

Schools, the Archdiocese property at Candlewood Road and other Greenway links in the Oak Park Neighborhood. Another leg connects the St. Josephs Campus with the greenway to the Broadway Neighborhood and the third leg connects Downtown with the golf course via Brentwood Parkway.

• **REGIS/WICKS**

This neighborhood is made up of Regis Park and the "tree" streets (Cedar, Pine, Maple, etc.) east of Wicks Road. The neighborhood consists predominantly of small houses on quarter or fifth-of-an-acre lots whose original owners were mostly hospital workers.

Regis/Wicks stands out on any socio-economic index as a neighborhood with problems. Incomes are low, public assistance rates and housing blight are high.

Many of the basic problems of Regis/Wicks are beyond remedy by the purely physical improvements suggested in this plan, but the recommendations below should have a positive effect on some neighborhood problems.

- Home Maintenance Assistance Program:
Regis/Wicks is one of the three Brentwood

**FIGURE 20
REGIS/WICKS**

areas designated for home maintenance assistance. Recent code enforcement and street improvement efforts should be sustained in a coordinated attack on housing blight and neighborhood deterioration.

* Suffolk Avenue Re-alignment: One of the significant causes of blight is the incursion of truck traffic in this residential neighborhood, especially along Suffolk Avenue. The western extension of Suffolk Avenue and the new access to the industries on Emjay Road will minimize these incursions. As shown in Figure 20, the Suffolk Avenue roadway in Regis Park should be relocated toward the tracks, residential use on the south side of Suffolk Avenue should be discontinued, a buffer strip provided, and families helped to move elsewhere in the neighborhood.

* Crooked Hill Tract: A 100-acre piece of surplus land below the college site on Crooked Hill Road is available for development. It has the access required for industrial, office, or recreational uses, it also is suitable for college related uses other than staff housing, which should be directed to housing sites near Downtown. Potential industrial developers, however, should be directed to the Town-supported Pioneer Industrial Site until it reaches capacity.

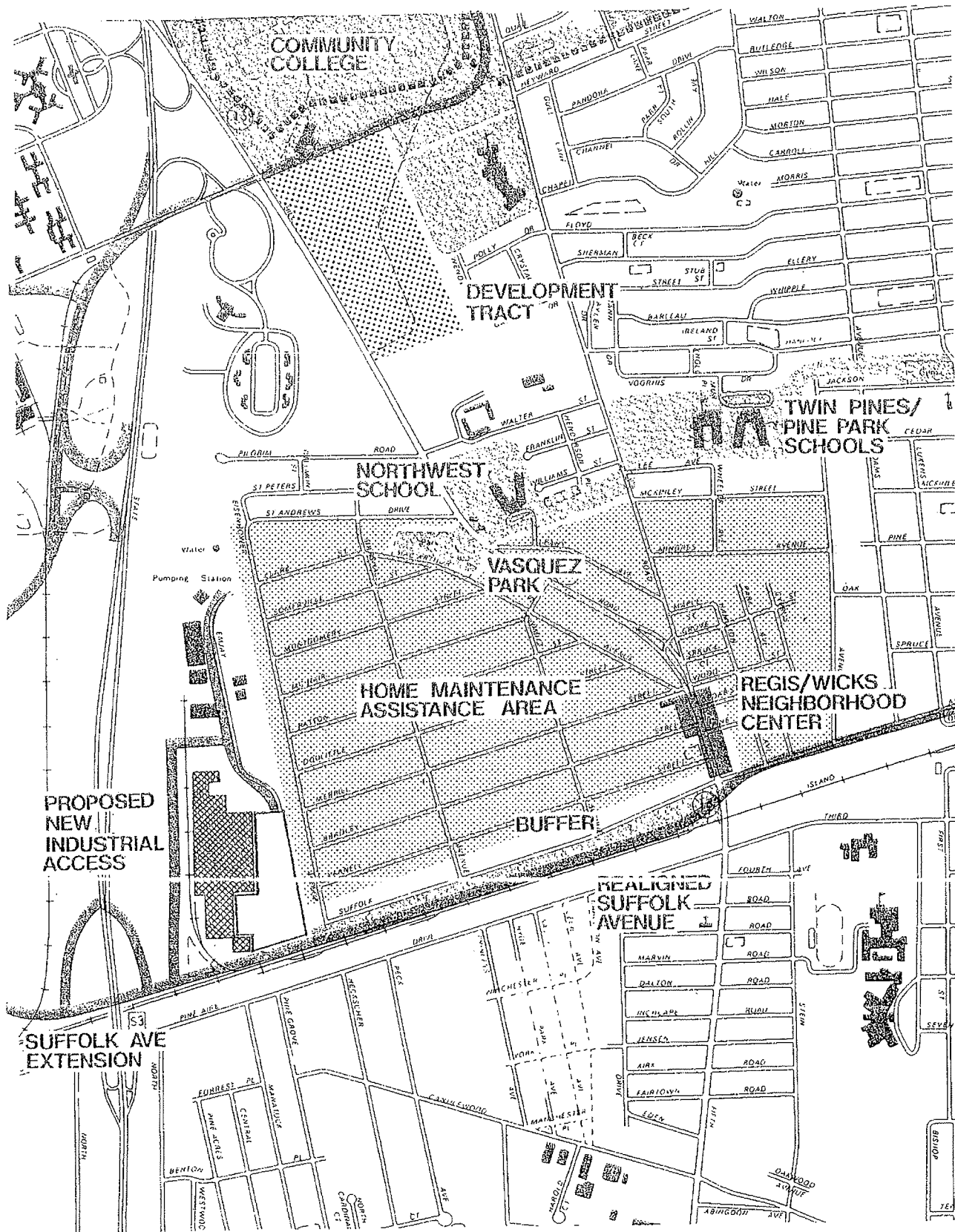
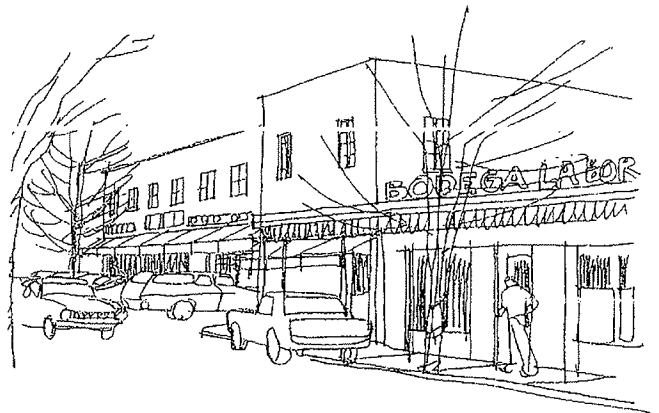




FIGURE 21
REGIS/WICKS CENTER

- Wicks Road Neighborhood Center:
Figure 21 shows how the existing commercial uses on Wicks Road could be improved and form the basis for the Regis/Wicks Neighborhood Center, and the realignment of Suffolk Avenue west of Wicks Road.

Expansion of the Regis/Wicks Neighborhood Center makes sense because of its location on a major north-south artery and near the proposed development areas of West Brentwood, including the expanding Community College.



- Brentwood Greenway: The Regis/Wicks section of the Greenway includes the stretch connecting Vasquez Park, the Northwest, Pine Park and Twin Pines Schools and the Brentwood Cemetery.

- **NORTH BRENTWOOD**

This neighborhood --- whose core was the original Brentwood Park subdivision and which later included Robin Hill --- lies between Downtown Brentwood and the Expressway. The predominance of Residence B zoning makes for a compact arrangement of houses. The feeling of density is compounded by the lack of vacant land. The neighborhood is well maintained and peopled by middle-income families, many of whom consider the minimal maintenance of small lots an advantage and recognize that a certain level of density gives strength to the fabric of community life.

There are a lot of children in North Brentwood. In one census tract, 40% of the population was of school age: 5 - 19.

- Brentwood Parkway Connection: This connection will enable Brentwood Parkway to carry north/south through traffic between North Brentwood and Downtown, relieving traffic loads on Washington Avenue.