



2016

City of Warson Woods, MO Comprehensive Plan



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by the City of Warson Woods
Planning & Zoning Commission
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Secretary



ACKNOWLEDGEMENTS

Mayor and Board of Aldermen

Laurance M. Howe, Mayor
Debbie Pentland, Ward 1
James Newman, Ward 1
Gordon Gosh, Ward 2
Mark Thompson, Ward 2
George Bruenning, Ward 3
Charles Luisetti, Ward 3
Mike Dell'Orco, Ward 4
Mark Wittich, Ward 4

City Staff

Kathy Mahany, City Clerk
Robert Stanczak, Chief of Police
Jim Malik, Treasurer
Dan Wilson, Building Commissioner
Mike Dell'Orco, City Engineer (Acting)
Gordon Gosh, Park Commissioner
Tennis Commissioner, Mark Boland
Paul Rost, City Attorney

Planning and Zoning Commission

Jack Milner, Chair
Mike Herzog
Tom Cribbin
Neil Jones
Jim Sachs
Greg Mullinex

A special thanks to all the citizens of Warson Woods who participated in the development of this Plan. Without their dedicated support and ideas this Plan would not have been made possible.



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City of Warson Woods, Missouri - ***Comprehensive Plan***

CHAPTER 1

EXISTING CONDITIONS



EXISTING CONDITIONS

Section 1.01. PURPOSE & INTENT

The comprehensive plan is an official document adopted by the Planning Commission as a policy guide. The plan helps direct decisions about the physical development of the community. The comprehensive plan is the legal and conceptual foundation for the City's Zoning Code and all other land use regulations in the City. The comprehensive plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever changing conditions. This document addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340, which sets forth the legal foundation for the authority, objectives, content and adoption of the comprehensive plan. The Statute states:

***RSMO Chapter 89.340.** The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*

The essential characteristics of Warson Woods's 2016 Comprehensive Plan are comprehensive, general, and long range. "Comprehensive" means that the plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. "General" means that the plan summarizes policies and proposals, but does not necessarily indicate specific parcels or detailed regulations related to future land use and development. "Long range" means the plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities, 10 to 20 years in the future. The City's Zoning Ordinance and Subdivision Regulations are much more specific with regards to regulating land use and are the key legislative tools for implementing the Comprehensive Plan.

Section 1.02. ROLE OF THE PLANNING COMMISSION

The Planning Commission directs the development and implementation of the Comprehensive Plan and serves as an advisory body to the Board of Aldermen. Under the Zoning regulations, a primary duty of the Planning Commission is to hold public hearings where public opinion can be expressed. In this sense, the Planning Commission is a sounding board for community attitudes toward development. The Commission provides recommendations to the Board of Aldermen regarding rezoning, subdivisions, special use permits, and text amendments to the Zoning regulations.



Section 1.03. ROLE OF THE MAYOR AND BOARD OF ALDERMEN

The Mayor and Board of Aldermen are responsible for enacting and amending the Zoning regulations after consideration of the recommendations of the Planning Commission. This responsibility includes amendments to the City’s Official Zoning Map. The role of the Board of Aldermen in the subdivision process is to accept or reject record plats, easements, dedications of rights-of-way, establishing financial guarantees or financing mechanisms to ensure construction of all public improvements, and approval of engineering drawings.

As opposed to the Planning Commission, the Board of Aldermen does not have a direct role in adopting the Comprehensive Plan. Pursuant to State Statute, the preparation and adoption of the Comprehensive Plan is the responsibility of the Planning Commission. However, decisions by the Board of Aldermen should be consistent with the Comprehensive Plan. The Role of the Mayor and Board of Aldermen is summarized as follows:

- Update the Zoning regulations and the Zoning Map after considering the Planning Commission’s recommendation.
- Approve “Planned Development” applications following consideration of the Planning Commission’s recommendations.
- Accept or reject dedications of easements, rights-of-way, and public lands on subdivision final plats after having been recommended by the Planning Commission.
- Approve engineering plans for construction of public improvements.
- Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- Appoint members of the Planning Commission and the Board of Adjustment.

Section 1.04. CITY OF WARSON WOODS COMPREHENSIVE PLAN OVERVIEW

The planning team utilized a “values-driven” planning approach to develop the City’s 2016 Comprehensive Plan. This approach applied both traditional “data-driven” and “vision-planning” approaches. A key component of the comprehensive plan update is the development of a customized public participation program designed to identify community values and build consensus. The public participation program is needed to provide first-hand knowledge of the citizens’ perspective of Warson Woods’s strengths, weaknesses, opportunities and threats. The public engagement program includes ongoing meetings with the City’s elected and appointed officials, one-on-one stakeholder interviews and a series of Living Room Focus Sessions. All meetings with the Planning Commission and Board were open to the public. A summary of the public engagement process is provided in the Critical Issues Chapter. The resulting comprehensive plan will include chapters summarizing the City’s Existing Conditions, Critical Issues, Goals and Objectives and Future Land Use. The following is a brief summary of the key comprehensive plan components:

- 1) The **Existing Conditions** section includes an executive summary of the comprehensive planning process and resulting plan and a demographic analysis of Warson Woods’s socio-economic conditions and description of existing zoning and land uses. It also includes a baseline report on the existing services available to residents of Warson Woods, the condition of these services, recommendations for improving these services and implementation strategies to provide ongoing services.



- 2) The **Critical Issues** report is a summary of the most important concerns expressed by the community including citizen-driven vision statements, goal and strategies. Feedback from the Town Planning Meetings and stakeholder interviews will provide the basis for the development of the critical issues contained in this section. The goals and objectives developed for the Comprehensive Plan will directly respond to the citizen-driven critical issues facing the City of Warson Woods.
- 3) The **Vision, Goals and Objectives** Chapter provide the framework for the Comprehensive Plan. This section will include policy statements and development recommendations that emerge during the Town Planning Meetings, interviews with city officials, and general research for the plan. The development and growth decisions made by the City's officials should reflect the community's values and sense of what constitutes a reasonable quality of life. To help guide these decisions, the Comprehensive Plan provides specific, measurable and attainable goals and objectives that reflect the citizen-driven values held by the residents and business owners of Warson Woods.
- 4) **Future Land Use & Implementation:** The Future Land Use Plan includes recommendations for future land use, growth, transportation improvements and open space preservation. The Future Land Use Map will be included in this section. The Future Land Use Map depicts the recommended locations for future land use, including residential, commercial, industrial, recreation and the preservation of open space. The Future Land Use Plan will be accompanied by a future land use matrix that provides a description of each future land use category and recommendations for implementation. Prior to approving future development, the City must review each proposal/petition for compliance with the conditions, policies and standards applicable to the future land use category in which the proposed development is located. The intent of the Future Land Use Plan and Map is to provide the focus and direction needed to make well informed future land use and zoning decisions. The Future Land Use Map does not replace the zoning map; rather it provides the information needed to help implement the preferred future land use and development conditions.

Section 1.05. COMPREHENSIVE PLAN SUMMARY

The local government is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. As growth and development occurs, it should be consistent with the Comprehensive Plan. Therefore, the local government should review the planning documents periodically and implement its objectives, as needed, to meet the growing demands of the community. Over time, the 2016 Comprehensive Plan may need to be supplemented with additional, more focused planning studies to preserve the neighborhood character and high quality of live enjoyed by Warson Woods residents. By taking careful steps to create a long-range plan and listening to community feedback, Warson Woods is taking positive steps to plan for the future, protect investments and to preserve Warson Woods's highly desirable neighborhoods and open spaces.

The 2016 Comprehensive Plan update comes at a critical juncture when the City is facing continued in-fill development, future concerns regarding the potential vacant or underutilized properties, and renewed commitment to preserving the City's highly valued and sought after neighborhoods. The Plan's underlying purpose is to preserve and enhance investment by all citizens and businesses while providing the foundation for quality economic growth and



Section 1.07. HISTORY OF WARSON WOODS

Warson Woods is a 4th Class City with a Mayor-Council form of government. The elected, policy-making body of the City consists of a Mayor and an eight (8)-member Board of Aldermen. Warson Woods is divided into four (4) wards and each ward has two (2) Board representatives. Municipal elections are held on the first Tuesday of April every year. The City Clerk is appointed by the Mayor and is the full-time administrative officer of the City responsible for overseeing all daily operations and the municipal staff. The City of Warson Woods has a long and prosperous history dating back almost 80 years.

On July 15, 1936, a number of residents in the 1400 and 1500 block of Andrew Drive and Inter Drive (now known as Warson Woods Drive) incorporated into the Town of Royal Oaks. The original Trustees were appointed by the St. Louis County Court and their first order of business was to select the site of the first City Hall in a building at the corner of Dearborn and Manchester Road. These same Trustees were then elected at the first election held on April 5, 1938.

Mail for the original residents on Andrew Drive was addressed to Rural Route #4, Webster Groves, Missouri, and was delivered to mail boxes at the south end of Andrew on what is now Manchester Road. Until March, 1937, the closest telephone service for Andrew Drive residents was at Boss's Garage, now the site of Dierberg's Market.

In April and May 1939, the northward expansion of Andrew Drive and Forest View was finished and a portion of Timberlane was developed. In 1941, a delay was placed on the issuance of new building permits; however, additional gas furnace permits were being issued, reportedly due to labor problems. Joseph H. White and Hanna M. White built most of the homes in this area. Joseph H White founded the White Company in 1917, St. Louis' oldest commercial real estate firm. It has remained a private, family-owned business for three generations, spanning almost 100 years.

In 1941, due to confusion with Royal Oaks, Michigan, the Board of Trustees voted to change the name of their town to the Village of Warson Woods. This was done by resolution on November 10, 1941.

In the early 1940's, the Warson Woods pioneers rode the "jitney" (a shared taxi/bus) to Rock Hill for five cents to shop at Hoch's Grocery, Country Hill Grocery or Mrs. Grosheim's Hardware Store. A beauty shop, blacksmith shop and drug store were also in Rock Hill. Maplewood could also be reached on the same jitney for ten cents and with fifteen cents a trip to downtown St. Louis was available. As time passed, a grocery store, Vogelgesang's Service Station and Hardesty Grocery entered the Village. To the west in Kirkwood at Manchester and Woodlawn, Linder's Market opened.

The Bennett Hills section of Warson Woods was built in the early 1950's and Warson Woods Drive was extended from Andrew Drive to join Renderer Drive. This property was part of the McMannus Estate, which had a race track for horses, lakes and a forest. There was a spring-fed lake surrounded by blackberry bushes and other wild shrubs. In the middle of the lake there was a small island covered with violets in the summer. In this area now, the City has Royal Oaks Park with playground equipment and four tennis courts. This area was purchased from Joseph H. White and Wymetta Drive was vacated. Title was conveyed so that it will forever be a park.

In 1948, Joseph H. White commenced building the Warson Village Shopping Center, with the second section commencing in 1952. This was the first strip shopping center built in St. Louis

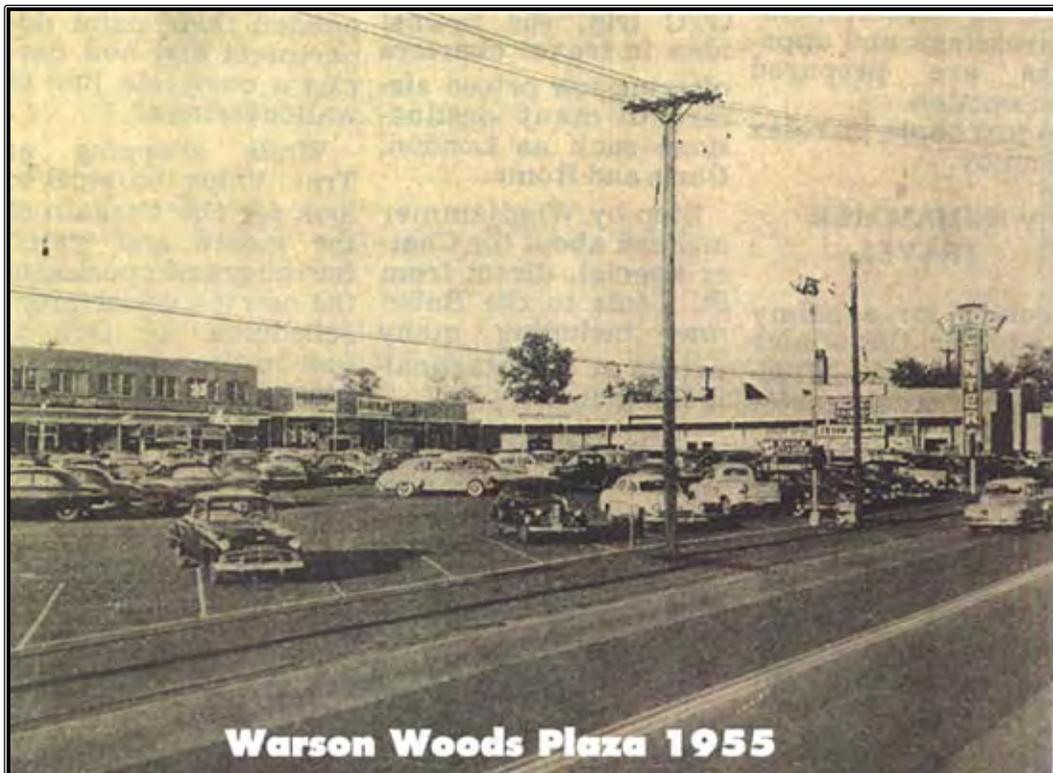


County and was quite a novelty in those days. When the shopping center was completed, Dearborn Drive was closed off from Manchester Road and a new street called Warson Woods Boulevard came off Manchester to join with Ridgeline Drive for access to Dearborn Drive and Forest View.

The census figures showed that the Village was growing and something was needed to enable the Village to continue to exist. An election was held on August 7, 1957, asking the citizens to approve the Village becoming a 4th class city. The voters approved the proposal, allowing more taxes to be generated and the residents to have more control over their government.

All commercial building had ceased until 1994 when Dierberg's Markets and Capitol Land, in a joint venture, purchased Warson Village Shopping Center and approached the Board of Aldermen with plans for the new Warson Woods Shopping Center. Their plans included demolishing the buildings between the City Limits and Warson Woods Boulevard and building a new strip of stores. Demolition began by removing the center section of the shopping center. With this building gone, construction began on the new strip center. Most of the existing merchants moved to vacancies in the buildings west of Warson Woods Boulevard or into the new strip of buildings which opened in the spring of 1995. As all merchants were now relocated into their permanent spaces, demolition began on the buildings on the eastern border of Warson Woods and construction of the new Dierberg's Market began, with its completion in January of 1996.

Below is a picture of Warson Woods Plaza circa 1955.





DEMOGRAPHICS

The current and past socio-economic trends for Warson Woods provide the foundation for the future. The socio-economic data evaluated for this Plan includes statewide population trends, age, housing, workforce, income, employment and median commute time. This section also compares selected Warson Woods demographic data with peer cities to provide a more meaningful socio-economic analysis and help differentiate between local, isolated events and regional trends. For the purposes of this Plan the City’s demographics are compared to the peer cities of Ladue and Creve Coeur, St. Louis County, Missouri and National demographic characteristics. An understanding of the regional socio-economic trends and local issues will help the City plan for the future and meet the needs of its resident population and business community. The data for this analysis is from the US Census Bureau’s 2010 decennial census and the 2012 American Community Survey (ACS).

Section 1.08. POPULATION

According to the 2010 Census, there were 1,962 people, 760 households, and 568 families residing in the City of Warson Woods. Meanwhile, according to the 2000 US Census, the City of Warson Woods had a population of 1,983 people, 781 households and 614 families as of the 2000 US Census. Accordingly, between 2000 and 2010, Warson Woods lost 1.06% of its population. By way of comparison, the City of Ladue and St. Louis County also experienced proportionally similar population losses. Meanwhile, the City of Creve Coeur, the State and the US increased in population, see Table 1.1.

	Warson Woods	Ladue	Creve Coeur	St. Louis County	Missouri	US
Population (2010)	1,962 (-1.06)	8,521 (-1.43)	17,833 (8.08)	998,954 (-1.70)	5.98 m (7.0%)	308 M (9.7%)
Population (2000)	1,983	8,645	16,500	1,016,315	5.59 m	281 m

Source: 2010 & 2000 US Census

Section 1.09. AGE CHARACTERISTICS

In 2010, 27% of Warson Woods’ population was under the age of 18 and 73% was over the age of 18. The City’s adult population was spread out with the majority of residents over the age of 50 and a relatively low percentage of young to middle-aged adults. Only 3.5% of Warson Woods’ population consists of young adults age 18-24 and only 19.2% of the population consists of adults age 25-44. By way of comparison, 8.3% of St. Louis County’s population is between the ages 18-24 and 29% of the population is between the ages of 24-44.

Warson Woods had the highest percentage of residents age 65 and over with 21.3% followed by the peer cities of Ladue (18.6%) and Creve Coeur (20.7%). Warson Woods’ population has significantly more seniors, almost 60% more, when compared to the State and National estimates which were only 14% and 13.3% respectively. According to the latest Census, over half of Warson



Woods' population is over the age of 50. By way of comparison, only 41% of St. Louis County and 39% of Missouri's population is over the age of 50. As a result, the median age in Warson Woods is much higher than the County and State. Warson Woods' median age was 45.1 in 2010 while the median age in St. Louis County and Missouri was only 39.9 and 37.9. The City's mature median age is the result of the City's high concentration of Baby Boomers and retirees.

Warson Woods's age characteristics reflect the national trend of population aging due to the high percentage of baby boomers reaching retirement age. It is estimated that 10,000 Baby Boomers will turn 65 today, and about 10,000 more will cross that threshold every day for the next 15 years. While Warson Woods has long been a popular place for young families to raise children, the City has been extremely successful at retaining empty nesters that choose to age in place rather than move. This results in a shortage of housing available to young families interested in moving to Warson Woods and higher housing costs due to increased demand for housing.

In summary, the analysis of the City's age characteristics suggest Warson Woods is very popular among middle-aged adults and continues to attract and retain seniors. However, the City needs to make sure the amenities, housing and services that attract young families with children are provided. Therefore, it is important for the City to continue offering the services and amenities expected from its middle-aged and senior residents and identify and provide those services, amenities and housing desired of young families.

Table 1.2 2010 Age & Sex Characteristics (%)

Age Cohort	Warson Woods	Ladue	Creve Coeur	St. Louis County	Missouri	US
Under 5 years	7.6%	5.3%	4.7%	5.8%	6.4%	6.5%
16 and older	75.7%	76.4%	82.1%	79.6%	79.0%	78.8%
18 and over	72.8%	72.6%	79.1%	76.6%	76.2%	76.3%
65 and older	21.3%	18.6%	20.7%	15.0%	14.0%	13.3%
Median Age	45.1	46.4	44.3	39.9	37.9	37.2
Male	48.4%	48.5%	48.2%	47.3%	49.0%	49.2%
Female	51.6%	51.5%	51.8%	52.7%	51.0%	50.8%

Source: 2010 US Census

Section 1.10. INCOME

The income levels are much higher (as much as 129%) in Warson Woods than the County, Missouri and US. According to the 2012 American Community Survey, (ACS), the median household income in the city was \$108,529. By way of comparison, the median household income in the County, State and U.S. were \$58,485, \$47,333 and \$51,371 respectively.

The per capita income is also much higher (as much as 100%) in Warson Woods than the County, Missouri and U.S. The per capita income in Warson Woods was \$51,473. By way of comparison,



the per capita income in the County, State and US was \$34,531, \$25,546 and \$27,319 respectively.

The percentage of the population living below the poverty line was 1.4% in Warson Woods. By way of comparison, Missouri and the U.S. each had over 15% of its population living below the poverty level and the County had 10.5%.

Table 1.3 Income Characteristics (2012 ACS)						
	Warson Woods	Ladue	Creve Coeur	STL Cnty.	Missouri	US
Per capita income	\$51,473	\$87,731	\$62,056	\$34,334	\$25,371	\$27,915
Median family income	\$135,000	\$194,355	\$126,025	\$75,751	\$59,395	\$62,527
Median household income	\$108,529	\$160,270	\$98,093	\$58,485	\$47,333	\$51,371
Persons below poverty	1.4%	2.1%	6.2%	10.5%	15%	15.9%
Unemployment	1.4%	5.0%	2.6%	5.2%	5.2%	5.6%

Source: MCDC American Community Survey Profiles 2008-2012 <http://mcdc.missouri.edu>

Section 1.11. HOUSEHOLDS

According to the 2010 Census, the City of Warson Woods had 791 housing units. However, Warson Woods, Ladue and St. Louis County lost housing units between 2000 and 2010. Meanwhile, the US, Missouri, St. Louis County and the City of Creve Coeur’s housing stock grew slightly, outpacing population growth for each peer entity. The percentage of decline in the City’s housing stock was below the margin of error associated with the US Census, therefore, no analysis is provided regarding said loss.

Of the households in Warson Woods 72.4% consisted of married couples living together. By way of comparison less than 50% of the households in St. Louis County (47.4%) and the U.S. (48.1%) consisted of married couples living together in 2012. The percentage of husband-wife households in Warson Woods was significantly higher than all peer entities with the exception of the City of Ladue. See Table 1.3

Only 4.5% of Warson Woods’ households had a female head of household with no husband present, while almost 14.2% of the households in St. Louis County had a female householder and no husband present.

Warson Woods had well over 10% more households with individuals 65 years or older than National, State and County averages. According to the 2010 US Census, 37.9% of Warson Woods households consisted of someone 65 or older, which was almost 4% more than Ladue, 7% more than Creve Coeur.



	Warson Woods	Ladue	Creve Coeur	St. Louis County	Missouri	US
Housing Units (2010)	791 (-0.63)	3,377 (-5.06)	8,433 (12.5%)	438,032 (3.37)	2.71 M (11.0%)	131 M (13.6%)
Housing Units (2000)	796	3,557	7,496	423,749	2.44 m	115 M
Families w/ children ≤ 18	32.2%	36.1%	25.1	28.4%	28.5%	29.8%
Households w. married couples	72.4%	76.1%	55.2%	47.4%	49.2%	48.1%
Female head-of-household	4.5%	5.6%	6.2%	14.2%	12.3%	13.1%
Households w/ individuals ≥ 65	37.9%	34.2%	30.9%	26.2%	25.0%	24.9%

Source: 2010 & 2000 US Census / 2012 ACS

Section 1.12. HOUSING TENURE & AFFORDABILITY

The average home value in Warson Woods, per the 2012 ACS, was \$376,220. This is significantly higher than the state average of \$169,314 and the County and National averages which were \$234,839 and \$242,276 respectively. However, the average home values for Warson Woods are well below the average home values in Ladue, and Creve Coeur where the average home values were \$887,220 and \$435,839 respectively. On the basis of this data, one might argue that Warson Woods offers more affordable housing than Ladue and Creve Coeur which in turn provides more income for other household expenditures for Warson Woods’s residents.

The percentage of renter-occupied housing is significantly lower in Warson Woods than National, State, County and peer city averages. While the National, State and County has on average over 30% renter occupied housing, Warson Woods only has a mere 1.4%. This is due to the fact that there are no multi-family structures in the City nor does the City’s current zoning code permit multi-family dwellings.

The percentage of vacant housing units in Warson Woods (9.1%) was lower than National and State averages, but well above St. Louis County and the peer cities of Ladue and Creve Coeur. However, according to the 2010 US Censes only 3.9% of Warson Woods’ housing stock was vacant. Therefore, the ACS results may be slightly higher than the actual vacancy rate. Regardless, the City’s relatively low vacancy rate indicates that the City’s housing stock is very marketable, in high demand and being utilized to the fullest.



According to the 2012 ACS, the average household size in Warson Woods was 2.78 and the average family size was 3.19, which is consistent with the peer communities surveyed. The reduction in household size has been a nationwide trend as more and more baby boomers reach retirement age. The fact the average household size in Warson Woods and Ladue is slightly larger than the State, County and US is one indicator that families with children are comfortable living in Warson Woods.

Table 1.4 provides a summary of the City’s housing tenure, value and household size.

Housing Tenure & Value	Warson Woods	Ladue	Creve Coeur	STL Cnty.	Missouri	US
Owner-Occupied Housing	98.6%	95.9%	67.6%	71.4%	69%	63.9%
Renter-Occupied Housing	1.4%	4.1%	32.4%	28.6%	31%	36.1%
Total Vacant Housing Units	9.1%	5.2%	6.7%	7.7%	13%	12.4%
Average Home Value	\$376,220	\$887,831	\$435,317	\$234,839	\$169,314	\$242,276
Average Family Size	3.19	3.2	2.84	3.03	3.04	3.25
Average Household Size	2.78	2.87	2.29	2.42	2.46	2.64

Percentage Source: American Community Survey (ACS- 2012)

Housing affordability is a key component of the long-term vitality of a community. Housing affordability is not simply the price one pays for rent or mortgage; it is a function of household income or wealth relative to a housing unit’s price or rent. One basic way to measure housing affordability is to look at how much a household spends on housing costs as a percentage of their total household income. Affordable housing is defined as housing that costs occupants less than 30% of their gross income for gross housing costs, including utility costs. Planners and most lenders consider a household that spends 30% or more of its household income on housing costs to be financially burdened. For example, if a household’s income was \$51,371 (the median household income in Missouri); they would be considered financially burdened if they spent more than \$1,284/month on housing. In other words, “affordable housing” would be housing that cost less than \$1,284/month in this particular situation.

The percentage of Warson Woods’ homeowners who spent 30% or more of their household income on housing was 26.7% in 2012 according to the ACS. By way of comparison, this is over 2% less than the State average and 3.8% lower than the County average of households who spend 30% or more of their household income on housing. The City’s percentage of renters who pay 30% or more of their income on rent was the second lowest of all comparisons. By way of comparison, the percentage of renters in the U.S. who pay more than 30% of their income on rent is 48.1%, almost 15% higher than Warson Woods. It is estimated that 15% of U.S. homeowners pay more than 50% of their income on housing. Since the percentages of homeowners who are considered “financially burdened” have reached such high numbers nationally, (an estimated 19 million), the benchmark is moving up from 30% to 50% of income spent on housing.

The median amount homeowners paid on housing/mortgages in the City of Warson Woods was an estimated \$2,277 in 2012. This amount was second lowest among the peer communities



surveyed, but significantly higher than the County, State and National averages which were \$1,466, \$1,232 and \$1,460. The State had the lowest housing/mortgage cost with an average monthly cost of \$1,232/month). Meanwhile, the median rent in the City of Warson Woods, according to the 2012 ACS, was the second highest. Ladue had the highest homeowner cost/mortgage and median rental rate at \$3,696/month and \$2,001 respectively. Table 1.6 provides a summary of housing costs and affordability.

Well over half (57.60%) of the homes in of Warson Woods' were built prior to 1960, with over 40% being constructed from 1950-1959. This presents both opportunities and challenges to ensure the City's homes meet the latest trends in residential housing and lifestyle preferences. Overall, the City's housing stock has met this challenge very successfully. Many homes have been renovated to meet the latest tastes and trends in residential design while others have stood the test of time unblemished and are prime examples of post-modern / post WWII architectural design and a time bygone.

Housing Cost	Warson Woods	Ladue	Creve Coeur	St. Louis County	Missouri	US
Median Owner Costs	\$2,277	\$3,696	\$2,444	\$1,466	\$1,232	\$1,460
Owner costs 30% or more of HH income	26.7%	34.9%	33.7%	30.5%	28.8%	33.7%
Median Rent	\$1,500	\$2,001	\$977	\$838	\$712	\$884
Gross rent 30% more of HH income	33.3%	13.1%	35.1%	46.2%	40.9%	48.1%

Source: U.S. Census Bureau, 2012 ACS

Section 1.13. COST OF LIVING INDEX

According to the Missouri Department of Economic Development, MERIC (Missouri Economic Research and Information Center), Missouri had the 16th lowest cost of living in the US, with a composite cost of living of 93.7 (US = 100). This means, on average, prices in the State are about 93.7% of what they are at the national level. The cost of living index for the St. Louis-IL MSA (Metropolitan Service Area) is 93.4%. According to Sterling's, the estimated Cost of Living index for Warson Woods is 96%. Therefore, on average the cost of housing, utilities, transportation, gas, groceries and health care is 4% below the National average. Warson Woods' high quality of life, combined with a cost of living index below the National average provides significant economic and social advantage to the City.

Section 1.14. EDUCATIONAL ATTAINMENT (AGES 25 & OVER)

Table 1.7 shows the educational attainment of Warson Woods's population above 25 years of age. The table shows that 98.9% are high school graduates or higher, 46% have a Bachelor's degree and 29.9% have a graduate or professional degree. The educational attainment of the City's population 25 and older is well above County, State and National levels. All peer cities and County are leading the State and Nation in educational attainment in all achievement levels. The City should continue to promote quality education.



Housing Tenure & Value	Warson Woods	Ladue	Creve Coeur	STL Cnty.	MO	US
High School Grad or Higher	98.9%	99.1%	97.5%	91.8%	87.2%	86.4%
Bachelor's Degree	46%	39.8%	36.6%	23.5%	16.2%	18.2%
Graduate or Prof, Degree	29.9%	42.8%	33.4%	16.3%	9.6%	10.9%
<i>Source: 2010 US Census</i>						

Section 1.15. EMPLOYMENT CHARACTERISTICS

The most common occupation in the City falls in the management, business, science and arts occupation category. Almost 60% of the City's workforce have occupations in the aforementioned field. The second most popular occupation is sales and office occupations, which include 28.5% of the City's workforce. The top three (3) industries in Warson Woods, in order of percentage of workforce are; 1) Educational, health and social services (23.6%); 2) Finance and insurance, real estate and rental/leasing (16.1%), and; 3) professional, scientific, and management, and administration (13.8%). Together these industries employ over 50% of the City's workforce, see also Table 1.8 for a summary of City's workforce occupation and industry characteristics.

OCCUPATION	Warson Woods's Workforce	St. Louis County's Workforce
Management, business, science, and arts occupations	59.7%	42.7%
Service occupations	7.3%	15.7%
Sales and office occupations	28.5%	26.8%
Construction, and maintenance occupations	2.9%	5.6%
Production, transportation, and material moving occupations	1.6%	9.1%
INDUSTRY		
Construction	4.1%	4.4%
Manufacturing	10.8%	10.2%
Wholesale trade	4.1%	3.2%
Retail trade	7.8%	11.2%
Transportation and warehousing, and utilities	1.7%	4.5%
Information	5.2%	2.6%
Finance and insurance, real estate and rental and leasing	16.1%	9.3%
Professional, scientific, and mgt, and admin and waste mgt	13.8%	12.3%
Educational services, and health care and social assistance	23.6%	25.1%
Arts, entertainment, and rec, and hospitality and food services	8.4%	9%
Other services, except public administration	2.3%	4.7%
Public administration	2.1%	3.1%
<i>Source: 2012 ACS/US Census</i>		



Section 1.16. OCCUPATION & COMMUTING

Approximately 86.9% of workers in Warson Woods work for private companies, 5.8% work for the government and 6.2% are self-employed. The percentage of the City’s population engaged in civilian labor and percentage of those self-employed are very similar to St. Louis County; however the County’s workforce has a much higher percentage of government workers (10.6%) than Warson Woods (5.8%).

According to the 2010 US Census, the median commute time for Warson Woods’s workforce was 21.1 minutes, meaning half the workers in the area have a longer travel time and half spend less time commuting. The median commute time for US workers was 25.2 minutes. The median commute for Missouri was only 23.1 minutes, just under St. Louis County’s workforce median commute time which was 23.5 minutes. The City’s commute is less than the National and State average which were 25.7 and 23.2 minutes, resulting in slightly less vehicle miles traveled (VMT), less carbon emissions and less fuel consumption. These are fundamental characteristics of a sustainable community.

The percentage of Warson Woods’s workforce who walk or bike to work (0.4%) is below the State average (2%) and National average (2.8%). Currently, the percentage of Warson Woods’s workforce who work from home is 6.2%, which is slightly higher than the percentage of people who work from home in the County (4.5%), State (4.2%) and National average (4%). However, as gas prices increase, the percentage of people willing to walk or bike to work and/or work from home will increase. Therefore, the City should continue ongoing maintenance of the City existing sidewalks, paths and bike lanes/trails. This plan also recommends the City continue promoting the installation of new sidewalks, bike lanes, and trails; especially when they connect to key destinations within the City, such as schools, parks and local neighborhoods. Table 1.9 provides a summary of the City’s workforce characteristics.

Table 1.9 Workforce Characteristics (2012)		
OCCUPATION	Warson Woods’ Workforce	St. Louis County’s Workforce
Population 16 years and over	1,356	278,876
Employed	97.7%	91.6%
Unemployed	2.3%	6.6%
Not in labor force	39.9%	33%
Self-employed	6.2%	4.2%
Private wage & salary	86.9%	85.1%
Government workers	5.8%	10%
COMMUTING TO WORK		
Drove alone	89.1%	83.4%
Carpooled	3.3%	7.1%
Public Transportation	0.4%	2.4%
Walked	0.4%	1.6%
Worked at Home	6.2%	4.5%
Mean travel time to work	21.1 minutes	23.5 minutes
<i>Source: 2012 ACS</i>		



Section 1.17. SOCIOECONOMIC SUMMARY

Table 1:10 Socioeconomic Summary	
Total population	1,962
Male	48.4%
Female	51.6%
Median age	45.1
Warson Woods Housing	
Owner-occupied homes	98.6%
Average home value	\$376,220
Median owner costs	\$2,277
Renter-occupied homes	1.4%
Vacant housing	9.1%
Median monthly rent	\$1,500
Average Income	
Median family income	\$135,000
Per-capita income	\$51,473
Household Income	
Less than \$10,000	1.2%
\$10,000 to \$14,999	0.6%
\$15,000 to \$24,999	2%
\$25,000 to \$34,999	4.4%
\$35,000 to \$49,999	9.4%
\$50,000 to \$74,999	16.1%
\$75,000 to \$99,999	11.1%
\$100,000 to \$149,999	19.5%
\$150,000 to \$199,999	14.7%
\$200,000 or more	21.1%

Education	
Less than 9th grade	0.6%
9th to 12th grade, no diploma	0.5%
High school graduate	98.9%
Some college, no degree	13.3%
Associate's degree	4.8%
Bachelor's degree	46%
Graduate degree	29.9%
Household by Type	
Total Households	726
Family Households (family)	80.3%
Husband-wife family	72.4%
Non-family households	19.7%
Householder living alone	18.8%
Householder living alone-over 65	11.4%
Race	
White	98.7%
Black or African American	0%
Asian	1.1%
Other	0.2%
Warson Woods Commute	
Carpool	3.3%
Work from home	6.2%
Walked	0.4%
Public transportation	0.4%
Average travel time	21.1 min.



DEVELOPMENT CONSTRAINTS

Section 1.18. HISTORIC SITES

“The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. While there are numerous criteria for listing, it is required that a property must be at least 50 years old to be eligible for consideration. Currently, there are no properties in the City of Warson Woods on the National Registry. However, many of the City's existing properties are now more than 50 years old. Post WWII architectural styles, structures and neighborhoods are now seen as being potentially eligible for such listing.

Section 1.19. ENVIRONMENTAL FRAMEWORK

The environment provides the natural and physical context within which land use activities take place. The intent of this plan is to minimize the negative impacts on the environment. This section provides a brief overview of the environmental framework of Warson Woods and highlights some of the more sensitive environmental elements that must be considered in future development and land use decisions.

Section 1.20. FLOODPLAINS

The riparian zone of a stream or other body of water is the land adjacent to the centerline of the channel and includes the stream banks and floodplain. Riparian zones can be broad alluvial valleys or narrow strips of stream bank. Riparian zones help control the intensity and frequency of flooding and contain very sensitive ecosystems that support a diverse range of species and vegetation. Riparian areas are prone to periodic flooding, which helps support and maintain these fragile ecosystems.

Riparian areas are classified into "zones" which refer to the probability of annual flooding. The “100 Year Floodplain” is an area that is expected to flood at least once in a 100-year period. There are no area within the City that currently fall within 100-Year Floodplain. However, for the purposes of this plan, the city's two creeks and areas adjacent to these creek that flood periodically are considered “riparian” and should not be developed. There areas are recommended greenway locations. Development or other obstacles in these riparian areas increase both the frequency and severity of flood damage. Therefore, no structure, fence or other permanent, manmade obstruction should be constructed in the floodway or riparian areas. The areas adjacent to the city's creek are considered the floodway fringe. These areas provide storage during a flood event and functionally reduce the frequency and intensity of downstream flooding by holding floodwaters until they are carried away in the floodway channel. While the floodway fringe's capacity decreases with the presence of obstacles, such as a fence or building, their presence is generally acceptable when regulated properly.

The Federal Emergency Management Agency (FEMA) prepared Flood Insurance Relief Maps (FIRM) for the Warson Woods region. The maps define the boundaries of the areas 100-year floodplains to help identify areas prone to flooding. Any future development proposed near a stream or other flood prone areas should be identified on the FIRM maps to verify their location within the floodplain and special precautions taken, as needed, for any future development activity. There are two (2) creeks that run through Warson Woods, both are tributaries of the Deer Creek



watershed. While no areas along these streams within the City's limits fall within FEMA's flood boundaries, development along these creeks should be closely monitored.

Section 1.21. TOPOGRAPHY

Topography is the natural terrain of an area; its slopes, valleys, hills, and similar landscape features. Topography can be a critical element to development. When severe slopes are developed, they frequently become unstable which creates a great deal of erosion. This erosion further destabilizes the slopes and all of the soil that washes off the slope ends up in creeks, streams, and rivers. This degrades the quality of the water body and can increase the severity of local flooding.

MSD's Phase II Stormwater regulations have been adopted in an attempt to control these sorts of impacts through the use of Best Management Practices. One such practice can be limiting development to areas without severe slope issues. This plan recommends focusing development where slope erosion will not be a problem.

City of Warson Woods

Comprehensive Plan

VISION, GOALS & OBJECTIVES





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VISION, GOALS AND OBJECTIVES

What the Warson Woods community wants:

"Take care of what we already have."

"Keep the feeling of the Woods."

"Multi-family development does not belong in our neighborhoods."

"Warson Woods is the Jewel of St. Louis County"

"The Police do a good job of keeping us safe"

"Our housing stock offers housing for all ages and stages of life"

Source- Anonymous-
April-May 2014 Focus

Section 2.1 Vision, Goals & Objectives

The formulation of a vision, goals and objectives, co-authored by the community, was a key focus in the preparation of the 2016 Warson Woods Comprehensive Plan. Goals are general statements that address the City's long-range plans and desired outcomes. They provide the framework upon which the objectives of the comprehensive plan are based. Objectives more specifically define how a goal will be achieved. The next level, policies or implementation strategies, discussed in greater detail in the Future Land Use & Implementation Section, provide physical actions or steps that help achieve the goals and objectives of this Plan.

The stability and future development and preservation of Warson Woods depends directly on its ability to provide the desired public services, facilities, administrative duties and maintaining and enforcement of zoning regulations that are consistent with this Plan. These and other factors that influence the future of Warson Woods have been considered in the development of the following vision, goals and objectives.

Section 2.2 Vision

The vision, as determined after studying the values and critical issues shared by the community, is:

"To increase the confidence to invest in future park, sidewalk and improvements that promotes active, healthy lifestyles and preserves Warson Woods' family-friendly neighborhoods."

The intent of this plan is to achieve this vision by providing Warson Woods's elected and appointed officials the focus and direction needed to make land use decisions and authorize expenditures that reflect the values of the residents of Warson Woods.

Section 2.3 Goals & Objectives Overview

The goals adopted for the Warson Woods Comprehensive Plan represent measurable conditions that Warson Woods should strive to achieve in the next 10-20 years. This plan also includes several objectives and implementation strategies that provide the focus and direction needed to obtain the Plan's vision. The

implementation strategies form a work program the City should follow to achieve the goals and objectives adopted as part of this plan. Some strategies are clear actions the City should take; others are recommendations for additional planning, more study or further public input. The following sections include the community-defined critical Issues and the goals, objectives and



implementation strategies developed for six (6) general planning elements which include; Business Stability & Economic Development, Quality of Life, Housing & Neighborhood Stability, Parks & Recreation, Transportation and Public Services and Facilities.

Section 2.4 Business Stability & Economic Development

Critical Issues

Business stability and economic development are not major concerns according to Warson Woods' residents. Many believe the City is doing a fine job with the permitting and code enforcement issues related to businesses. Furthermore, residents do not believe it is the City's responsibility to dictate which businesses come to the City or how existing businesses should run their businesses. According to one stakeholder, the City should; "let the market decide". However, the community is nostalgic about the diverse selection of retailers and commercial service that once lined Manchester Road in Warson Woods. They would like to have a better selection of quality retail. Small retail boutiques that offer unique, high quality merchandise and services are preferred.

Business Stability & Economic Development Goal:

Expand, diversify and strengthen the City's economic base by offering a mix of commercial, retail and office uses along Manchester Road.

Business Stability Objectives & Implementation Strategies

An economic development challenge facing the City of Warson Woods is reducing retail leakage, which occurs when local residents leave Warson Woods to shop, dine and be entertained. The following objectives include strategies to reduce retail leakage and promote economic stability. This Plan recommends the City concentrate efforts and resources into existing businesses and minimizing retail leakage by implementing the following economic development objectives and implementation strategies:

- 1. Access to Information:** The City should develop a brochure and include information on the City's website promoting Warson Woods's locational strengths, commercial development opportunities and business-friendly environment.
- 2. Target Niche Businesses:** Identify and pursue businesses that fill a unique niche. Promote the recruitment and expansion of commercial uses that establish viable retail development "niches" and/or cater to the daily needs and lifestyles of the City's resident population.
 - As the population ages, the percentage of income spent on housing related costs and medical expenses will increase. The housing, medical (eye doctor, dentists, etc.) and retail industries that provide the aforementioned services will benefit from the increased demand. The City should encourage the development of these markets and service delivery sectors.



- Additional uses mentioned during the public engagement process included: a specialty food/beverage store, specialty shops, quality clothing, bakery, outdoor outfitters, fitness/wellness providers, sit-down restaurants and other establishments that provide a destination for people to gather, shop, work and linger.

3. Development Strategic Partnerships to Promote Warson Woods: Support and encourage the development of community and regional organizations that promote civic activities and professional relationship building. This Plan recommends the City work with the Chamber, St. Louis County and private entities to create strategic economic development partnerships to promote regionalism, obtain grants and build the confidence to invest in the community.

- Use the internet and social media for economic development and as a tool to inform residents and create a sense of community.
- Continue to develop and support seasonal events and activities that bring people together and support local businesses and promote neighborhoods stability.

Section 2.5 Quality of Life:

Quality of Life Critical Issues

There is a consensus among the participants of the public engagement process that maintaining Warson Woods' single-family neighborhoods, parks and local schools would have the most positive impact on the quality of life in Warson Woods. The following quality of life comments were also identified during the public engagement process:

- More entertainment (indoor and outdoor) is needed. Residents want more things to do and see. Build upon the City's excellent park system and recreation opportunities.
- Make Warson Woods known as a healthy community by improving and expanding recreation programs and developing a city-wide walking/hiking/biking system and promoting healthy lifestyles.
- Provide ongoing maintenance and improvements to the City's parks, roads and public spaces, but keep them affordable.
- Continue consistent, on-going code enforcement efforts to maintain curb-appeal.
- The City should train staff or contract with someone to coordinate and lead grant writing efforts for federal, state and county applications. The City should also take a proactive role in developing relationships with County and State representatives regarding financing opportunities.

Quality of Life Goal:

Develop programs that promote neighborhood stability, community beautification and the preservation of Warson Wood's family-friendly atmosphere.

Quality of Life Objectives and Implementation Strategies



- 1. Create More Entertainment & Recreation Opportunities:** Expand upon the City's existing entertainment/recreational venues, activities and events and encourage the development of new activities. Recruit new entertainment and recreational opportunities and events that build upon existing successes and create new activities that promote active lifestyles and building relationships between Warson Wood's neighborhoods and businesses. These activities are needed to help bring people together and better connect businesses to the people of Warson Woods.
- 2. Make Warson Woods a "Healthy Community".** This plan recommends the City promote healthy, active living by providing ongoing maintenance, repair and expansion of sidewalks, parks and open space throughout the City to encourage walking, running and other healthy community initiatives. The World Health Organization (WHO) defines a healthy community as; "one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential." Healthy communities strive to provide the following quality of life objectives:

 - A clean, safe, high-quality physical environment (including housing quality)
 - An ecosystem that is currently stable and sustainable for the long term
 - A strong, mutually supportive and non-exploitative community
 - A high degree of public participation in and control over the decisions affecting one's life, health, and well-being
 - The meeting of basic needs (food, water, shelter, income, safety, work) for all the city's people
 - Access to a wide variety of experiences and resources with the possibility of multiple contacts, interaction, and communication
 - A diverse, vital, and innovative city economy
 - Encouragement of connectedness with the past, with the cultural and biological heritage, and with other groups and individuals
 - A city form that is compatible with and enhances the above parameters and behaviors.
 - An optimum level of appropriate public health and sick care services accessible to all
 - High health status (both high positive health status and low disease status)
- 3. Keep Warson Woods Safe, Clean and Connected:** Continue to support and maintain the Warson Woods Police Department and other public services without passing unreasonable cost onto residents. Police, public works, parks and other City Services are currently very good. The intent of this plan is to maintain the current level of service and expand only as needed to keep up with demand, with one exception. The City needs to do a better job communicating with residents and promote the transparency initiatives that were established during the comprehensive planning process, which included:



- Facilitate and encourage citizen participation at meetings.
 - Place relevant information regarding city business and upcoming meetings and events on the City's Website and keeping the City's website current at all times.
 - Provide opportunities for residents to speak out about future capital improvements and other significant expenditures.
 - Better coordination and management of media releases.
- 4. Conduct a feasibility study for a new park at St. Matts:** A park is needed in the western portion of Warson Woods. There is strong support to convert the St. Matt's property into a passive park to enrich the lives of nearby residents, enhance social interaction and promote healthy lifestyles. Residents are concerned that if the site was developed into condos or single-family homes on small lots, the character of the area would be lost and traffic congestion and speeding, which are already problematic, would get worse. A park and/or expanded campus-like setting to support the future growth of Rohan Woods were the most desired uses of the site according to the feedback gathered during the public engagement process. The study should be conducted to explore funding options, partnerships (public and private), site density and intensity, preservation options, utilization of the existing church and what park amenities are most supported within the community.

Section 2.6 Housing & Neighborhood Stability:

Housing & Neighborhood Stability Critical Issues

According to the most recent census data, the owner-occupancy rates for Warson Woods is significantly higher than the peer cities, the County, State and National averages, meanwhile the costs for both renter and owner occupied housing is also higher. These trends can be attributed to the locational strengths, quality housing stock and local institution, which further support the goals, objectives and implementation strategies of this plan which strive to preserve the City's existing housing stock and quality neighborhoods.

Warson Woods' average household income is \$50,000 more than St. Louis County and \$57,000 more than the National average. Warson Woods' per capita income (\$51,473) is also significantly higher than the County (\$34,334), State (\$25,371) and US (\$27,915) averages and slightly below the per capita income for Ladue and Creve Coeur. Overall, Warson Woods's households are supported by robust incomes due to the City's hard-working workforce who have achieved management level positions or retired from such positions. These indicators show that Warson Woods has a strong workforce, capable of generating stable income in the region, despite tough economic times. These findings suggest that the City may be susceptible to losing residents as they move up financially and wish to reside in larger more expansive estate style housing. This presents both an opportunity where residents may wish to reinvest in the housing stock and challenges should the desired reinvestment result in homes that do not fit the character, style and scale of the City's existing neighborhoods. In particular, the City should closely monitor infill development and significant redevelopment where 50% or more of a dwelling is modified or improvements which exceed 50% of the existing home value. The critical issues relevant to these opportunities and challenge include:



The city needs to adopt policies that promote neighborhood preservation, monitor the appearance of the City's aging housing stock and protect all neighborhoods from development that is not consistent with the existing neighborhood character. Homeowners want to protect neighborhood identity by upholding the City's current zoning district standards and procedures. A major concern is the appropriateness (or lack thereof) of multi-family zoning in the City's single-family residential districts. The following goal and objectives establish the basis for land use policy and zoning in response to these neighborhood interests.

Housing & Neighborhood Stability Goal:

Preserve the character, stability, privacy and safety of the City's neighborhoods and promote residential reinvestment and retrofits to create a self-renewing housing stock that accommodates the latest residential trends and maximizes property values.

Housing & Neighborhood Stability Objectives & Implementation Strategies

- 1. Preserve Neighborhood Character:** Adopt appropriate zoning and code enforcement policies to preserve neighborhood character and stability of existing neighborhoods and the appearance of the City's older housing stock and natural features. Residents want to enhance the beauty of the City's neighborhoods, including natural riparian areas, creeks, trees and green spaces that help characterize the City's prized neighborhoods. There is support for new sidewalks, bike paths, tree preservation and other investments in the infrastructure of the city. However, all new development or redevelopment should be context sensitive and result in a respectable level of continuity among new development/improvements of the land and existing natural and man-made improvements.
- 2. Preserve the family-friendly character of our neighborhoods:** Promote efforts that reinforce clean, connected and active neighborhoods. There is a demand for public-private partnership in financing improvements for neighborhood stabilization. This includes investment in neighborhood infrastructure, such as a new park (at St. Matt's), new and improved sidewalks, bike and pedestrian linkages and upgraded park equipment & tennis courts.
- 3. Regulate infill housing to maintain a diverse housing stock:** While there is a shortage of newly built or renovated homes in the \$250,000 range, there are several small, older homes in the City (in this price range) which help diversify the housing stock by providing affordable options for first time home-buyers and retirees looking to down-size. The City should regulate the 'in-fill' / redevelopment of these homes so the diversity of the city's housing stock is not lost or neighborhood character compromised.



4. **Ramp up housing inspections:** There is support for enhanced code enforcement, including increased standards for maintenance and procedures for inspection. This Plan recommends the City implement voluntary housing code inspections to maintain life-safety hazards and require mandatory inspections for rental homes.
5. **Raise Awareness of Code Enforcement, Neighborhood Stability & City Beatification:** Promote public education about neighborhood investment and beautification, including help with organizing neighborhoods and city-wide gatherings such as National Night Out, etc.
6. **Seek out programs and funding for neighborhood beautification and stabilization.** Provide grants or financing assistance to preserve and enhance parks, open space and other public spaces as well as home repairs and maintenance support being particularly sensitive to the needs of elderly and lower-income homeowners. This plan also recommends seeking funding and technical assistance so the City is better prepared to respond to senior housing, accessibility and public service concerns.

Section 2.7 Parks & Recreation:

Parks & Recreation Critical Issues

Each participant was asked to describe the strengths, weaknesses, opportunities and threats facing the City's parks and recreation activities. The following findings were reported:

- Maintain what we already have. Improvements to the City's parks, tennis courts and pool are needed as is funding and support for on-going maintenance.
- Expand summer recreation programs and pool membership.
- Promote activities, annual events that bring the community together, including support of the pool, swim team and youth sporting events to support healthy, active lifestyles for all.
- Develop a comprehensive trail system for walking, hiking, and biking to better connect the City's neighborhoods, parks and businesses.
- St. Matt's provides a great opportunity for an additional park and open space in an area of the city that is otherwise underserved for such amenities.

Parks & Recreation Goal:

Ensure the availability of year-round recreational activities for all ages and excellent, well-maintained park and recreational facilities to serve the City's present and future needs.



Parks & Recreation Objectives & Implementation Strategies



1. Continue Investing in Warson Woods's Parks & Public Spaces: Continue to maintain, enhance and expand the City's parks and recreation system. This includes making improvements, as needed, to keep pace with the latest trends in park and recreation services & facilities. The City should promote the development of new or improved programs and empower residents, businesses and organizations to lend a hand in upgrading and maintaining all public spaces and places.



2. Create a park or public green spaces in the central part of town so that each resident has access to a park or green spaces within easy walking distance. An additional park and open space is needed in this area to reduce the demand on the City's existing parks and enrich the lives of Warson Woods.

3. Make Warson Woods more pedestrian and bike friendly. Develop a comprehensive sidewalk and trail system for walking, hiking, and biking to better connect the City's neighborhoods, parks and businesses. Safety, access and connectivity to the City's businesses, schools, parks and neighborhoods should be a priority.



4. Promote Continued Investment and Membership at Warson Woods Pool: Partner with pool board/committee to assist in upgrading the Warson Woods pool to meet the summer recreational demands of the community and increase access to seniors.

5. Develop and promote activities, competitions and other events that bring people together, raise awareness of the importance of healthy lifestyles and active living.

6. Partner with Area Schools: Continue to partner with schools to improve the utilization of existing facilities, create more programs for adult learning, and expand park and recreation options available to all.



7. Improve the Tennis Courts: There is community-wide support to upgrade the tennis courts and continue on-going maintenance at all city parks, open space and facilities. This Plan recommends the City seek out any available grants and other financing options, such as the park tax, to make the necessary improvements immediately.

8. Preserve the City's Trees and Green spaces: Preserve and maintain existing trees and landscaping city-wide. Require the replacement of dead or undesirable trees and landscaping.



Section 2.8 Transportation

Transportation Critical Issues

Connecting residential neighborhoods to schools, recreation areas and businesses along Manchester is important according to Warson Woods's residents. In addition, residents identified the following improvements needed to enhance Warson Woods's transportation system.

- A top priority is addressing traffic congestion and speeding along Flanders and Bennett.
- Currently teachers and students cannot walk or bike to school; the City should make it a priority to make Warson Woods' School Campus accessible for pedestrians and cyclists.
- Better pedestrian access needed to Manchester Road (from our neighborhoods).

Transportation Goal:

Create a safe and efficient road system that includes pathways for pedestrians while maintaining the safety and privacy of Warson Woods' neighborhoods and original street pattern.

Transportation Objectives and Implementation Strategies

1. **Flanders & Bennett:** Closely monitor Flanders and Bennett to ensure the necessary traffic calming and police patrol is provided to reduce speeding, minimize conflicts between vehicles and pedestrians and maximize safety. Prohibiting future development that generates high volumes of traffic at St. Matt's is the community's top priority with regard to addressing traffic issues along Flanders and Bennett.
2. **Manchester Road:** Continue working with adjacent cities and MoDOT to minimize traffic congestion and improve safety along Manchester Road. The following recommendations should be considered for immediate implementation:
 - Request a turn-lane is provided along Manchester increase safer, more efficient turning movements onto Bennett.
 - Promote the Great Street initiatives that have been adopted by the cities of Ballwin, Ellisville and Wildwood to help bolster the procurement of state and national funding.
3. **Ongoing Maintenance:** Continue repairing potholes, providing winter maintenance (plowing/salting), ongoing road resurfacing and replacement and making improvements as needed to reduce ponding/flooding on city roads. Recent winter maintenance has not met the expectations of some residents. The City should consider alternative supply sources for salt and de-icing treatments and put a plan in place to ensure the equipment and personal is available to provide around the clock winter maintenance.
4. **Complete the Streets.** Continue to seek funding, acquire right-of-way and capital investments needed to facilitate the construction of new sidewalks, the rehabilitation of old



sidewalks and the preservation of street trees. Make it a priority to provide sidewalks and paths to connect the school campus and Warson Woods's neighborhoods and parks. See the Future Land Use Map for recommended streetscape and ped/bike improvement locations.

5. **Address Sidewalk Ownership Issues.** Currently residents are responsible for the maintenance, replacement and liability issues related to the sidewalks on their property. This Plan recommends the City study the feasibility and support for transferring the ownership, maintenance and liability of sidewalks in residential areas to the City.
6. **Gateways:** Major entrances into the city and its neighborhoods are ideal locations for the development of primary focal points. A prominent feature such as a monument, statue, fountains and/or professional landscaping is recommended at major gateway locations along Manchester- these could be implemented in conjunction with new business development or redevelopment.
7. **Transit:** Continue working with Metro, State and regional partners to take advantage of funding or other programs that would make it feasible to bring mass transit to the Warson Woods area.
8. **Future Planning:** This plan recommends the City take a holistic approach to future transportation planning by considering land use, transportation, economic development, environmental quality, and community aesthetics in all transportation decisions to ensure planned improvements meet today's needs without compromising the ability to address the needs of future generations.

Section 2.9 Public Services, Utilities & Infrastructure

Public utilities and infrastructure include, but are not limited to water, sewer, electric, stormwater, code enforcement, fire, parks, and other community services. Public services and utilities are provided directly by Warson Woods, through the private sector or through other governmental agencies.

Public Services, Utilities, & Infrastructure Critical Issues

According to information gathered during the public engagement process, generally, the existing utilities and public services meet the resident's current needs. However, the City's public utility infrastructure is aging and will require improvements in order to meet in-place limits and future system improvements and expansions. Participants in the public engagement process would like the city to focus on incremental updates and ongoing maintenance of the City's existing road and stormwater infrastructure to avoid costly emergency replacements and associated repairs/replacements. While the ongoing maintenance and future improvements to the City's infrastructure have significant costs associated with them, this City should avoid increasing utility rates to existing residents.

Public Services, Utilities & Infrastructure Goal:

Preserve and improve upon the quality and capacity of the City's public utilities and infrastructure to ensure current and future needs are met.



Public Services, Utilities & Infrastructure Objectives and Implementation Strategies

1. **Incremental Improvements:** This Plan recommends the City provide continued investment in the City's infrastructure and services to ensure quality, affordable utilities that serve Warson Woods' present and future needs. Incremental upgrades to the city's aging infrastructure are recommended to avoid costly one-time expenditures and allow the city to spread the costs out over several years.
 - Provide annual evaluations of the City's park and recreation services, public safety, transportation, code enforcement and storm water management facilities to ensure they meet the needs of the community.
 - Continue to implement and update, as needed, the city's codes and ordinances and provide the financial resources needed to provide adequate staffing or consulting to perform code enforcement, regulatory amendments and plan review duties.
2. **City Hall:** Provide upgrades, as needed, to City Hall to ensure it provides the necessary office, administrative, storage and meeting needs of City government.
3. **Police:** Promote incremental upgrades to police facilities, equipment, vehicles and ongoing training for officers. This Plan recommends the following implementation strategies:
 - Provide upgrades to the City's Police Station to provide the necessary office, storage and equipment needs of the Department.
 - Provide funding for another police officer and continued investment in the Department's patrol vehicles, defense equipment, weapons, technology and safety features.
 - Develop an emergency preparedness manual and have it adopted into city policy. Provide ongoing updates to the manual as needed.
4. **Financing new infrastructure:** Initiate development agreements that help pay for the direct and indirect costs of new infrastructure development and continue to plan and budget for near-term capital improvements.
5. **Code Enforcement:** Work with the Police Department to increase the presence of code enforcement officers and the consistent enforcement of city codes.
6. **Sustainability:** Promote compact, low impact development throughout the community. Low impact development (LID) is development that utilizes green building and site design strategies to reduce its impact on the environment. Examples include "restorative development" (improving an existing home or building); "redevelopment" (demolishing a building or home that has outlived its usefulness and replacing it with a new building) and "infill development" (constructing a home or building on an empty lot along an existing developed block). Low impact development uses Best Management Practices (BMP). Examples of BMP include the use of rain gardens, alternative energy (i.e. solar), well insulated windows, walls and roofs, high efficiency HVAC, geothermal and compact building and site design.



Visual, Goals & Objectives Summary



Warson Woods is well known for its excellent schools, parks, low property taxes and small town, family-oriented atmosphere. To maintain and enhance these highly valued assets, the City must continue providing excellent municipal services and develop innovative approaches to encourage on-going investment within the community's parks, commercial area and residential neighborhoods.



Expectations for the implementation of this Plan need to be placed in a realistic context. The goals and objectives will not be obtained overnight. Economic and financial conditions have slowed or in some markets brought new development and redevelopment to a standstill. As a result, major development or changes will take time and considerable coordination. As the economy slowly recovers, it will become more economically viable for commercial development and residential reinvestment to occur. This development, in some cases, will create synergies that will create additional opportunities and challenges. The goals and objectives contained herein should be viewed as plan of action that will become reality through daily, incremental implementation efforts executed over the next several years. The City should review the goals and objectives of this plan annually and update the plan as needed to meet the City's vision and community values.



TREE CITY USA®

City of Warson Woods Comprehensive Plan

FUTURE LAND USE PLAN





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FUTURE LAND USE PLAN

Section 3.1 Purpose

The purpose of this Plan is to serve as a guide for the planned and orderly growth and preservation of the City of Warson Woods and sets out goals and objectives intended to be implemented incrementally over the next ten (10) years. Zoning changes, land subdivisions, residential infill, restorative commercial development/redevelopment and new construction should be consistent with this Plan and the general context of the existing building stock. The following sections include the Future Land Use Map and supporting text, both of which must be considered when making future land use changes and development decisions.

Section 3.2 Future Growth and Development

The existing core community of Warson Woods is essentially built out. There are opportunities for infill and redevelopment but few, if any, opportunities for significant new development. Where there is demand for new development, whether residential or commercial, much of this will have to occur outside the existing corporate limits or along Manchester Road where it will minimize the impact on the City's existing single-family neighborhoods. Where existing homes or commercial buildings have out-lived their usefulness or where redevelopment options are feasible, the City should encourage and facilitate well-planned redevelopment options that are community-supported and context-sensitive (meaning future development should blend with surrounding development and be supported by the city as a whole). The City will need to balance its resources by protecting and preserving the City's highly sought after neighborhoods and green spaces while recruiting quality commercial establishments to the Manchester Road corridor and increasing the confidence to invest in existing businesses, homes and neighborhood amenities.

Section 3.3 Community Planning Principles

In order for a community to attain the goals it has set for its physical form and future growth, it is necessary to understand the dynamics of urban development. Therefore, the purpose of the following sections is to provide the background knowledge necessary to understand the impacts of land use and the importance of proper transportation hierarchal planning to create separation between land use and transportation types. This information will gift Warson Woods's decision-makers with the knowledge necessary to turn community goals into effective community policy and a framework for action.

Section 3.4 Land Use Externalities

One of the most basic factors affecting the use of a given parcel of land is the use of adjoining parcels. This is due to the fact that the use of land has an impact that goes beyond the boundary of the land being used. Planners refer to this impact as a "land use externality" because it is generally not included in the property owner's decision-making process and external to the property being used. As an example of land use externalities, a house adjacent to a night club is less enjoyable to live in and has less value for residential purposes than the same house in a quiet suburban environment. The noise, lights, appearance and heavy traffic generated by the club are incompatible with residential life therefore, the value of the house



declines. In effect, it is a cost imposed by the club owners on the homeowner. In addition, there is often the undesirable side or after effect of accelerated deterioration. The owner of the house has little incentive to maintain or improve the condition of this house because it is likely that only a small fraction of the cost of the improvements can be recovered when the house is sold. The best way to minimize these external costs is to separate incompatible land uses or buffer them from each other when possible.

Planners utilize urban design and zoning to separate or buffer dissimilar uses and in some cases create positive externalities. A shoe store, for example, will frequently do more business if it is located adjacent to other clothing and apparel stores than it will if located by itself. The increase in business due to being located in a shopping district is an example of a positive land use externality. Residential homes located in a well-planned subdivision enjoy similar effects where the whole neighborhood and individual homes becomes a greater value (intrinsically and economically) than the sum of each of the individual homes.

Single-family residential land use is the most sensitive to adjacent land uses as determined by the Supreme Court and included in the Standard City Planning Enabling Act passed in the 1920s. This Act also provided the legal framework requiring municipalities to have a comprehensive plan. The rationale for this finding is that the characteristics which most people value in a residential area—quiet, serenity, stability, to name but a few—are the most difficult characteristics to find and maintain in an urban environment. Most urban uses are intensive enough to disrupt these characteristics unless they are sufficiently buffered from residential areas. Due to their sensitivity to land use externalities, it is generally recommended that single-family residential uses be clustered into neighborhoods which include only those uses which are compatible with the desired residential characteristics. As long as these neighborhoods remain intact, the residential uses within are relatively sheltered from the negative effects of other urban activities. It is important to note, however, that the neighborhood will remain intact only if its edges are defined clearly enough to prevent the encroachment of incompatible uses. Ambiguous or uneven edges can weaken the neighborhood by creating the perception of instability.

Other types of land uses are sensitive to negative externalities as well, although to a lesser degree. More important, perhaps, is the potential for creating positive externalities or tenant synergies when referring to commercial retail areas. As noted earlier, commercial uses clustered together often do better than scattered commercial uses because each store benefits from the customers drawn by other stores and because a concentrated shopping district will attract customers from a wider market area than any single store. Commercial developers look for uses that thrive off each other's customer base and create "tenant synergies". Office uses and certain public buildings and facilities often reinforce shopping districts even further and benefit themselves from increased public accessibility- another example of tenant synergies resulting from positive land use externalities.

Finally, it is important not to think of land use externalities solely in terms of economic effects. Minimizing negative externalities and creating positive externalities can lead to a variety of benefits. Not only will property values be increased and stabilized, but social values can be reinforced, safety and convenience can be improved and visual blight minimized.



Section 3.5 Transportation Access

In general, the greater the transportation need of a particular use, the greater its preference for a site near major transportation facilities. Commercial activities probably are most sensitive to accessibility since their survival often depends upon visibility and the ease with which potential buyers can travel to their location. In this case, accessibility refers not only to the distance which must be driven, but also to the ease with which the particular site can be found and a convenient parking spot located. Thus, commercial land uses are generally located along a major road or at the intersection of arterial streets. The clustering of commercial uses is again an advantage because it creates an image, which is more easily remembered, and because it allows the shared use of parking facilities.

Section 3.6 Future Land Use Map Categories

The following is a list of the land use categories and their definitions for use on the Future Land Use Map.

Single-Family Residential: Single-family residential is primarily characterized by detached dwellings organized along tree lined streets that offer vehicular access, parking and pedestrian travel routes. Lot sizes of 12,500 square feet or larger are considered consistent with the existing neighborhood pattern. Permitted uses should be limited to single-family homes on lots of 12,500 square feet or larger and public parks (owned and operated by the City of Warson Woods). Planned uses should be limited to public libraries, community buildings owned and operated by public agencies and places of assembly.

Commercial: This category includes a broad variety of retail, commercial services, office and limited residential uses located along Manchester Road. Uses not listed as a permitted use in the City's Zoning Code have been determined either not to be appropriate in the City's commercial business districts, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of the City's Land Use Code or contemplated in this Plan. Any use not listed as a permitted use in the City's Code, but constituting a use that is required to be permitted by law, shall be authorized pursuant to Section 415.020 of the City's Land Use Code. Any use that abuts property zoned residential or property being used for residential purposes should include screening and/or landscape buffering to shield light, sound and views of the site from the abutting residential use.

Parks, Recreation & Open Space: Parks are public areas set aside specifically for active and passive recreation and may include playgrounds, pools, tennis courts, trails, pavilions, restrooms, outdoor gaming, cooking and gathering areas, all of which are owned and operated by the City of Warson Woods or otherwise approved by the Board. This category also includes existing public or private pools and open space and lands that are environmentally sensitive such as: streams and riparian areas, steep slopes, woodlands and drainage ways. Future private development is prohibited in this land use category due to the costly impacts to the natural systems and recreational values. Any major upgrades, improvements or replacement to legally existing private structures, facilities, pools, parking areas and infrastructure should be permitted only as approved by the Planning Commission and Board.



Institutional: Areas designated “Institutional” include existing schools and churches and should be restricted to such uses. These uses provide significant value to the City’s neighborhoods and businesses. The City should partner with these institutions to contribute to their success and vitality and facilitate expansion or downsizing of these institutions as needed to promote longevity. In the event an existing school or church is abandoned or ceases to exist, the City should coordinate restorative development or redevelopment of the site with the owner within 12 months to determine the most appropriate use. Consideration should be given to the void created with the loss of the institutional use and the recruitment of a similar use. If no void is created or complimentary use interested, the site should be redeveloped as per the City’s A Residential District Regulations. Consideration should be given to the surrounding uses, desires of the community and market-driven demands prior to the authorization of any new use, change in use, demolition, clearing, grading or construction activity, unless otherwise waived by the Board of Aldermen.

The Future Land Use Map included in this section shows the general locations for future park, recreation and open space (shaded green), residential uses (shaded yellow) and commercial uses (shaded red). The Map also include recommended future transportation improvements which include traffic calming measures along Flanders and Bennett and complete the street improvements to include sidewalk, landscaping and street tree improvements.

Section 3.7 Future Land Use Recommendations

A major priority communicated by participants of the public engagement process was the need for preserving and maintaining the City’s quality neighborhoods. The following is a list of future land use recommendations that are necessary to create and maintain successful neighborhoods. Many of these principles have been well documented and individually implemented throughout the country. Collectively implemented, however, they could have a significant and long lasting impact on the future of Warson Woods. The recommendations have been divided into the designated Future Land Use categories: Residential, Commercial and Transportation and Public Places.

Section 3.8 Future Residential Land Use Recommendations

Future residential land use in The City of Warson Woods should be governed by the City’s Zoning Regulations and Subdivision Regulations and consistent with the recommendations, goals and objectives of this Plan. The following recommendations are based on quality neighborhood design principles for new and infill development followed by specific implementation strategies. New residential development (in-fill) must be reviewed to ensure compliance with these recommendations and guidelines, and therefore, compliance with the City of Warson Woods’ Comprehensive Plan.

- 1. Adopt policies that promote neighborhood preservation and encourage the preservation of the character and diversity of the City’s housing stock, monitor the appearance of the City’s aging housing stock and protect all neighborhoods from development that is not consistent with the existing neighborhood character.**
- 2. Encourage the preservation of the City’s existing identification features that help define neighborhood edges and foster pride and belonging among residents.**



Install similar features at other major entrances and along key corridors within the City. These features may include public spaces, parks, greenways, tree lined streets, professional landscaping and pedestrian/bike ways.



3. **Make all streets pedestrian-friendly, attractively landscaped and shaded to give residents choice and control in their mobility and easy access.**

4. **Develop fence specifications to control the type of fencing used in residential areas.** Privacy fences prohibit visual access to property and make casual surveillance by law enforcement and neighbors more difficult. Visual surveillance is an important part of creating a safe neighborhood environment. Therefore, the city must consider the impact a proposed fence may have on both the safety and aesthetics of the community prior to approval.



5. **Encourage a diversity of housing façade styles and colors in new or infill developments and preserve the current range of styles and values of the City's housing stock.** Quality neighborhoods offer a choice of well-designed and maintained housing types and sizes and provide residents with a sense of identity. This variety of housing choices within a community meets the needs of residents of different economic levels and age groups. Repetitive or redundant façade styles within residential developments tend to diminish the visual interest and perception of quality in an area. Providing several façade styles allows for more individual expression of interest and taste.



6. **Encourage front porches on new houses.** Front porches allow homeowners to comfortably spend more time near the front yard and street. This creates a greater opportunity to know ones neighbors, maintain a casual surveillance of the area, and thereby maintain a safe residential neighborhood. This also reinforces a small-town village ambiance.



Residential Infill and Redevelopment Guidelines

In order to allow for residential infill and redevelopment opportunities in a manner that promotes neighborhood stability and continuity, it is necessary to apply infill development guidelines or standards. Prior to issuance of building permits, all new and redeveloped residential structures should be subject to review by the City according to the following or similar guidelines:





- a) **Front Entry:** Entries and walkways should address the street directly, or in a manner consistent with adjacent properties. The front entry should be the dominant feature and focus of the front façade.
- b) **Building Orientation:** Building setback for new construction should maintain the same setbacks from the street as surrounding buildings. In most cases, building facades should be parallel to the street. Rear yard setbacks should not be reduced beyond that required in the respected zoning district the residence is located. Existing homes that do not provide the required rear yard setbacks should not be permitted any further obstructions in the legally non-conforming rear yard.
- c) **De-emphasize garages:** Garages which extend out from the front of a house create an emphasis on the automobile system of a neighborhood, diminish the effects of inviting front doors and porches, and are simply less attractive than the house itself. All of these effects break down the pedestrian -oriented quality which is sought for all residential areas in the City of Warson Woods. A maximum percentage of street façade devoted to garage area should be established as a control measure for visual quality.
- d) **Heating, Ventilation, and Air Conditioning (HVAC) Equipment:** HVAC equipment should be located at the rear or side of buildings and screened from adjacent properties.
- e) **Scale and Proportion:** New and redeveloped dwellings should use appropriately scaled building mass, height and entry size, and incorporate architectural features such as gables, porches and windows to complement the surrounding buildings while breaking up the structure's street facade.
- f) **Rooflines and Pitch:** Rooflines and pitch similar to surrounding structures are encouraged, as the similarity establishes a coordinated pattern and rhythm for the streetscape, allowing new construction to blend with the established neighborhood.
- g) **Landscaping:** Front facades (two facades in the case of corner lots) should be landscaped in a manner consistent with surrounding buildings. In addition, new and redeveloped dwellings should maintain the established streetscape by preserving existing or establishing new street trees and providing landscaping that is consistent with the pattern established by surrounding buildings.

Section 3.9 Future Commercial Land Use Recommendations

A quality commercial area is achieved through attention to its design, mix of uses, scale, and the ways in which pedestrians, bicycles, public transit and motor vehicles are accommodated. In addition to the guidelines set forth in the Manchester Road Commercial District Conceptual Urban Design Plan adopted in March of 2000, the following items are recommended for the City's commercial area:

1. **Encourage a variety of uses** (e.g. retail stores, residences, civic buildings, and offices).



2. **Ensure Commercial Zoning Addresses the Goals of this Plan:** The scale, character and use of future development should be compatible and integrated with the surrounding uses. However, the City should allow reasonable flexible in the architectural design and site layout to accommodate ever changing market demands, construction practices and materials.
3. **Develop a Commercial Design Handbook:** Architectural design should not be regulated by the City's zoning code, however, all commercial uses should be built to last with quality materials and designed to allow for changing uses over time, and accommodate the latest market trends and consumer lifestyles and needs. A commercial design handbook that addresses the desired building materials, fenestration, entrance features, roof styles and sties designs will aid in the plan review and approval process by increasing the level of predictability for petitioners.
4. **Respect the Human Scale:** All future commercial development should be designed to make the pedestrian feel comfortable and safe by providing walkways and casual outdoor gathering areas and storefronts that open to the street, provide sense of spatial enclosure and shade and shelter users.
5. **Promote Sustainability:** Promote compact, low impact development throughout the community. Low impact development (LID) is development that utilizes green building and site design strategies to reduce its impact on the environment. Low impact development uses Best Management Practices (BMP). Examples of BMP include the use of rain gardens, alternative energy (i.e. solar), well insulated windows, walls and roofs, high efficiency HVAC, geothermal and compact building and site design.

Section 3.10 Future Transportation and Public Places Recommendations

Communities have a shared responsibility to design and maintain a quality public realm, including a balanced transportation system, parks and public places. Improved access for residents, employees and customers; reduced congestion; choice among modes of travel; and environmental protection are objectives of a balanced transportation system. Public places help create identity for the area and foster a sense of community. The following transportation and public space implementation strategies area recommended:

1. **Separate residential and commercial traffic to the extent possible through the use of signage and landscaped bump-outs that reduce street width thereby slowing traffic and deterring through traffic.**
2. **Implement traffic calming or "choke points" along Flanders and Bennett to slow traffic and enhance pedestrian access.** Consider measures to narrow existing or perceived street widths. Physically narrowing the street width could allow for the installation of a shared path within or partially within the existing right-of-way. Placing obstructions along the side of the right-of-way, such as planters or parked cars, reduces the perceived width. Both strategies will slow (calm) traffic movements.
3. **Complete the Streets.** Expand and improve the City's transportation system to accommodate multiple modes of travel, improve safety and mobility and minimize



congestion throughout the community and encourage pedestrian and bicycle use through implementing the following “Complete the Streets” implementation strategies:



a) Establish an interconnected network of sidewalks. Replace deteriorated sidewalks as needed. Continue to seek funding, acquire right-of-way and capital investments needed to facilitate the construction of new sidewalks and the rehabilitation of old sidewalks. Make it a priority to provide sidewalks and paths to connect the school campus and Warson Woods’s neighborhoods and parks. See the Future Land Use Map for recommended streetscape and ped/bike improvement locations.



b) Promote the preservation of existing, healthy street trees and the replacement of dead, dying or undesired street trees (as determined by a horticulturist).

c) Address Sidewalk Maintenance Issues. Currently residents are responsible for the maintenance and replacement of the public sidewalks adjacent to their property. This Plan recommends the maintenance of all sidewalks in residential areas be transferred to the City.



4. **Acquire and dedicate land in the central part of town for a future park or public green spaces.** This area is currently underserved with regard to parks. Plan for the immediate acquisition of additional land, easements and rights-of-way for the purposes of adaptively reusing the St. Matt property for future parkland and the preservation of open space, trails and sidewalk right-of-way as needed to serve a healthy, active and connected population.



5. **Promote restorative development and preservation of St. Matt’s:** Conduct a study to determine the feasibility of developing a new park at St. Matt’s. The study should explore funding options, partnerships (public and private), site design, buffering and amenities that are most supported by the community. Coordinate the all future development and preservation plans with Rohan Woods.



6. **Coordinate Future Land Use Plans with Local institutions:** Work with Rohan Woods School and St. Genevieve du Bois School (St. Gen) to make sure the City’s future land use plans and zoning are consistent with any future expansion and redevelopment of the respected schools. Rohan Woods and St. Gen are very important to the City and its neighborhoods. They do more to attract and retain families than any other single use or development. St. Matt’s may be considered for immediate expansion of these institutions if such expansion involves public park and recreation related amenities that can be used and accessed by the residents of Warson Woods on a priority basis.



7. **Encourage home-based businesses that do not interfere with the residential character of the neighborhood.** Providing opportunities for residents to work and live within the neighborhood reduces vehicle miles traveled (VMT) and increases daytime population which helps keep retail dollars local.



8. **Require the installation/preservation of trees.** Tree lined streets provide shade for streets and sidewalks, improve aesthetics, and generally encourage pedestrian use of sidewalks. Street trees also maintain a ceiling or canopy that further reinforces a pedestrian scale to the streetscape. It is recommended that the installation of street trees is required for all new development and major renovations. This Plan recommends requiring landscaping, primarily through preservation of mature trees and existing vegetation. Trees enhance the economic value of properties. Studies have found that trees contribute up to 10-15% to the value of the average residential property. Trees and supplemental landscaping features introduce a form, size, scale, texture, color and changing visual image associated with seasonal change or variation in wind and sun conditions which are pleasing, tranquil and desirable. To exploit these benefits, the Comprehensive Plan recommends the implementation of an ambitious tree preservation program and the development of landscape guidelines for all new development and major renovations.



9. **Require grass or planting strips between curbs and sidewalks.** This space provides safety for pedestrians on the sidewalks and creates an area suitable for street-tree plantings.

Section 3.11 Comprehensive Plan Adoption & Update

Before adopting or amending the Comprehensive Plan, the Planning Commission must hold a public hearing. A notice of the public hearing must be published at least 15 days prior to the public hearing, and no more than 30 days prior, in the official city newspaper or as required by law. Adoption shall require a majority vote of the full Planning Commission. Upon adoption of the Comprehensive Plan, or any amendment thereto, a certified copy of the Plan along with a written copy of the minutes of the public hearing, must be forwarded to the Board of Aldermen. City Staff, under the direction of the Planning Commission, should conduct annual reviews of the Comprehensive Plan or any part thereof to consider any amendments, extensions, or additions to the Plan. All amendments to the Comprehensive Plan must be made in accordance with the process for the original adoption of the Plan.

Section 3.12 Implementation Program Summary

Through the adoption of this Plan, the aforementioned recommendations and implementation strategies become policy and should be considered in future land use decisions and utilized to help implement the vision, goals and objectives of this Plan. The goals and objectives provided in Chapter 3 are intended to work with the Future Land Use Implementation Strategies provided in this Chapter. Together they form a work program the City should follow in daily administrative

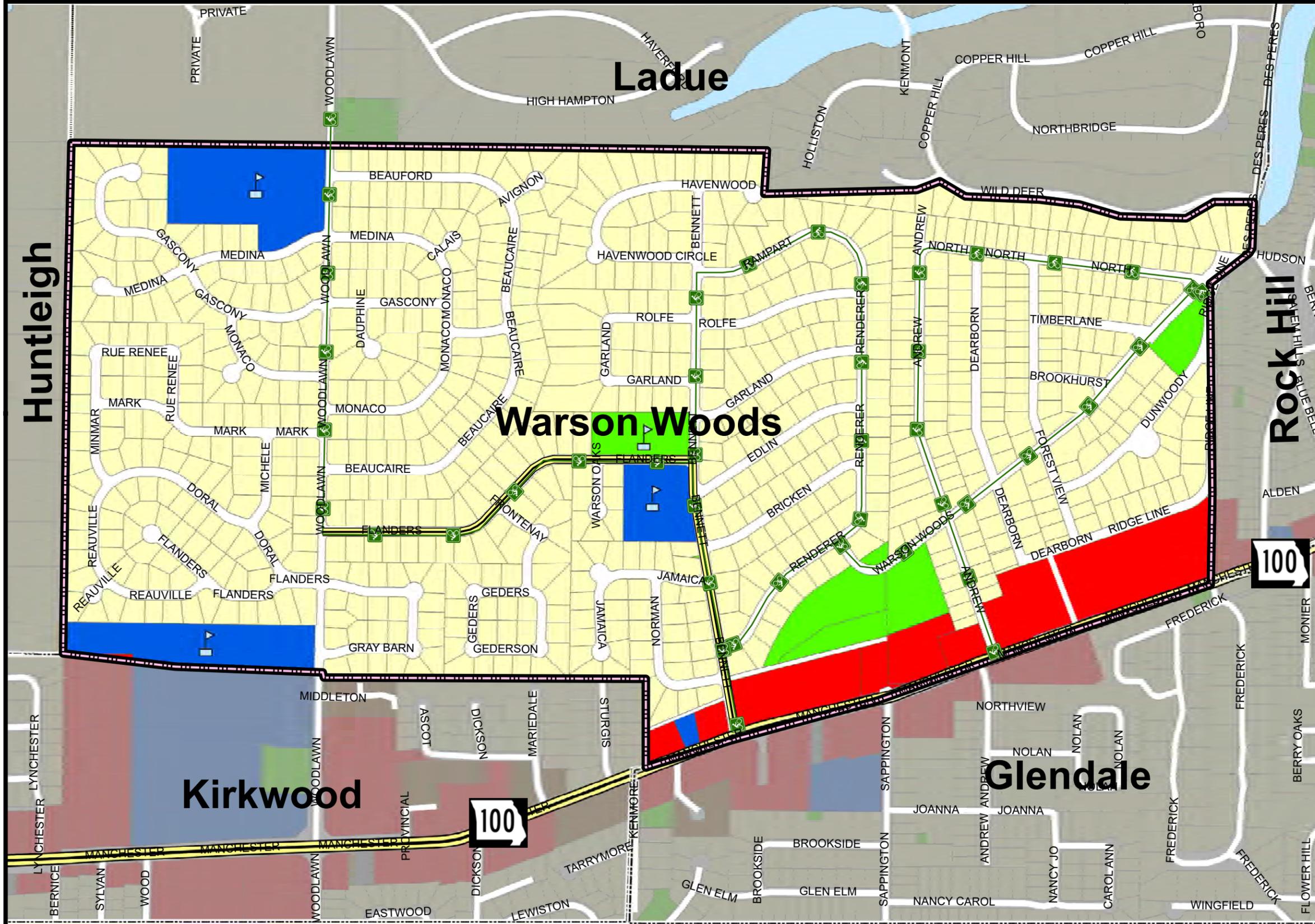


duties and land use decision-making and empower residents, businesses owners and other organizations to assist in implementation efforts.

The Comprehensive Plan should not be used as a standalone document. The implementation recommendations of this plan will require the direction and leadership of City staff and the support of the City's elected and appointed officials, residents and business owners. The City should make sure all land use decisions comply with the City's Zoning Code and Subdivision Ordinance. Future development and improvements should be allowed a reasonable level of flexibility to ensure it serves a long life and accommodates future generations and market changes. This will help ensure Warson Woods's present needs are met, without compromising the needs of future generations.

City of Warson Woods Future Land Use Plan

City of Warson Woods Comprehensive Plan

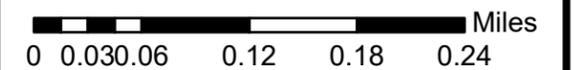


Legend

- Warson Woods
- Municipal Limits
- Schools
- 100 Yr Floodplain
- Future Transportation Imp.**
 - Traffic Calming
 - Designated Bike/Ped Rts
- Future Land Use**
 - Single Family
 - Commercial
 - Institution
 - Park



February 2016

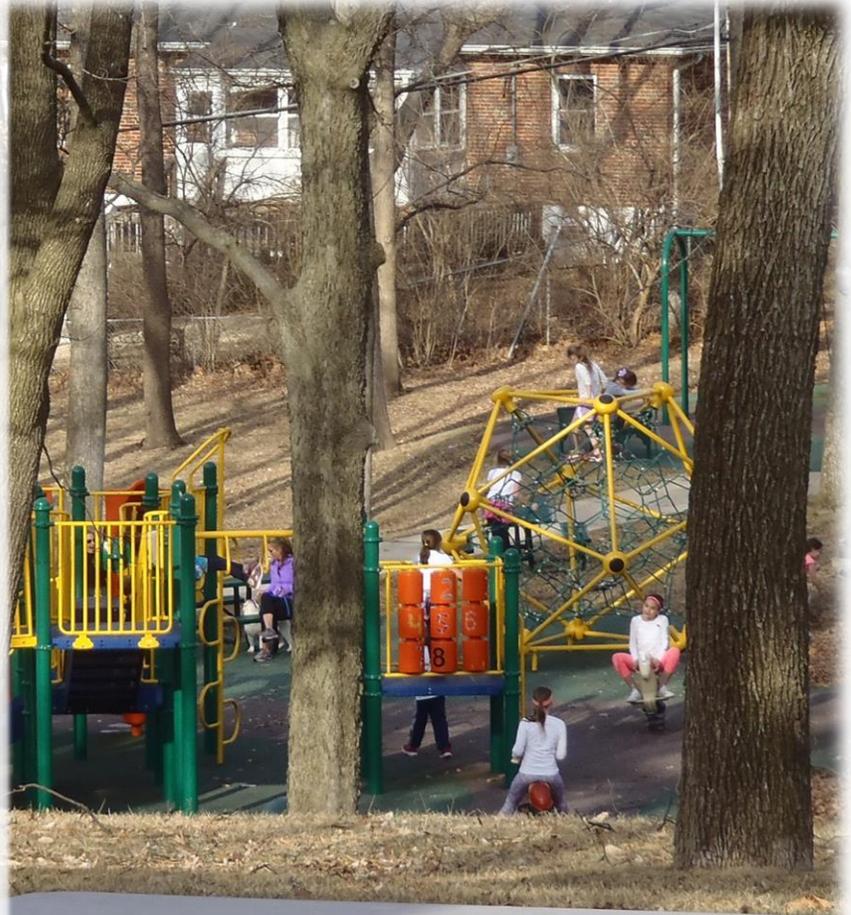


APPENDIX A

City of Warson Woods

Comprehensive Plan

CRITICAL ISSUES



The following document presents the discussion topics and responses from Stakeholder Interviews, four (4) Focus Sessions and responses from residents and City Officials throughout the public engagement portion of the Comprehensive Planning Process that took place from March – June of 2014.





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PUBLIC ENGAGEMENT SUMMARY

Section 1.1 Public Engagement Process

The following is a summary of the issues raised during the City of Warson Woods's Focus Sessions, stakeholder interviews and ongoing meetings with residents and the City's elected and appointed officials. The Mayor and Board of Aldermen served as the Comprehensive Plan Steering Committee while the Planning Commission directed the development of the Plan. Several Board meetings took place during the development of the Plan which were open to the public and generated public comment regarding the future growth, development and preservation of the City of Warson Woods.

Section 1.2 Living Room Focus Sessions

Four (4) Focus Sessions were held to raise awareness of the Comprehensive Plan and generate public comment. The workshops were held in the living rooms of homes located in each of the City's four wards. The decision to utilize Living Room Focus Session was made to utilize meeting hosts who know the neighbors and neighborhood issues, maximize meaningful public input and send a message that the Comprehensive Plan was about the residents and neighborhoods and not City Hall. The workshops each included approximately 20 participants including City Officials, business owners, and concerned citizens. During the Workshop, the participants discussed several prepared topics relating to the strengths, weaknesses, opportunities and threats facing the City of Warson Woods. The Consultant recorded notes throughout the workshops and included the information herein. The discussion topics were distributed at the close of the meeting in the form of a survey. The information gathered from the survey and results of the Living Room Focus Sessions are included in the following sections.

Section 1.3 Stakeholder Interviews

The public engagement process included meetings with stakeholders from the community. Stakeholders ranged from young families new to the area, second generation families living in the area, empty nesters, Warson Woods Police Department, pool members and representatives of Warson Woods's Parks. The results of the Stakeholder Interviews are included in the following sections.

Section 1.4 Critical Issues Summary

The public engagement process helped define what residents want Warson Woods to be in the next ten (10) years. Most participants in the public engagement process agree that Warson Woods is a great place to live and raise a family and that its greatest strength is its neighborhoods. The community's biggest concerns over the next ten years is maintaining home values and avoiding in-fill development and restorative redevelopment that is not consistent with the character, density or scale of the current housing stock.

The discussion topics used throughout the public engagement process were developed with the intent of identifying citizen-defined values and critical issues as they relate to the quality of life in Warson Woods. The responses to these questions, more specifically, helped identify Warson Woods's **strengths, weaknesses, opportunities and threats**. The following is a summary of the critical issues as defined by the participants in the public engagement process.



Section 1.5 Vision

What is your vision for the future of Warson Woods?

- A family oriented town with green space for children to play, great schools, not a lot of traffic and low crime.
- Small, quiet community that is sustainable on its own, with its own police, parks, walkways, tax base, and infrastructure for residents to live and walk freely about without fear of crime and traffic problems.
- Offer amenities and services that cater to all age ranges, from young children to young adults, newlyweds, folks in mid-life, and retirees.
- Remain middle class residential
- To remain a community based upon family values and a place where couples can raise their children and then grow old together.
- Quiet neighborhoods.
- Small town atmosphere surrounded by the big city.
- Progress with tradition.
- A jewel in St. Louis County memorialized by a very favorable reputation and the fact there is a high demand for homes (homes are often sold before being put on the open market).
- A great place to live with increasing property values, better streets and sidewalks creating safe places to walk.
- An oasis in the mist of concrete
- Cars kept in garages.
- Keep the feeling of the “Woods”:

Section 1.6 Strengths

- **Location**
- **Family-friendly**
- **Safety, friendliness, convenience and upward valued real estate.**
- Well build homes
- Strong property values.
- Low traffic, low speed streets
- Local police and government
- Topography
- Warson Woods is really just one big glorified neighborhood.



- Houses sell without putting a sign in the yard.
- Everybody knows everybody.
- Schools
- Parks
- Small-town feel and charm, where you can walk to schools and church, and most residents know each other.
- Churches
- Multi-generational. Lots of folks who grew-up in the “Woods” are now raising their families here.
- Highway access
- Reputation- outsiders hear about Warson Woods’s great churches, schools and tight-knit neighborhoods and fall in love with the area and buy here despite getting a little less home for the money.
- Walking distance to retail and restaurants
- Affordable
- The people (residents, businesses and city officials). Overall, the City consists of well-to-do, hard-working, educated professionals. Very diverse range of affluence.
- More and more young families moving in.
- Lots of homeowners are reinvesting in their homes or redeveloping homes that have outlived their usefulness.
- Walkable, cut through easements/trails, people walk in the middle of the night and feel safe.
- Good mix of businesses (J. Greene’s, 11 Mile House, Bread Company, grocery stores,)
- The 4th of July Parade, swim meets, police fund raiser and spending time with neighbors at the pool.
- Great local government, public works and police.
- Safety and comfort
- Trail behind Flanders is great.
- Great environment to raise children, make friends with neighbors and other families, attend community events, and network with people.
- Diversity of ages. Neighbors have been supportive to young families and to senior citizens who need support.
- Great collection of neighborhoods: 1) the old wooded part, 2) Bennett Hills 3) West of Woodlawn.
- The Swim Club, tennis courts, and parks have been great community bonding locations.



- Continue being a "good neighbor" community with properties kept-up or improved, new structures in compliance with code/ordinances, well maintained streets, especially during ice and snow weather.
- Warson Woods is a great community made up of folks from all walks of life. It's a special place, let's keep it that way. (**"Progress with Tradition"**)

Section 1.7 Weaknesses

- There are many rundown homes that should be notified.
- "Ballpark Village" (empty lot next to J Greens) is an eyesore.
- The new equipment at Royal Oaks Park is not any fun for older kids, just babies.
- In the good ole days we had a hardware store, ice crème shop, hobby store, shoes store, Goldie's Department Store, etc.
- Nothing to bring the community together. We need more events and destinations for seniors and Boomers. Consider 3rd Places- places other than home or work where people go just to meet, be seen or be a citizen- as opposed to a consumer.
- WW is pretty boring for folks in their 20's (millennials).
- No starter homes – so had to wait for a fixer upper to move back.
- Need to do a better job connecting the schools with the neighborhoods for bikes and pedestrians.
- Need to do a better job connecting the businesses along Manchester with the neighborhoods for bikes and pedestrians.

Section 1.8 Opportunities

- It would be nice to have a central community gathering point, such as a common area large enough for concerts or a farmers market.
- Would like to see a coffee shop, ice crème store, deli, al fresco dining and niche retail.
- Create a town center similar to downtown Kirkwood's Train Station area.
- The empty lot on Manchester should contain some green space.
- I would love to see the City work with the property owner between Taco Bell and Bennett to redevelop the area similar to what was done across Brentwood Blvd. in Richmond Heights. Would be awesome.
- Preserve the family style community we have where people and children can walk the streets safely and enjoy the nature that abounds around us. That means more green space and walking areas and less development.



Section 1.9 Threats

- Traffic is bad now on our main roads. If higher density residential or other uses that generating high volumes of traffic are allowed, traffic will be worse, property values will decline and safety and privacy compromised.
- Membership at the pool is down because more and more folks are joining country clubs or getting up in years.
- St. Matts left. What if Rohan Woods or St. Gen left? These institutions are important to the City.
- The Woods is a great community that is fully developed, developers need not apply. We don't want the traffic and chaos new development brings.

Section 1.10 St. Matt's

St. Matt's represents one of the only development opportunities in Warson Woods. How would you recommend the site be developed?

- A park. A walking park with fountains and nice eye appeal.
- Preserve what's there. 41 Deciduous trees, 21 evergreen trees, etc.
- Don't view the site as a revenue source; Manchester is the City's revenue stream.
- If St. Matt's wants to sell to a developer, let them build single family homes and make the City's portion a park.
- If the City wants to sell, then single family homes only.
- Under no circumstances should condos or multi-family structures be built on the property
- Condos would have a negative impact on property values for the surrounding residential properties.
- Retrofit the church structure.
- Conduct a feasibility study. What does it cost for green space? Passive park? Active park? Removing the church structure? Building single family homes? Condos?
- Talk to residents first. *(We did and they have spoken- their wishes and worries are included herein and translated into citizen defined goals, objectives and a vision for the future in the following Chapters.)*
- Hybrid- some park, some overflow for Rohan Woods, maybe even a house or two.
- No apartments
- No McMansions
- When the City purchased the property, they said it was going to be a City Hall / Police Headquarters. Who wouldn't want that....or Green space?
- If the City wants to start developing property, why not develop the property across from the tennis courts? What's the plan for that property?



- Preserve the area for green space and/or a park. If it must be developed, then single family.
- Traffic is very bad when Rohan Woods lets out- this will have to be dealt with. Bennett is closed to traffic, pick-ups are directed to Flanders.
- Sidewalks are needed.
- If condos do not take away from the neighborhood character, generate traffic issues, noise or nuisance they would be supportable.
- Future development other than single-family should also offer some green space and screening/buffering between adjacent property owners. Preserve the privacy and viewsheds of existing homes.
- Condos do not match our community.
- The condos envisioned for this site would have to be multi-level which would defeat the purpose of providing “lifecycle” housing (because older residents need 1 level- so they would have to move out of WW anyway).
- Controlling the type and quality of development is a major concern.
- Condos, similar to the Middleton Court. That development is very well done, and provides for underground parking for its residents so as to not disrupt the neighborhood. A development of that type is the highest and best use of the property due to its shape and being nestled deep within the community. Any other development, such as for single family homes or retail use, would be neither practical nor financially feasible.
- A development geared towards single adults or older couples, like Middleton, will allow them to remain in the community and continue to be a part of it without being forced to leave because of a lack of housing options.
- It is important that the development be well done and attractive so as to not be an eyesore or nuisance to its neighbors.
- Single-family homes meeting the city’s current codes and zoning.
- Remain a church.
- Smaller single-family homes that serve the needs of those wishing to “downsize”.
- Large estate style homes might be supportable, but homes more representative of the adjacent homes would be preferred.
- Condos would be fine for Warson Woods, but not on a site as small as St. Matts. They would have to be on a 10 acre site or more to create a village-type atmosphere of their own. Otherwise, condos introduce a housing type / lifestyle that are different and perhaps not embraced by the community. There may be a **“oh, you live in the condo’s”** complex/mentality.
- The level of planning and quality of design needed to pull off anything other than single-family would be something the City has not provided in the past. Can we limit ownership to existing Warson Woods’s residents? Can we limit ownership to seniors only? Can we prohibit renters? There are so many requirements that would need to be in place to make a multi-family development “work”.....Is the City up for the task? The City has



done a good job creating a highly desirable community with highly sought after single-family homes. Why would the City want to change a model that has worked so well? I would rather the city provide continued focus on maintaining the existing housing stock and encouraging improvements that promote reinvestment in the City's existing homes and yards. However, if the city did it right, a condo development would be very successful. Units could sell as much as some of the higher end homes in the city. I could see us living there. Then again, I think we would rather move to a smaller ranch in town and have someone take care of the yard; it would be a lot cheaper.

- Condos would be nice as it would allow residents who travel or have a second home to maintain a presence in Warson Woods, yet not have to pay for a single family home and all the maintenance/taxes that come with it. In this respect, condos would actually help clean up the City by allowing homeowners who can't maintain their homes to move to a maintenance free condo.
- Rezoning St. Matt's to multi-family would not be a good idea because then the City would not be able to control future development.
- Can the City control the quality of future development?
- We thought rezoning St. Matts to multi-family was fine, until we looked at it closer and realized that anything other than single-family is contrary to what we have come to expect in the "Woods".
- We thought the City bought the St. Matt's property as a buffer and the church sold it because they needed money.
- The St. Matthews property was a good investment. Neighbors I have talked to do not object to condos being built if they are not too densely populated, are compatible with WW housing styles, and blend into the community. The City needs to consider; who would own them and supervise maintenance, parking and traffic.
- Develop St. Matts into a community center with indoor spaces that could be used/rented/enjoyed for a fee/assessments.

Section 1.11 Desirable Development Examples

Provide examples of development (both within and outside Warson Woods) that is desirable.

- Middleton Court condo development is a prime example of the type of development that would be beneficial to the community.
- Town Center or public gathering areas, plazas, or walkways, similar to downtown Kirkwood's Train Station area.
- More pedestrian walkways or paths within Warson Woods, similar to the path and bridge across the creek between Beaucaire and Flanders are fantastic ways for residents to get around within the community without having to walk along the busy streets of Woodlawn and Manchester Road.
- Webster Oaks is a nice condo development



- Middleton Court is nice, but it's not perfect. There is a lack of parking, traffic circulation is problematic and the units are multi-level.
- The Loop
- Kirkwood (downtown)
- Central West End
- DeMond
- Katie's Pizza (in Rock Hill)

Section 1.12 Housing Stock

Does Warson Woods's housing stock provide an adequate range of housing styles, types and price ranges? Is there an abundance of any housing type(s)? What type of housing would do well?

- The City's housing stock is just right- please do not change. Preserve what we have. Look at the past sales history or our homes and the number of seniors that choose to live in the Woods.
- Warson Woods has distinct neighborhoods, each with their own character. Our housing stock is diverse.
- Make sure in-fill development is consistent with the character and scale of the existing neighborhood.
- Too many old looking ranch houses
- Warson Woods's housing stock does not accommodate residents in different stages of their life. Currently, there are no apartments or condos for single adults, widows or widowers, or others that can't afford, or don't want, a free-standing residence. In order to find such accommodations, residents are forced to leave the community and move to another community such as Kirkwood.
- Warson Woods does not offer housing for all economic levels.
- Warson Woods's housing stock offers housing for all ages and stages of life.
- Warson Woods has all the related services that we need or such services are easily accessible to Warson Woods.
- More green space, trails and walking areas needed.
- The small ranch homes in the City are prime housing for our aging seniors. (Should the city then restrict the expansion of such housing?).
- To preserve our lifestyles for all ages we need to maintain our homes as is.
- Warson Woods's existing housing stock offers housing types for all ages and wages.
- Would love to be able to rent.
- The theme of our community is single family housing, keep to that theme.



- Homes that better reflect today's lifestyle with large great rooms, open kitchen and floor plan and 3 car garage are needed.
- For condos to be appropriate for older generations, they need to be one level.
- Currently the housing stock within Warson Woods is almost if not exclusively, single family residences, ranging in price from moderate to high priced.
- Warson Woods's housing stock does not offer choices desirable to young college graduates or newlyweds, as well as older adults not interested in a single family residence and those not financially wanting to or able to afford a single family home due to the lack of apartments or condos.
- A development that diversifies the housing alternatives in Warson Woods would be good for the community, as long as it does not cheapen or take away from the community's current allure and charm.
- WW offers an adequate range of housing.
- There is an abundance of single family homes.
- Single family homes would do well.
- Condos would attract transients who don't live in Warson Woods's full time. Warson Woods's strength is its tight neighborhoods where everyone knows everyone, why would we want residents who don't want to be part of the community full-time?
- The City should maintain the lifestyle, comfort and character of its neighborhoods.
- If someone wants smaller, cheaper or higher density, leave.
- Condos or similar housing would be great for folks who have second home in warmer climates, especially for baby boomers / empty nesters.
- Good diversity in the housing stock, as long as you are in the market for single-family. There are homes ranging in price from \$250,000 to \$750,000.
- Currently the City does not have the control to do condos right.
- Single-family living promotes healthy, active living. They are good for seniors to keep them active and integrated into the community. The longer our seniors can stay in their homes the better. Seniors tend to deteriorate, become depressed, and lose connections to lasting memories and friendships the more they have to move.
- The city should let the free market drive future development – the city really can't pick what goes on.
- I don't know if WW needs to provide such a diverse housing as is stated in the question. We are a 4th Class city, but have a private neighborhood feel. What we have has been fine through the years.

Section 1.13 Transportation System

What road improvements should be undertaken? Are there any areas within the City's transportation system that have a high frequency of accidents or ongoing congestion?



- **Warson Wood's currently does not have problems with road congestion or accidents.**
- **Traffic on Flanders and Bennett needs to be monitored**
- Bennett is being used as a thru street. It should not be. Install signage prohibiting cut thru traffic.
- No major improvements needed.
- Flanders is a mess- it's used as a pass through lane lined with cars on both sides, people, trucks and buses rushing to get to Manchester or Woodlawn.
- Bury utility lines and remove the utility poles along Manchester.
- Improved landscaping, street trees and greenery to soften the stark look of asphalt and concrete along Manchester would be nice. This may be a pipe dream, but it would certainly present a nice perception of our fine community for those passing along Manchester.
- More sidewalks and bikeways needed.
- Turn lane on Manchester to Antique Mall / Bennett.
- The intersection at Flanders and Bennett is bad, nobody obeys the stop sign.
- Traffic is very bad during the school year in front of Rohan Woods.
- Flanders is the main east/west corridor that connects the eastern and western portions of the City- better traffic flow (calming) and pedestrian and bike accessibility is needed.
- More sidewalks
- The Board needs to budget for more salt for winter maintenance and hire a reliable, conscientious plowing company.

Section 1.14 Future Development

Where should the city encourage future development or redevelopment? Where should future development or redevelopment be avoided? What type of growth is most/least desired? Consider density, land use, transportation and infrastructure.

- Keep the Woods that way it is.
- Preserve the town the way it is.
- Commercial and non-single family development along our borders only.
- Avoid inappropriate housing such as condos in the middle of a single-family residential community.
- We don't need growth. Take care of what we have.
- Façade and signage improvements along Manchester Road, by the antique Mall, would be nice. The existing buildings are generally unattractive and signage creates visual clutter.



- There are limited development and redevelopment opportunities within Warson Woods. The first is the St. Matthew property, and the second is the retail corridor along Manchester Road. The most logical redevelopment plan for the St. Matthew property is for condo units.
- The area along Manchester should be redeveloped into a higher density retail use, perhaps with office space, condos or apartments above. The key would be to maximize the retail tax base and perhaps the real estate tax base at the same time.
- Encourage family-friendly retail uses, such as family restaurants or a farmer's market, along Manchester.
- Discourage car dealerships.
- Discourage high density apartments
- We have everything we need within or reach. Our residents like to entertain at home, so we don't need any more restaurants, entertainment venues or other services.
- A town center or mixed use development at the empty lot on Manchester.
- Medical office. *(The distance folks travel to doctor appointments have not changed much over the years (10 miles is the average), however the frequency of visits to the doctor has increased exponentially.)*
- Development should be directed to the outskirts of the City, not in the center where traffic is already problematic.
- Better retail along Manchester: outdoor dining mixed use, second floor lofts, concert area- town center type development.
- Lifestyle center.
- We lack the lot depths needed to do anything really cool.
- The city should let the free market drive future development – the city really can't pick what goes on.
- Promote Manchester Road to increase retail sales. Allow parking lot/sidewalk sales, special events, walkable retail, create a festive atmosphere like the good ole days.

Section 1.15 Public Services & Facilities

Does Warson Woods have adequate services (parks, recreation, police, fire, school, etc.)? What improvements, if any, to the City's infrastructure or municipal services are recommended?

- The current level of public, municipal and infrastructure services are fine at this time.
- The city does a great job providing the necessary services. I would support a tax to maintain the current level of services.
- Continue ongoing pavement repairs so as to not fall behind in keeping our city's roads in as good as condition as possible.
- Having City Police is so important to the family-friendly, tight-knit neighborhood feel.



- The current Police Department is what makes the “Woods” safe and connected.
- Snow removal has declined.
- The parks need to be maintained with leaf raking, grass growing, and landscaping. Safety on equipment has been and should continue to be monitored for the best.
- Snow removal is not as good as it has been in the past, but that’s ok if it saves the City some money.
- Better communication needed. It is currently deplorable.
- Some additional lighting would be nice, but only if the light posts and fixtures are architecturally compatible with the character and quality of the neighborhoods.
- More green space, walking and biking areas would be nice, but difficult to acquire.
- The City does a good job, no changes needed.
- The City could do a better job of taking care of what it has. The tennis courts and parks need better attention to maintenance and upkeep. Residents would be willing to help if asked, many already do.
- Residents should take a more active role in City government and have a say in purchases and major capital improvements.
- The city needs to do a better job addressing seniors. The City should hire someone to help assist with our aging population and ensure city facilities are accessible.

Section 1.16 Recommendations

What can be done to improve the Warson Woods family-friendly atmosphere? What public improvements would have the greatest positive impact?

- The City’s efforts to bring families together have been good through such things as the Fall Festival and the pool, but would like to see more of these types of activities, especially if there were a large enough area for people to gather for outdoor concerts or farmer markets where people come together.
- Keep the police department
- Farmers market
- Better tennis courts and improved maintenance of our parks and greenways.
- Continue ongoing maintenance of the City’s roads, walks and parks.
- Rear year setbacks in N/E portion of town are too narrow.
- Raise awareness of concepts such as “level of appropriateness” and “context sensitive design” – when contemplating future land use.
- I think updating (or creating as the case may be) a comprehensive master plan is a great idea and look forward to future conversations/discussions.
- Why is the city paying for future planning? What control does the City have over a private buyer or developer?



- This questionnaire is great, I appreciate having a voice.