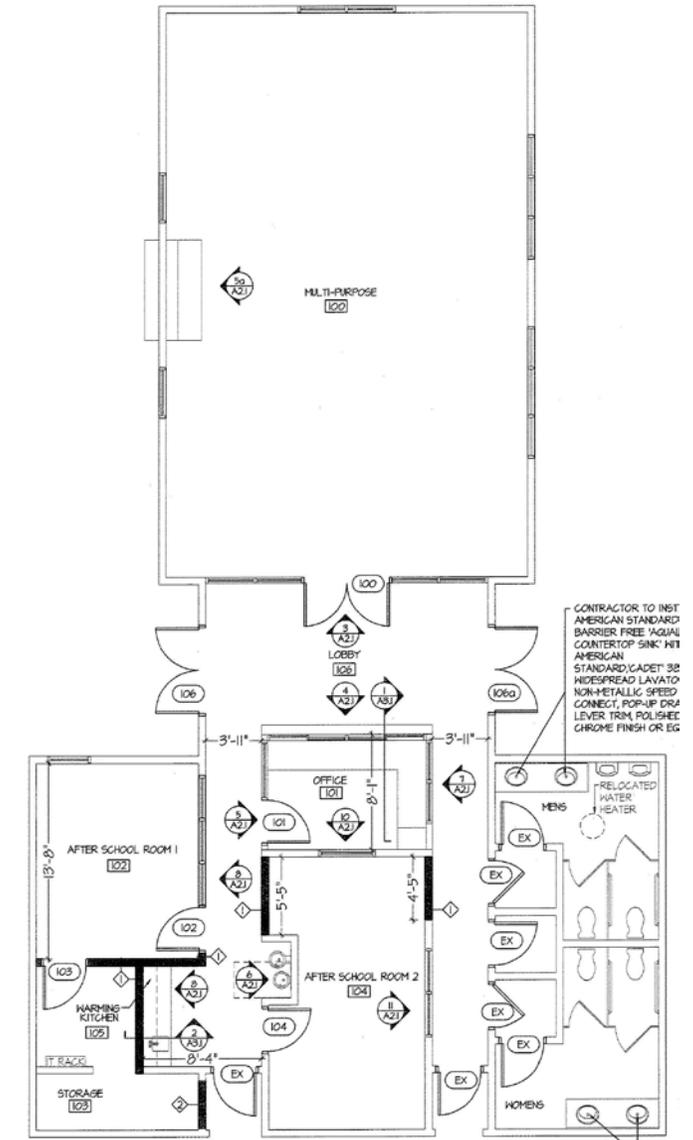
- Basic renovation (similar to others): \$125/SF (\$300,000)
- Add new vestibule or square footage: \$175/SF (+\$70K)
- New Restroom: \$250/SF (\$100,000)
- New Shelter: \$100 SF (\$125,000)

# Sgt. Courtney T. Johnson Community Center



The same building has been renovated at another location

- Multi-purpose room
- 2 after school rooms
- Warming kitchen
- Restrooms
- Storage



# Vision Statement

**Top rated  
Park Values:**

Play  
Nature  
Safety  
Connectivity  
Accessibility

*Brentwood Park will increase accessibility and connectivity for a diverse community of all ages and abilities to safely gather, play, exercise, and enjoy nature.*

Community Values	Project Outcome Measures
Play	Multipurpose field/open play, structured and natural play, fitness opportunities
Nature	Enhance and protect the natural systems on the site, provide access to natural areas, boardwalks, trails, pollinator garden, outdoor classroom areas, integrate play with natural areas and shade, incorporate solar or other sustainable park design features where possible
Safety	Improve accessibility, open up views throughout park, bring structures up to code
Connectivity	Internal greenway connects park elements, improve pedestrian access
Accessibility	Meet and exceed ADA requirements, all-inclusive play areas for all ages and abilities

# Preliminary Concept

- Expanded and renovated Neighborhood Center with patio
- 50 space parking lot, loop/drop off area
- Internal greenway alignment, vegetated creek buffer, sloped banks or benches where feasible
- Walking loops
- Planted detention areas - nature and sustainability study
- Nature play at existing drainage way
- Combination restroom/shelter
- Large playground and mist sculpture
- Small outdoor gym and challenge course
- Small pollinator garden and climbing sculptures/public art
- Multipurpose Field/Open Play
- Basketball courts
- Tennis courts in existing location
- Investigate Skateboard Opportunities
- Nature trails, boardwalks, overlooks and observation areas



# Enlargement



# Enlargement



Ramp/Seating Area

Planted Stormwater Detention Feature

50 Parking Spaces With Roundabout

Vehicular Entrance with New Sidewalk

Combined Restroom/Shelter & Large Playground w/ Mist Sculpture

Limb up existing trees to clear sight lines

Walking Loop

Vegetated Buffer & Sloped Bank/Bench

Nature Study

Pollinator Garden

New Open Play Area

Basketball

Existing Tennis Courts

Nature Trails

# Greenway Parcel

Nature Study/Nature Observation –  
Trails and Boardwalks

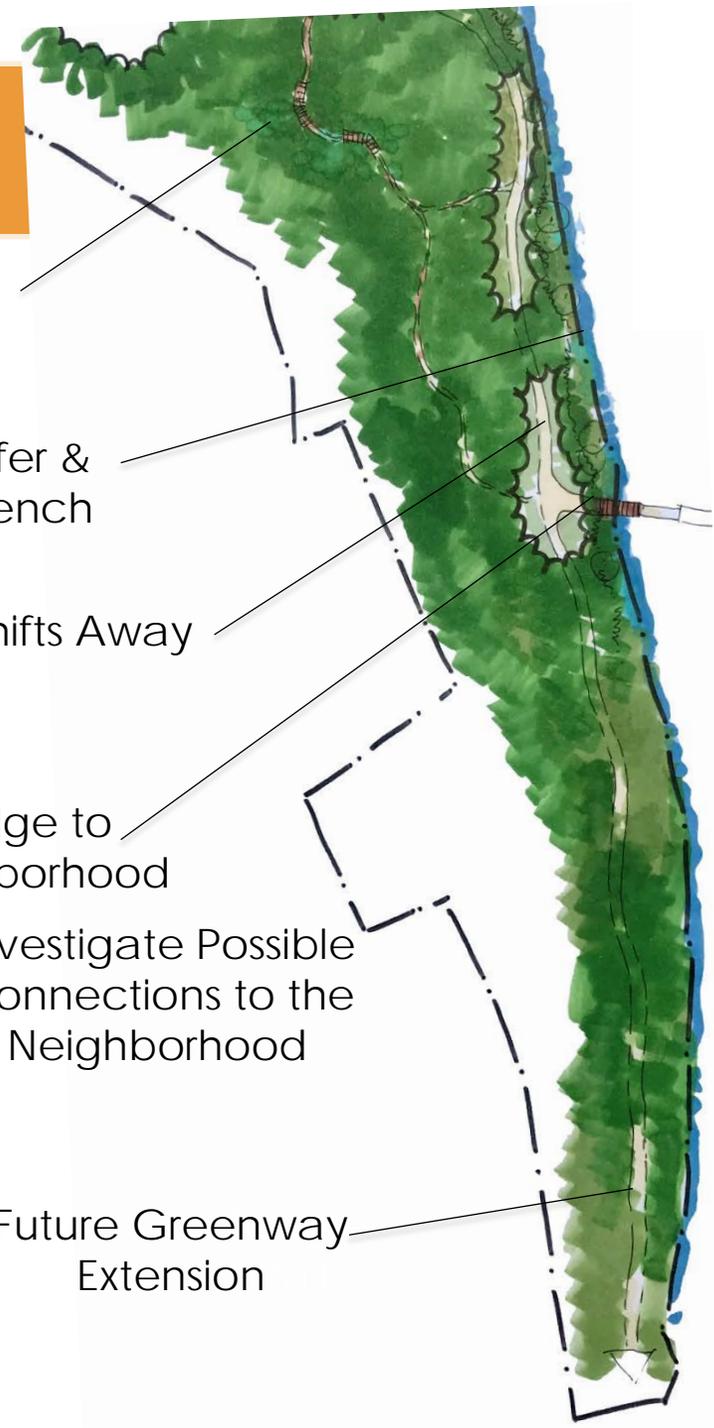
Vegetated Buffer &  
Sloped Bank/Bench

Greenway Alignment Shifts Away  
from Creek

Bridge to  
Neighborhood

Investigate Possible  
Connections to the  
Neighborhood

Future Greenway  
Extension



Thank You!

*Please visit the  
tables to share  
your comments!*

