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EXECUTIVE SUMMARY

Purpose

The purpose of this community area plan is to identify issues that are of concern to the residents of Spanish Lake and to devise strategies for addressing these concerns. The planning process is intended to protect and enhance the livability within specific neighborhoods, as well as to help fulfill the overall community vision and to create a more livable community. More specifically, this plan is intended to:

C Educate both county government and community residents about each other’s concerns and visions for the future.

C Promote collaboration between the county and the community in order to achieve mutual goals and a shared sense of responsibility.

C Create a “sense of place” within a community by identifying and developing the assets within the community.

C Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.

C Achieve sensible and coordinated project and program planning.

Initiating the Process

The St. Louis County Department of Planning has historically conducted small area studies for areas of the county that were experiencing development pressure. Previous community area studies generally addressed future land use recommendations in detail. As the county has become more developed, issues related to retaining property values and commercial services as well as maintaining aging infrastructures have surfaced. The Spanish Lake Community Area Study was undertaken in response to requests from residents to develop strategies that would maintain the quality of life in this area.

Spanish Lake Profile

The Spanish Lake Community is located in the northeastern portion of St. Louis County. The community is bounded by the Mississippi River to the east, the Missouri River to the north, Highway 367 to the west, and Interstate 270 to the south.

Today, the population of the area from the most recent census is 20,791, of which there are 5,647 families. The area is experiencing a slight population loss, which is consistent with the overall pattern for St. Louis County with the shift in population to the outlying areas.

According to the 1990 census, the median household income was $33,766. This income is 89% of the average median income for St. Louis County. Spanish Lake residents are also relatively well-educated. Approximately half of the adult population has either had some college or a college degree. The majority of Spanish Lake residents (61%) are employed in a white collar profession. Persons working in a blue collar profession represent 28% of the population. Those who work in a service industry comprise 11% of the workers.

The Spanish Lake Community has a diversity of housing stock. Two-thirds of the housing was built between 1960 and 1979 (about a third, 36% between 1960 and 1969 and approximately another third, 33%, between 1970-1979). The median value for single family homes is approximately $72,728. Most of the commercial properties are located on highways, such as Highway 367 or Dunn Road or clustered at the intersection of Parker and Bellefontaine Roads.
The Planning Process

A kick off meeting was held on September 30, 1997 for residents to identify issues. The major issues were related to housing and neighborhood character, land use, transportation and other services and economic development. Task Forces were formed according to these themes. The purpose of the task forces was to examine the issues in each of these categories in more detail.

A steering committee was formed to oversee the management of the planning process. The role of the Steering Committee was to provide representation of community interests in order to assist the Department of Planning in conducting the Community Area Study. The main functions of the Steering Committee included identifying issues, providing specific information about the community, serving in an advisory and facilitator role, maintaining contact with the community, and providing guidance and oversight.

The steering committee and task forces created the following work products:

**A Community Values Statement** - A collection of concepts the community holds important which serves to undergird the plan;

**Trend Statements and Scenario** - The task forces made observations about the trends that were occurring in Spanish Lake and what may happen if these trends continue.

**A Vision Statement** - What the community would like to become in ten years.

**An Action Plan** - This plan contains the goals for the community as well as the strategies used to meet these goals. The goals developed for the community are listed below:

**COMMUNITY GOALS**

- Create a better sense of community and identity in Spanish Lake
- Enhance the aesthetic appeal of Spanish Lake through beautification
- Promote public safety and health of the Spanish Lake community
- Maintain a safe and efficient transportation system with travel alternatives for all residents
- Create new commercial opportunities including retail choice for residents and new businesses for job growth.
- Stabilize the housing market to promote the desirability of Spanish Lake and improve the quality of its housing stock.
- Create exceptional recreational opportunities to attract both visitors and new home owners

It should be noted that all of the recommended strategies are not included in this document since Louis County Government does not have jurisdiction over school districts. The input gathered at the meetings will be forwarded to the Hazelwood School District for review.

**Community Preference Survey**

Since revitalization will be a principal function of a planning effort, three task forces were given a community preference survey in order to determine what aspects of commercial development were most desired. Participants were shown slides taken of commercial developments located in St. Louis County. Staff
attempted to include a variety of established as well as newer developments including shopping centers and individual buildings located in various communities in the county. The slides were not identified as to location.

In summary, the following design elements were preferred by community participants in the visual preference survey:

C Pedestrian scale buildings - 2 story maximum height
C Attractive landscaping including a variety of trees and shrubs (evergreen and deciduous)
C Green space or lawn areas
C Parking areas with landscaped islands and green buffers from street rights-of-way
C Moderately sized parking areas in front of retail properties
C Durable building materials, such as brick, for exterior elevations
C Regulated signage with uniformity of size; monument signs
C Architectural details such as clock towers, cupolas and dormers
C Residential-style architectural ornamentation
C Traditional colors for building exteriors and signage
C Avoidance of garish color schemes and generic corporate architecture for chain retail
C Limited access points to commercial properties to enhance vehicular safety
C Campus-style design for business parks with industrial/distribution facilities
C Inviting streetscapes which include sidewalks, decorative street lighting, street furniture, awnings and landscaping.

Land Use Recommendations

General recommendations were formulated in order to establish guidelines for future development, zoning petitions and planning decisions. With respect to future land use in the Spanish Lake area it is recommended that:

C Natural and unique aesthetic qualities of the area should be preserved in public or common ground open space whenever possible.
C Residential subdivision development should be environmentally sensitive and in keeping with surrounding development.
C Ensure that infill developments are compatible with the surrounding area and promote the desired character of the Spanish Lake community.
C Identify and establish development/redevelopment areas via master plans and create specific land development guidelines in addition to zoning and subdivision regulations.

Plan Implementation

The implementation of a plan is the most critical piece of the planning process. A plan is not effective unless it is implemented. To address this key part of the process, an implementation committee will be formed to monitor the implementation process. This group will meet on an annual basis throughout the duration of the action plan.

The formation of a 501(c) community association is most fundamental to keeping the momentum. The community association will be the body to articulate problems and suggest solutions to solve these problems. Furthermore, this association will coordinate projects, acquire funding, and be a clearinghouse of information for the area. This group will not stand alone, however. A partnership with St. Louis County Government should be cultivated. Together, these two entities will assure the revitalization of the Spanish Lake community.
The Spanish Lake Community is located in the northeastern portion of St. Louis County. The community is bounded by the Mississippi River to the east, the Missouri River to the north, Highway 367 to the west, and Interstate 270 to the south.

HISTORY

Spanish Lake, originally called Spanish Pond until the late nineteenth century, was named after the Spanish troops who stayed there while building a fortified post for Spain in 1768. Much of the area was once the property of James De St. Vrain, a brother of the last Spanish Lieutenant governor of Upper Louisiana. It was in this district, near Spanish Pond, that an old log cabin, said to have been used as a government building by Lieutenant Governor De Lassus De St. Vrain, the last Spanish executive to rule this section, was erected.

Spanish Lake prospered in the nineteenth century as a crossroads farming village came into being. The Bellefontaine Road area was settled largely after General Bissell relocated Fort Belle Fontaine. Fort Belle Fontaine was established in 1806 by Gen. James Wilkerson, then governor of the territory of Louisiana. The fort served as one of the most important military posts west of the Mississippi River until the troops were removed to the Jefferson Barracks reservation in 1827. Traffic between St. Louis and the fort was busy; many officials had homes in both places, and visiting dignitaries usually went to both sites. The liveliest traffic was effected by the farmers riding back and forth to the city.

Spanish Lake became a well-developed neighborhood with the arrival of the German immigrants. Farmland was intensely cultivated and small businesses and industries sprang up around the intersection of Bellefontaine, Parker, and Spanish Pond roads, forming the village’s center. The Catholic parish of St. Aloysius in Spanish Lake was founded by, and for many years served as, a mission of Baden, located in the northern portion of St. Louis. The Bank of Baden played a large role in farm financing in Spanish Lake, and many county farmers also had business interests in Baden. The German dominance of the region was almost complete by the 1870’s, and most of the surviving farm houses and outbuildings are associated with that era.

SPANISH LAKE TODAY

Population

The population of the area from the most recent census is 20,791, of which there are 5,647 families. The area is experiencing a slight population loss, which is consistent with the overall pattern for St. Louis County with the shift in population to the outlying areas.
The characteristics of Spanish Lake’s population are also changing. Over time, characteristics such as average age, family size, income and race have shifted, changing the needs and the personality of the needs of the population as a whole.

The so-called “graying of America” is not a new phenomenon. This trend is expected to continue with the number of persons below age 65 declining and those above 65 increasing. In 1980, 10.1% of the population in Spanish Lake was age 65 and over, while in 1990 that proportion increased to 13.3%. Conversely, the portion of the population under 18 has decreased slightly, from 25.3% in the 1980 census to 24.3% in 1990.

**Income**
According to the 1990 census, the median household income was $33,766. A household is one or more persons occupying a dwelling. This could be a single person, a family, an unmarried couple or other group sharing a dwelling. This income is 89% of the median income for St. Louis County. Only 5.3% of the population was below poverty level.

**Education**
Spanish Lake residents are relatively well-educated. Approximately half of the adult population has either had some college or a college degree. The breakdown of educational attainment is as follows: High School or less, 53%; Some College, 27%; and a College degree, 20%

**Employment**
The majority of Spanish Lake residents (61%) are employed in a white collar profession. Persons working in a blue collar profession represent 28% of the population. Those who work in a service industry comprise 11% of the workers.
**Housing**
The Spanish Lake Community has a diversity of housing stock. Two-thirds of the housing was built between 1960 and 1979 (about a third, 36% between 1960 and 1969 and approximately another third, 33%, between 1970-1979).

The median value for single family homes is approximately $72,728.

There are also a couple of new housing developments which are Trampe Heights and Fountainhead, which is located at the north part of Bellefontaine Road.

**Multifamily Units**
The number of multifamily units has remained stable since 1980. Multifamily dwellings are located along major roads such as Highway 367, Dunn Road, Bellefontaine Road, Columbia Bottom Road and Redman Road.

**Commercial Development**
The far north county region has significantly less commercial development (just under 8 million square feet) than any other region in St. Louis County. The percentage of commercial development devoted to retail sales is 76 percent, much greater than any other region in the county. Far north county is primarily residential and does not contain major employment centers.

Most of the commercial properties are located on highways, such as Highway 367 or Dunn Road or clustered at the intersection of Parker and Bellefontaine Roads.

**Environmental Features**
Issues in land use planning such as waste disposal, utilities, highway and building design and natural resource development are directly influenced by area topography and geology. The topography of an area can have an effect on the location of roads, utility lines, storm water drainage systems and erosion control and may affect the landscaping of buildings and other structures. Building costs to adapt to certain slopes and soil conditions are an important part of any development.

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The predominate topography of the Spanish Lake area can be best be described as gently rolling with slopes between 2% and 5%. Areas located adjacent to the Mississippi and Missouri rivers within identified flood plain areas are characterized as flat or nearly level (0 to 2% slope). In review of the overall soils and geology of the area, it should be noted that certain sections are located within an area where engineering problems may be associated with development. However, only a small area is affected, and the effects of the soils and geology in these areas should be minimal and/or can be eliminated or effectively reduced by proper design criteria. While a large part of the Spanish Lake community is developed, there are undeveloped portions that can be described as having extensive tree cover; unfavorable soils or geologic conditions; flood plain; and,
moderate to steep slopes (specifically along the river bluff area).

St. Louis County has instituted a policy requiring the submission of geotechnical reports for development in areas considered potentially unsuitable because of soil or geologic conditions. These reports are evaluated to determine the suitability of a particular development given the physical properties of the bedrock and overlying material onsite. Specific development concerns which exist in this area are the tendency for erosion when grades exceed a 5% slope. In addition there are other factors of soil stability that should be evaluated in the report including the influences of sinkholes, rock outcroppings and other limiting factors for development. Additionally, as with any development located within the flood plain, St. Louis County would require submission of a flood plain study in order to evaluate development in flood prone areas and its effect on surrounding properties. As certain locations within Spanish Lake have been identified as being within unsuitable development areas, developers will be required to submit flood plain studies and geotechnical reports as necessary at the time of development.

Zoning
Historically, zoning requests authorizing low to moderate density residential have been dominant in the Spanish Lake area. A pattern of commercial zoning has been established along the State Highway 367 corridor, a limited area along Interstate 270 and/or within small commercial nodes located at certain street intersections within the Spanish Lake area. Within the past five years, zoning requests have been primarily commercial in nature. The majority of these petitions have requested low to moderate intensity commercial development along the same corridors and established commercial nodes. Commercial uses continued to be authorized in most cases under the C-8 Planned Commercial District and the C-2 Shopping District. There have been additional commercial type uses such as a bed and breakfast, daycare facilities and a group home that have been approved under the Conditional Use Permit (C.U.P.) and Landmark and Preservation Area (L.P.A.) procedures in the Spanish Lake area in the past five years. These particular uses, while commercial in nature, are not traditionally commercial in use. Primarily located in residential areas, these uses are classified as services, however there is no retail sales specifically associated with the use, which requires specific conditions for development so as not to be incompatible with permitted uses in the area. (See APPENDIX C)

Transportation
Spanish Lake contains two highways, Interstate 270 at its southern boundary and State Highway 367 along its western boundary. The other major thoroughfares in the area include Bellefontaine, Larimore and Columbia Bottom Roads, which run north and south. Major thoroughfares that run east and west comprise New Jamestown, Parker, Redman, Trampe, Spanish Pond, Prigge and Coal Bank Roads.

The heaviest traveled areas, based on 1996 average weekday traffic counts for Spanish Lake are primarily along Bellefontaine Road. The highest traffic counts are at Interstate 270 (28,780) Claudine Drive (19,310), Redman Road (17,980), Trampe Road (14,100) and Parker Road (11,420). (See accompanying map on page 8.)

Infrastructure And Services
Utilities are not provided throughout the entire study area, although they are adequate to serve the existing residential and commercial land uses. These utilities
are available in varying degree depending on where extensions have been made. For example, natural gas, public water supplies and sanitary sewers are available in most parts; electricity and telephone services are available throughout the Spanish Lake area. These and other service distribution systems may have to be expanded if future development occurs and demand is identified. With regard to the handling of storm water, significant improvements have been made and are anticipated in Spanish Lake. Specifically, road improvement projects, such as those along Bellefontaine Road, will include construction of sewers which will collect storm water and direct the water to natural discharge points.

Community service providers such as the Spanish Lake Fire Protection District and Hazelwood School District maintain services in the area. Police, parks, libraries and other services are provided to the area by St. Louis County.

COMMUNITY ASSETS

Landmarks and Community Institutions

The Larimore House

The Larimore House (c. 1860) Wilson Larimore’s farmstead was much admired by Missouri’s agricultural society. In 1866 the St. Louis Agricultural and Mechanical Association Fair, the largest and most prestigious show in Missouri, awarded Larimore’s property the premium “for best improved and most highly cultivated farm not less than 500 acres.”

The Old Blacksmith Shop

The Spanish Lake Blacksmith Shop, 12223 Bellefontaine Road (c 1881) located at the old business intersection, was built by Jacob Wilhelm, a German settler. This building now serves as a produce stand.

Barlbort’s General Merchandise Store

Barlbort’s General Merchandise Store (c 1895) The store was acquired by Henry Barlbort, a German farmer and contractor who sold general goods, groceries, coal, and feed. Now closed, Barlbort’s store is facing an uncertain future.
Cannon at Fort Bellefontaine

Fort Bellefontaine. This site is currently a home for boys. Remnants of when this site was a military base remain. This site was also a campsite for the Lewis and Clark Expedition.

Parks and Recreation

Spanish Lake Park - Located on Spanish Pond Road, it has many amenities such as fishing, athletic fields, trails, picnic shelters and sites, playgrounds and tennis courts.

Larimore Park - This park features athletic fields, picnic shelters and sites, playground equipment and tennis courts.

Coldwater Creek and Fort Bellefontaine Park are two smaller parks located in the area.

The Columbia Bottoms Area - This area is owned by the Missouri Department of Conservation. The main feature of this site is the confluence of the Mississippi and Missouri Rivers.

Schools

Public

Spanish Lake has public schools to serve children at all grade levels. There are two elementary schools, Twillman and Larimore, and a junior high, Kirby. Hazelwood East is the high school in the community.

Parochial

There are also a number of parochial schools that serve the needs of the community. Two elementary schools, St. Aloysius and Our Lady of Loretto, and Rosary High School are located within the area, however their enrollment, especially the high school, does not draw exclusively from the Spanish Lake area.

Churches

There are seventeen churches in Spanish Lake, representing a wide variety of religious affiliations. In addition to serving this area, many of the churches draw from outside of the Spanish Lake community.
STUDY PROCESS

The St. Louis County Department of Planning has historically conducted small area studies for areas of the county that were experiencing development pressure. Previous community area studies generally addressed future land use recommendations in detail. As the county has become more developed, issues related to retaining property values and commercial services as well as maintaining aging infrastructures have surfaced. The Spanish Lake Community Area Study was undertaken in response to requests from residents to develop strategies that would maintain the quality of life in this area.

The aim of the study is to develop a vision for Spanish Lake that will guide citizens, service providers and county government in their activities and decisions for this area. Along with the vision is an action plan for achieving this future for Spanish Lake. The process heavily involved citizens of the area both in the planning and the implementation of the plan. The plan proposes to build partnerships with citizens, community resources, service providers, and government.

On September 30, 1997 a kick-off meeting was held for the Spanish Lake Community Area Study. Residents were asked to discuss their community and the issues it faces. Nearly 200 people attended. They were broken up into ten small groups and answered questions that helped assess the strengths and weaknesses of their neighborhoods. The discussions identified key issues and concerns which helped shape the direction of the study. People in attendance were asked to indicate if they wanted to be further involved in the study. Many of the people who worked on the study were recruited at this initial public meeting. Nearly 300 people participated in the Spanish Lake Community Area Study Process. Their participation ranged from attending the initial meeting to serving on the Steering Committee or a Task Force Committee to attending the Town Hall Meeting or working in the Community Garden.

STUDY COMPONENTS

Data Collection and Analysis: Information from the 1990 census and other available sources was analyzed in order to provide background information for the other plan elements. Staff reviewed previous zoning petitions and toured and photographed the area. Information about the housing stock in the area was reviewed including assessed value, change over time, and year built. Staff also looked at commercial properties, traffic counts and utility service areas to identify community issues.

Issue Identification: The issues important to the Spanish Lake Community were identified at the kick-off meeting.

Value Statement: The Value Statement was the first item the Steering Committee tackled. The purpose of the Value Statement was to articulate the core shared values that most accurately reflect a community’s deepest beliefs and ideals. A values statement is usually a collection of concepts used to undergird the directives of the plan.

Trend Statement and Scenario: The purpose of the trend statement and scenario was to look at what was happening in Spanish Lake and what the area would be like in the future if these trends continued. Each Task Force Committee handled this differently, but generally included were presentations from service providers or other experts on current conditions. The Task Force Committees discussed what this information meant in terms of what Spanish Lake is like today and what the trends were for the area. The implications for the future of the area were included in the trend statements.
Vision Statement: This is the formal expression of the overall image of what the community wants to be and how it wants to look at some point in the future. A visioning exercise was used that had Task Force Committee members think about what they would want to have happened in Spanish Lake in ten years. The Planning Department also worked with children in four classes at St. Alyosis and Our Lady of Loretto schools to involve them in the visioning process.

Action Plan: The action plan consists of the goals, objectives, and strategies for achieving the vision of Spanish Lake. From the visioning sessions, draft goals and objectives were developed. These were refined by the Steering Committee. As a group, the Task Forces developed recommended strategies for achieving the goals and objectives. With input from the Steering Committee and Task Forces, staff identified who would be responsible for the implementation and looked at the time frame for achieving the objective.

Implementation: The implementation of the plan is as important as the development of the plan. In order to insure that the plan will be followed, an implementation committee will be responsible for the oversight and review of this stage of the plan. They will review progress towards achievement of strategies and modify the schedule for implementation if necessary.

STEERING COMMITTEE

A Steering Committee of citizens and service providers was named to lead the Spanish Lake Community Area Study. The citizen representatives on the Steering Committee were selected primarily from persons who had attended the kick-off meeting. Efforts were made to balance the committee geographically from within Spanish Lake. The Committee membership also included some service providers. Service providers including the Hazelwood School District, St. Louis County Police, Missouri Department of Conservation, St. Louis County Housing Authority, St. Louis County Planning Commission, and St. Louis Metropolitan Fair Housing Task Force were selected in response to clearly identified issues that were identified at the kick off meeting.

The following persons agreed to be part of the Steering Committee:

Rev. Edwin Bass  Pastor, The Empowered Church
Dora Gianoulakis  Resident
Thomas Hiegel  Resident
Elbert Kennedy  Resident
Jerry Lapinski  Resident
Ried Lowrie  Resident
Carol Moenster  Resident
Dave Naumann  Resident
Chris Redd  Resident
Cindy Vogelsang  Resident
Gene Warmann  Resident
William Ballard  St. Louis County Planning Commission
James Hayes  St. Louis County Planning Commission
Tom Leifield  Missouri Department of Conservation
Dennis Sissom  Hazelwood School District
Mark Stroker  St. Louis County Housing Authority
Scott Roach  St. Louis County Police
Robert Trittler  St. Louis County Police
Bronwen Zwirner  St. Louis Metropolitan Equal Housing Opportunity Council

The role of the Steering Committee was to provide representation of community interests in order to assist the Department of Planning in conducting the Community Area Study. The main functions of the Steering Committee included:

Identify issues relating to the Spanish Lake Community including:
Existing land use and future development
Maintenance of housing and neighborhoods
Services available
Economic viability of community.

- **Provide specific information** about the study area, including: facilities and service needs, transportation and circulation issues, other community problems.

- **Serve in an advisory and facilitator role** on Citizen Task Force Committees, which more closely examined particular issues in the Community.

- **Maintain contact with the community** and assist in bringing to the process the widest possible representation of community concerns.

- **Provide oversight and guidance** to the Planning staff as it incorporates community input into the study process in order to assure that the final study adequately reflects community issues and solutions.

**TASK FORCES**

From the issues identified, four Task Forces were established. The Task Forces were charged with the following:

**A. Housing and Neighborhood Quality** - Property values, Condition and desirability of existing housing, Section 8 and other assisted housing, Perception of Spanish Lake area, Real Estate Agent practices, Retaining young families in area, Schools.

**B. Land Use and Future Development** - Park and recreation areas, Confluence of the Missouri and Mississippi Rivers, Future land use development in Spanish Lake, General nature of the area, Commercial development.

**C. Services: Transportation, Utilities, Public Safety, and Government** - Highway 367 and I-270, County road maintenance, Public transportation, Sidewalks, Police services, Other government services, Utilities.

**D. Economic Development** - Redevelopment and retention of existing commercial areas, Incentives for business owners to locate or remain in the area, Marketing of existing commercial areas, Image of commercial areas.

People who had indicated they wanted to be further involved in the study were contacted and asked to rank their interest in the task force subject areas. Those who responded were grouped by their first or second choice to develop task force membership that was geographically balanced.

**PROJECTS DURING THE PLANNING PROCESS**

Although the plan has not been finalized, there was great interest in getting something done long before the plan was finalized. There were six main projects during the process:

**Town Hall Meeting:** On May 11, 1998 approximately 75 people attended a Town Hall Meeting held at Hazelwood East High School. County Departments including Public Works, Planning, Highways and Traffic, Health, and Parks and Recreation as well as the Missouri Department of Conservation provided information and answered questions. St. Louis County Parks and Recreation presented information on park programs available and Public Works discussed the Property Maintenance Program.

**Community Garden:** On May 9, 1998 about 20 people worked to till the ground and plant a
community garden at the triangle at Larimore and Trampe Roads. Donated plants and much hard work resulted in an attractive garden area where a crab grass triangle previously existed. All summer, volunteers from the neighborhood have watered and weeded this community asset.

**Bulk Waste Recycling and Pick-up Grant:** In May, the St. Louis County Health Department received a grant application on the behalf of Spanish Lake to fund a bulk waste program to reduce illegal dumping in the area. The grant will involve drop-off sites for discarded materials which are not picked up during normal trash removal. The grant has been received and the project will start this fall.

**Community Living Association:** The St. Louis County Police Department, in conjunction with apartment managers in the Spanish Lake area, have partnered to coordinate information about problem tenants and apartment living issues. The purpose of this program is to avoid having problem tenants leave one apartment complex merely to move to another complex and continue to cause problems.

**Real Estate Agent and Mortgage Lender Forum:** On August 12, 1998 an informational meeting was held for real estate agents and mortgage lenders in the Spanish Lake area. Hazelwood School District, St. Louis County Department of Planning, and a local real estate appraiser presented positive information about the Spanish Lake area. The intent of this meeting is to better inform potential home buyers of the positive features of this community.

**Upcoming First Time Home Buyer Forum:** An informational forum for first time home buyers interested in homes in the Spanish Lake area is planned. This forum will cover financing, using a real estate agent, and what a home buyer needs to know to find the right house.

**ISSUE IDENTIFICATION**

At the Kick-Off meeting held September 30, 1997, nearly 200 residents of the Spanish Lake met to discuss their issues and concerns regarding their community. These issues served as the basis for the much of the planning for this area.

The following is a summary of the issues identified by residents at the Kick-Off meeting. A more detailed listing of the small group discussions is contained in Appendix A.

**Spanish Lake Area Assets**

The country-like atmosphere, open space, beautiful trees, and peace and quiet were identified as important assets of the Spanish Lake community. Location, meaning access to downtown, major highways, work and shopping were also noted. Affordable, attractive housing and wide variety of housing choices were cited as benefits. Recreational opportunities, especially Spanish Lake Park, were major assets. Good schools, churches, the hospital, police and fire protection and convenient shopping were specifically mentioned.

**Issues for the Community**

The issues identified fell into four main categories:

**A. Housing and Neighborhood Character**

Issues related to housing were viewed as the most important. Primary concerns included the large percentage of multiple family housing units in the Spanish Lake area as compared to the County as a whole. The high proportion of Section 8 or assisted housing in the area was also cited. Other problems included maintenance of multiple family units, poor screening of apartment renters, and overcrowding within the units. The trend of
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**Issues for the Community**
The issues identified fell into four main categories:

A. **Housing and Neighborhood Character**

Issues related to housing were viewed as the most important. Primary concerns included the large percentage of multiple family housing units in the Spanish Lake area as compared to the County as a whole. The high proportion of Section 8 or assisted housing in the area was also cited. Other problems included maintenance of multiple family units, poor screening of apartment renters, and overcrowding within the units. The trend of
young families moving out of the area was viewed as a problem. Another issue was a negative perception of North County. This was cited as a public relations problem as well as an inferiority complex issue for residents. Declining property values in the area were also mentioned.

Concerns included real estate practices such as bad mouthing the area, using scare tactics, not showing houses to white families, and encouraging white families to move to St. Charles County. Racial issues were mentioned, including a need to work together.

Property maintenance was an issue. Landlords who do not maintain their property as well as problems with single family owner occupants was mentioned. Occupancy permits and property conservation districts were noted as tools to help solve this problem. Problems discussed included large extended families crowded into a single residence, junk cars, tall weeds and grass, and dumping of trash. Incorporation was mentioned as an option.

Non-residents of the area coming in to attend the Hazelwood schools was an issue for the school district. There were also some concerns regarding schools in general, class size and overcrowding in particular.

B. Land use (existing and future development) and open space, including park and recreational facilities

A desire to see no new multiple family development occur in the area was emphasized.

Conservation of existing open space, whether in a park or preserving the rural “feel” of the Spanish Lake area in general, was important. The future development of the Columbia Bottom/Confluence Area by the Department of Conservation was an issue. Loss of green space, concern with the future of Spanish Lake Park and Fort Bellefontaine Park were also issues.

There were a number of concerns with commercial development. Vacant commercial buildings need to be cleaned up and redeveloped. Quality commercial development would be an asset to the area.

C. Transportation, (roads, sidewalks, and public transportation), and utilities (sewer, water, gas and electric) and other services

The confusing traffic lights and resulting dangerous intersections on Highway 367 were a concern for many residents. Bellefontaine Road, Redman Road, Interstate 270 construction, Larimore Road/Larimore Parkway, and Coal Bank Road were also traffic problems. General street repair needs and a lack of sidewalks were a problem. Most of the transportation issues concerned roads in the area. Maintenance of subdivision streets was noted. A need for sidewalks especially to serve the Gateway Accessible Housing residents was mentioned. MetroLink extension and expanding the bus routes serving the Spanish Lake area were area needs. There was also some discussion of a more direct road to downtown St. Louis. Bike paths, especially linked to the Chain of Rocks Bridge were suggested.

Some rural portions of Spanish Lake are not served by MSD sewer lines and instead have their own septic systems. Extension of MSD was a need identified by residents.

Other utility concerns included lack of storm sewers, repeated water line breaks, loss of electric power and utility tree trimming along rights-of-way. Too many trash haulers was also mentioned.

Generally, the police service and fire service for the Spanish Lake area were viewed favorably, although residents requested more police patrols in neighborhoods and in commercial areas. Community policing has been successful. A need for more neighborhood watch groups was noted.
Data showed an increase in crimes against persons such as mugging and robbery. Some residents expressed feeling less safe in this area than in the past. The issue of City versus County responsibility near the jurisdictional border was also brought up.

Traffic was a safety issue - primarily at Highway 367 intersections. An emergency vehicle lane was suggested to serve the hospital. Drivers cutting through commercial parking lots to avoid waiting at traffic lights was a concern. Careless teenage drivers were also an issue.

D. Economic Development (jobs and businesses)

Empty commercial buildings, a need to attract new businesses to the area, and a limited choice of restaurants and other retail uses issues were identified as problems. A desire to see existing commercial buildings used (and reused) rather than the construction of new buildings and additional commercial areas was expressed. The vacant GEM store was specifically mentioned.

The need for planned commercial development on a neighborhood scale rather than large intense commercial development was emphasized. Generally, the area is well served by fast food restaurants and convenience stores.

The Missouri Department of Conservation area was viewed as an economic development asset.

VALUES STATEMENT

A values statement was created by the steering committee as an attempt to capture those core, shared values that most accurately reflect the community’s deepest beliefs and ideals. A values statement is used to help gauge what really matters to local citizens, and thus, provides a set of qualitative criteria for assessing and refining a vision that is appropriate to the Spanish Lake community. This statement also establishes a structure and a context for the action plan.

Every choice the residents of Spanish Lake make for their future implies certain values in action. The values we choose to uphold as a community will determine the future we create. The following values reflect the unique character of our community and the qualities we seek to preserve and enhance as we head into the future.

We value our natural beauty. We prize our community’s natural beauty and we will strive to preserve it. Open space and recreation are also important to us. We cherish our park lands and will make efforts to continually improve them to make them safer and offer quality recreation for our children.

We also believe in quality schools and work to provide a solid educational foundation for our children. We also encourage parents to become involved in their children’s education. Spanish Lake residents recognize the importance of community safety and strive to ensure the safety and security of every community member any time of day or night. We also strive to enhance the mobility of residents by maintaining the quality of our streets and building sidewalks.

We aspire to build a better business climate by promoting investment and business opportunities consistent with the nature of the community. The businesses should respect the community’s small
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town atmosphere and natural beauty. The community offers existing commercial structures, as well as locations to construct new buildings.

We place importance on building a caring community with people united in common goals, this effort begins at the block level. We encourage positive marketing of the area to all racial and age groups. Furthermore, we aspire to create racial harmony within our neighborhoods. We also desire to portray a sense of community pride to outsiders.

TREND STATEMENT AND SCENARIO

CURRENT TRENDS AND CONDITIONS

Housing and Neighborhood Quality
Spanish Lake has good housing stock that is accessible to highways and the airport, and is in a semi-rural setting. These homes also have a variety of price ranges. The residents, some of whom have lived in Spanish Lake for generations, are neighborly and take pride in home ownership. The community has undergone change in the past ten years. Residents are witnessing people moving to the community who do not share the same pride in home ownership and do not stay in the community long. Spanish Lake is also subject to negative perceptions of the North County area.

Services
Spanish Lake has a fairly good transportation system, although deficiencies exist in several areas such as confusing highway intersections, few sidewalks, limited public transit service, and traffic problems in certain areas. Sidewalks are absent in the majority of Spanish Lake, even on most major roads. As a result, pedestrian safety issues are an on-going concern. Bus service throughout the day is limited to only one route.

Public safety issues more often involve traffic concerns rather than other crimes. The lack of turn lanes on some major roads, long lights at complicated highway intersections and lack of sidewalks are all transportation problems which result in public safety problems. Police service includes both regular “beat policing” and “neighborhood policing” programs. Data from the past three years does show an increase in overall crime of fifteen percent (15%) in Spanish Lake, although most of the increase was due to a rise in burglaries, rather than crimes against persons. Services from the fire department are being expanded through the introduction of defibrillators for cardiac arrest victims and safety inspections for housing units.

Internally, Spanish Lake is well-served by a number of east-west and north-south arterial roads such as Bellefontaine, Columbia Bottoms, Larimore, New Jamestown, Parker and Redman Roads. These arterial roads provide numerous connection points to the major highways which border Spanish Lake on the south (I-270) and west (Highway 367). Unfortunately, the intersections where the arterial roads connect to Highway 367 are poorly designed and are a traffic and safety hazard. Backups at major intersections and a lack of turn lanes cause some motorists to perform unsafe and illegal maneuvers, such as cutting through commercial properties to avoid stop lights and passing on shoulders. Because Spanish Lake is bounded by major rivers on the north (Missouri River) and east (Mississippi River), drivers who wish to get to the rest of the St. Louis metropolitan area must always travel south or west first, creating a somewhat unique traffic pattern.

The major utility concerns in the area center on sanitary and storm water sewer issues. The Metropolitan St. Louis Sewer District (MSD) provides sewer service in Spanish Lake, although some septic systems still exist. The lack of storm water sewers along some major arterial, such as Larimore Road, causes flooding problems. However, this is the responsibility of the St. Louis
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County Department of Highways and Traffic, not MSD. Flooding on Trampe Road in the depressed section under the railroad tracks is a concern.

**Economic Development**

Spanish Lake has traditionally been a bedroom community with limited commercial and employment centers. The area is not generally a “destination” for shoppers or workers. Basic services including groceries, fast food, auto service, and gasoline have always been available in Spanish Lake. Variety of goods and services has traditionally been limited and the trend is toward fewer choices as businesses close or relocate out of the area.

Commercial development is concentrated along Highway 367, Dunn Road, and Bellefontaine Road. The current trend appears to be no new commercial areas, but some reuse of existing ones. Some of the businesses recently located in the area include non-traditional business activities such as day care centers and Larimore Plantation House.

There are buildings and businesses that have a shopworn, deferred maintenance look. Some businesses are marginal and stay in business due to lack of competition or low cost of continued operation at their current location. The area also has some vacant buildings that detract from the area.

**Land Use and Future Development**

The historical development of Spanish Lake and the difficulty and expense of developing parts of the area have resulted in higher density residential land uses located in the southern and northwestern portion of the area, with lower density residential development in the north/northeastern portion of the community. This has resulted in a concentration of apartments and housing for “first time home buyers” or smaller lower cost single family housing in parts of the area.

The Spanish Lake community has not experienced any major changes in residential or commercial land use and/or associated zoning in recent years. Due in part to the questionable and/or uncertain economic environment and perception of the area, it is possible that this trend may continue into the future.

**TREND SCENARIO**

**Housing and Neighborhood Quality**

There are several implications to the phenomena the community is observing. Since some families do not live long in the community, the result is a group of transient children who are part of a school for only a few months, which creates instability. This lack of stability is also reflected in poor test scores, which creates a negative image of the school district. Residents believe that a stable school district with a better than average performance rating is the foundation of the community.

Some homes are not being properly maintained. Poorly maintained homes may affect future neighborhood home sales. It is perceived that certain residents may not be able to maintain their homes due to insufficient resources. Overcrowding in apartments and homes is also becoming more prevalent. The lack of an occupancy code in most areas of Spanish Lake may contribute to this occurrence.

Many perceive North County in an unfavorable light. This image is sometimes perpetuated by the media which focuses on negative events in the community. Other areas of the region, such as West County and St. Charles County, are perceived as more desirable. Young families are leaving the community.

If these trends continue, they will result in a poorer quality school system and unstable neighborhoods. Property values will also decline which will make the area less appealing for young families. The rich history of the community will also be lost as third and fourth generation families
leave Spanish Lake.

**Economic Development**
The direction that the Spanish Lake business community is heading has several implications for the future of the area. Fewer shopping and service choices force residents to leave the area for shopping and other services. This continues a spiral which negatively affects existing businesses. If the appearance and variety within the business areas continues to decline, it will impact the ability of Spanish Lake to attract and retain not only businesses but residents as well.

**Services**
Although traffic is not dramatically increasing as a result of new housing, without intervention traffic problems are likely to continue or increase, as the number of trips per household has increased regionally. Physical improvements such as turn lanes and reconfiguration of intersections would be necessary to improve the present conditions. Unless sidewalks are installed at least along major roads, pedestrian safety will continue to be a problem. The present level of bus service will not likely attract additional riders due to its limited routes and hours of operation.

The level of crime is currently tempered by good participation in Neighborhood Watch programs and community involvement, but maintaining that level of involvement is a constant need. Adequate fire service will be dependent on maintaining an appropriate real property tax base in the future. Flooding, sanitary and storm water sewer problems will also require additional investments to improve. While these problems are neither unique to Spanish Lake nor severe in nature, vigilance will be required to keep problems from worsening and intervention will be needed to improve current traffic and public safety problems.

**Land Use and Future Development**
Traditional commercial land use and zoning patterns are exhibited in the Spanish Lake Community. Commercial land uses and zoning are prevalent adjacent to major arterial (Highway 367 and Dunn Road) located around the periphery of the community. Smaller commercial nodes are located at major intersections within the community, i.e. Bellefontaine Road and Parker Road. Offices and service uses are turning into more intense uses, such as fast food and retail along the major arterial. A small number of non-traditional commercial uses, such as child care facilities and a historic site bed and breakfast, are being located in previously residential areas. As is prevalent in most areas of St. Louis County, the loss of small retail and service uses could potentially affect the general character of the area and allow for other less desirable uses to be established.

With the future development of the Columbia Bottom Conservation Area, in addition to the existing parks in the area, a large portion of the Spanish Lake Community will be devoted to park, preservation/conservation and nature areas. Due to the large amount of vacant land and industrially zoned property in the general area and the economic uncertainty of the area, the impact of this trend is unclear at this time.

**COMMUNITY PREFERENCE SURVEY**

When talking about what design standards should be required in a community, it is sometimes difficult for people to describe what they think is desirable or appropriate. Sometimes their comments are affected by what they think they “should” like, not what they find pleasing. In order to focus on what appeals to the community, a series of slides were shown to three of the task forces. The slides were taken of commercial developments located in St. Louis County. Staff attempted to include a variety of established as well as newer developments including shopping
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centers and individual buildings located in various communities in the county. The slides were not identified as to location. Participants were asked to rank each slide from “minus 5” to “plus 5”; the higher the number, the more they liked it. The individual scores were averaged and the slides were ranked by score.

The community preference survey slides showed a wide variety of commercial properties including retail, office and industrial/warehouse land uses. Although the commercial buildings varied widely in age and type, several overall themes could be detected once the sites were ranked by score.

Pedestrian scale buildings of two stories or less were high in the ranking. Across all types of structures, properties with extensive landscaping and green space were rated favorably by the committees.

Parking lots which received high scores were typically those with landscaped islands which provide breaks in the asphalt paving. It was also noteworthy that properties which had parking lots which were separated from the street right-of-way by grass and landscaped areas were more favorably viewed than those separated with only curbs or asphalt.

While some attractive older commercial areas with no parking space in front of their structures received high marks, for the most part residents appeared to prefer commercial developments with front parking areas. Properties with smaller parking areas ranked higher than those with vast amounts of continuous asphalt parking. The lowest ranking image was that of an older commercial property with a “roll curb” which allowed unimpeded access from any point in the street, but also required patrons to back out directly into street traffic when leaving the retail center. Participants noted that this was a safety hazard in addition to being aesthetically unappealing. Properties with more controlled egress and adequate drive aisle widths scored much higher.

Commercial areas with garish color schemes received low marks, as did those with excessive, uncoordinated signage. The committees gave properties with monument signs and more muted or traditional color patterns higher scores. Buildings with generic corporate architecture and signage ranked very low.

For industrial/warehouse properties, newer properties in business parks with a campus-style design rated much more favorably than older properties. The newer business parks generally had green space, landscaping and attractively designed parking areas, as opposed to older industrial areas which were largely utilitarian in appearance and devoid of greenery.

Unique architectural details were preferred by the committee members. While ornamental designs were more typical on older commercial buildings in the slide presentation, there were also newer properties with features such as clock towers, cupolas and dormers. These properties with residential-style design elements ranked much higher than properties with long, featureless facades. Properties with solid building materials, such as brick, were rated above those with less substantial construction.

Inviting streetscapes featuring decorative street lighting, street furniture, awnings, and wider sidewalks ranked most highly. All of these elements create a pedestrian-friendly atmosphere and in many ways conform to the concept of returning the focus to pedestrian, as opposed to automobile, traffic.

In summary, the following design elements were preferred by community participants in the visual preference survey:

C Pedestrian scale buildings - 2 story maximum height
C Attractive landscaping including a variety
of trees and shrubs (evergreen and deciduous)
C  Green space or lawn areas
C  Parking areas with landscaped islands and green buffers from street rights-of-way
C  Moderately sized parking areas in front of retail properties
C  Durable building materials, such as brick, for exterior elevations
C  Regulated signage with uniformity of size; monument signs
C  Architectural details such as clock towers, cupolas and dormers
C  Residential-style architectural ornamentation
C  Traditional colors for building exteriors and signage
C  Avoidance of garish color schemes and generic corporate architecture for chain retail
C  Limited access points to commercial properties to enhance vehicular safety
C  Campus-style design for business parks with industrial/distribution facilities
C  Inviting streetscapes which include sidewalks, decorative street lighting, street furniture, awnings and landscaping

**VISION STATEMENT**

An overall plan for a great community must answer the question what do we really want this community to be? The essential aspiration for the Spanish Lake community is to improve the quality of life for its residents. The residents must face a number of challenges today if they expect the community to remain a livable and attractive place in the future. The following is a vision for Spanish Lake:

**T**
To develop a strong community identity and a sense of pride among its residents. Spanish Lake should have a strong aesthetic appeal in both the commercial and residential areas. These characteristics should be publicized within the St. Louis region.

**T**
The safety and health of Spanish Lake residents is of utmost importance. The well being of community members should be ensured any time of day or night. This encompasses protection from crime, fire hazards and maintaining a high quality of utility services.

**T**
An effective transportation system connects residents with activities, school, work and businesses. The mobility of Spanish Lake residents must be enhanced through multimodal transportation to meet this aim. Transit for motor vehicles, bicycles and pedestrians should be included.

**T**
To develop a sustainable economic base by retaining and attracting business while balancing the needs of both the business and residential communities. The effects of economic development on the character of the community should also be considered.

**T**
Our neighborhoods should be livable places with well-maintained homes. Residents should be able to take advantage of beautiful parks and numerous recreational activities.
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GOALS FOR THE SPANISH LAKE COMMUNITY AREA STUDY

These goals, objectives, and strategies are a list of ideas generated at meetings with residents and task force members. The feasibility of the objectives and strategies has not been determined. The goals are not necessarily listed in order of importance, however, the objectives and strategies have been prioritized. As implementation of the plan occurs, the objectives and strategies and the order in which they happen may have to be adjusted.

GOAL: Create a better sense of community and identity for Spanish Lake

OBJECTIVE: Develop community identity

STRATEGIES: Increase church involvement with the community and develop church activities for teenagers.

Suggested Responsibility: Churches, residents
Timeframe: Spring 1999; On-going

Develop a public relations campaign to promote the area, including press releases for positive news from the Spanish Lake community.

Suggested Responsibility: Residents, consultant
Timeframe: Fall 1998; On-going

Foster a closer working relationship with the Suburban Journal and St. Louis Post-Dispatch newspapers to improve reporting on community activities.

Suggested Responsibility: Residents, Department of Planning
Timeframe: Fall 1998; On-going

Develop a newsletter and web page for the area. The Spanish Lake web page could be added onto existing websites such as St. Louis County’s web page on community profiles and/or the website for County municipalities through Village Profile (see examples at “www.villageprofile.com”).

Suggested Responsibility: Residents, Department of Planning
Timeframe: Summer 1999

Improve dialogue and information flow between County Government and residents through frequent contacts between community leaders and St. Louis County staff.

Suggested Responsibility: Residents, St. Louis County
OBJECTIVE: Create events which will bring Spanish Lake residents together

STRATEGIES:

Form a community improvement association with 501(c) tax status.

Suggested Responsibility: Residents, Planning Department
Timeframe: Fall 1998; On-going

Enhance cooperation between neighborhood associations to share information and promote community unity. Schedule a joint meeting of the various neighborhood groups to share action plans.

Suggested Responsibility: Residents and neighborhood associations
Timeframe: Spring 1999

Improve the cooperation between churches to encourage community outreach. Schedule a group meeting of Spanish Lake church leaders to share their agendas for the community.

Suggested Responsibility: Churches
Timeframe: Fall 1998; On-going

Organize programs like Bridges to Racial Harmony involving churches and other community groups to celebrate racial diversity in Spanish Lake.

Suggested Responsibility: Churches, community groups, FOCUS St. Louis
Timeframe: Fall 1999; On-going

Sponsor an annual picnic day at Spanish Lake County Park. The theme could be a celebration of the history of Spanish Lake. A concert and parade could be the featured attractions.

Suggested Responsibility: Residents, churches, neighborhood improvement association, businesses
Timeframe: Fall 1999; On-going

Create a logo/symbol for Spanish Lake. Hold a design contest for
development of the logo. Hire a professional graphics firm to finalize design format. Create bumper stickers and signs with the new logo promoting Spanish Lake. Explore possibility of creating banners to hang on light standards. Replace Spanish Lake welcome sign at Bellefontaine and Larimore Roads.

Suggested Responsibility: Residents, County Planning Department, consultant, utility companies, Hazelwood PTO.
Timeframe: Spring 1999; On-going

In addition to an annual event, develop more regular community events such as concerts in the park and boat races on Spanish Lake (e.g., the annual dragon boat race at Spanish Lake Park).

Suggested Responsibility: Residents, St. Louis County Department of Parks and Recreation
Timeframe: Summer 1999; On-going

GOAL: Enhance the aesthetic appeal of Spanish Lake through beautification efforts.

OBJECTIVE: Create an annual community clean-up effort.

STRATEGIES: Have area businesses, or a newly formed neighborhood improvement association, sponsor a clean-up weekend. Neighborhood leaders should meet with City of St. Louis personnel who are responsible for Operation Brightside to learn about organizational issues. Volunteers could be sought through churches, schools and neighborhood block captains.

Suggested Responsibility: Residents, churches, schools
Timeframe: Spring 1999

Annual community bulk waste pickup

Suggested Responsibility: St. Louis County Departments of Planning and Health; residents
Timeframe: Spring 1999 and on-going

OBJECTIVE: Develop more appealing commercial areas, particularly retail centers.
STRATEGIES:

*Flower planters and decorative street lights should be installed in the Bellefontaine Road commercial area.*

Suggested Responsibility: St. Louis County Planning, Economic Council, business owners
Timeframe: Summer 2000

*Community gardens should be developed where land is available in rights-of-way or where willing land owners will permit.*

Suggested Responsibility: Residents
Timeframe: First community garden planted Spring 1998; future developments should be on-going

*Target inspections by the St. Louis County Department of Public Works to determine building code violations and cite owners accordingly. Establish a mechanism for loans or grants for those who cannot afford to comply with requirements.*

Suggested Responsibility: St. Louis County Council, St. Louis County Economic Council and Public Works Department
Timeframe: Fall 1999

*Establish guidelines for landscaping and aesthetics in commercial areas, especially Bellefontaine, Highway 367 and Dunn Road.*

Suggested Responsibility: St. Louis County Planning
Timeframe: Summer 1999

*Study the possibility of creating a Community Improvement District (CID).*

Suggested Responsibility: St. Louis County Planning and Economic Council
Timeframe: Summer 1999

OBJECTIVE: Assist elderly residents with property maintenance.

STRATEGIES:

*Develop a community service program through churches and schools to assist elderly residents with either physical or financial limitations with the upkeep of their yards. Explore use of the “Christmas in April” program for repairing residential properties of low-income homeowners.*
Suggested Responsibility: Churches and volunteers  
Timeframe: Spring 1999

*Provide a list of contractors to Spanish Lake residents who require home improvements.*

Suggested Responsibility: St. Louis County Older Residents Program (CORP), churches  
Timeframe: On-going

**OBJECTIVE:** Stop illegal dumping in roadside ditches and on vacant lots.

**STRATEGIES:** Install “No Littering” signs indicating fine amounts for problem litter areas.

Suggested Responsibility: St. Louis County Departments of Highways and Traffic; County Police  

**GOAL:** Promote the public safety and health of the Spanish Lake community.

**OBJECTIVE:** Lower crime rate

**STRATEGIES:** *Have police on bicycles and foot patrol mingling with residents*

Suggested Responsibility: St. Louis County Police  
Timeframe: On-going

*Hold block parties and other activities to encourage neighbors to get to know one another.*

Suggested Responsibility: Block Captains, Fire Protection District  
Timeframe: Summer 1999

*Participate in “National Neighborhood Night Out”*

Suggested Responsibility: Block Captains, St. Louis County Police  
Timeframe: August 1999 and annually thereafter

*Open a police substation in Spanish Lake*

Suggested Responsibility: St. Louis County Police
OBJECTIVE: Decrease fire hazard potential

STRATEGIES: Study the need for additional fire protection facilities or improvements.

Suggested Responsibility: Spanish Lake Fire Protection District
Timeframe: Fall 2000

Advertise the availability of the Spanish Lake Fire Protection District’s smoke detector program which provides free smoke detectors to the elderly and disabled. Promote awareness of the need for smoke detectors through the community newsletter and other civic organizations.

Suggested Responsibility: Neighborhood improvement association and Spanish Lake Fire Protection District
Timeframe: Summer 1999

Eliminate safety problems at specific sites (e.g. illegal tank storage).

Suggested Responsibility: St. Louis County Public Works
Timeframe: Immediate and on-going

Have a collection for disposal of household hazardous waste.

Suggested Responsibility: Metropolitan St. Louis Sewer District (MSD)
Timeframe: Summer 1999

OBJECTIVE: Maintain consistent, high quality utility service to all areas of Spanish Lake.

STRATEGIES: Require that dead tree removal and tree trimming program work performed by utility companies be done in a way to maintain the area’s attractiveness.

Suggested Responsibility: Utility companies and private owners
Timeframe: On-going

Improve water quality especially where water lines dead end.
Suggested Responsibility: St. Louis County Water Company
Timeframe: To be determined by St. Louis County Water Company

GOAL: Maintain a safe and efficient transportation system with travel alternatives for all residents.

OBJECTIVE: Decrease pedestrian hazards.

STRATEGIES:

Add sidewalks and street lights to major arterial roads such as Bellefontaine, Larimore, Parker and Trampe. Extend sidewalks along main roads to all schools, including sidewalk along Larimore Road to St. Aloysius School. Add sidewalk to Coal Bank and Lilac Roads to provide pedestrian access to post office. Add sidewalk from Gateway Accessible housing development on Spanish Pond Road to Spanish Lake Park to serve disabled residents.

Suggested Responsibility: County Highway Department
Timeframe: Summer 1999-2000 for Bellefontaine sidewalks; on-going for other areas.

Explore possibility of expanding bus service in Spanish Lake area.

Suggested Responsibility: Bi-State Development Agency
Timeframe: On-going

Explore bike path options along Bellefontaine Road.

Suggested Responsibility: St. Louis County Highways
Timeframe: Summer 1999

Improve Trampe Road Culvert

Suggested Responsibility: St. Louis County Department of Highways and Traffic
Timeframe: Summer 1999

Sponsor educational programs through schools on pedestrian and bicycle safety

Suggested Responsibility: FPD/Police
Timeframe: Fall 2000; On-going
OBJECTIVE: Improve efficiency of existing major road network.

STRATEGIES:  

*Widen Bellefontaine Road to allow for a center turn lane.*  
Suggested Responsibility: St. Louis County Highways  
Timeframe: Summer 1999

*Continue improvements to traffic light synchronization on Highway 367.*  
Suggested Responsibility: MODOT  
Timeframe: On-going

*Work to build consensus on design for construction of grade separated intersections on Highway 367 at Dunn, Redman, Parker and New Jamestown Roads. Add project to the 3-year Transportation Improvement Program (TIP).*  
Suggested Responsibility: MODOT  
Timeframe: Summer 2000

*Increase police patrols to reduce traffic violations (passing on shoulder, running lights, cutting through commercial properties to avoid traffic signals, etc.)*  
Suggested Responsibility: St. Louis County Police  
Timeframe: On-going

*Investigate reopening Coal Bank Road at City/County border.*  
Suggested Responsibility: City of St. Louis Street Department and St. Louis County Highways  
Timeframe: Summer 1999

OBJECTIVE: Reduce speeding on certain residential streets

STRATEGIES:  

*Increase radar monitoring and patrol of streets*  
Suggested Responsibility: St. Louis County Police  
Timeframe: On-going

Study addition of stop signs or other traffic solutions where necessary on Criterion Avenue and other problem streets.
OBJECTIVE: Eliminate improper parking on residential streets which may lead to emergency vehicle problems (double parking or parking too far from curb).

STRATEGIES:  
*Signs, warnings and tickets*

Suggested Responsibility: St. Louis County Police  
Timeframe: Immediate and on-going

GOAL: Create new commercial opportunities including improved retail choice for residents and new businesses for job growth.

OBJECTIVE: Create a business association to promote Spanish Lake

STRATEGIES:  
*Schedule a joint meeting between Spanish Lake business owners and officers from several of the successful business organizations/chambers of commerce in St. Louis County to discuss how the associations were formed and financed. The St. Louis County Economic Council should assist in developing goals and strategies for the organization. The St. Louis County Department of Planning should study marketing plans developed by other communities to determine what strategies could be used in Spanish Lake. Development of a Spanish Lake web page should be encouraged.*

Suggested Responsibility: Business, North County Incorporated and Florissant Valley Chamber of Commerce, St. Louis County Economic Council, St. Louis County Department of Planning  
Timeframe: Summer 2001

OBJECTIVE: Revitalize Belle Parke Plaza and adjacent commercial properties

STRATEGIES:  
*Owner of Belle Parke Plaza to be contacted by the St. Louis County Economic Council and Department of Planning to discuss his plans for the property.*

Suggested Responsibility: St. Louis County Department of Planning and Economic Council  
Timeframe: Summer 1999

*Explore potential use of economic development tools such as tax*
increment financing, community improvement districts, Chapter 353, and beautification grants for rights-of-way.

Suggested Responsibility: St. Louis County Department of Planning and Economic Council
Timeframe: Summer 1999

*Develop ideas for improving this area as a “town center” by sponsoring a planning charette.*

Suggested Responsibility: American Planning Association, St. Louis University Public Policy Department, St. Louis County Department of Planning, Washington University School of Architecture.
Timeframe: Spring 2000

**OBJECTIVE:** Capitalize on the spillover effects of visitors to the Columbia Bottom (Confluence) conservation area.

**STRATEGIES:**

*Explore what changes are necessary to the St. Louis County zoning code to permit “bed and breakfasts” in Spanish Lake.*

Suggested Responsibility: Department of Planning and Planning Commission
Timeframe: Fall 1998

*Identify and promote historic homes in the area through a historic designation program and house tours.*

Suggested Responsibility: Spanish Lake Historical Society, St. Louis County Parks Department, Missouri Historical Society
Timeframe: Winter 1998 and on-going

*Study the possibility of developing a hotel and/or bed & breakfast establishments on Columbia Bottom Road to serve visitors (hikers and cyclists) of the Columbia Bottom nature area. One community suggestion was developing the Villa Gesu property into an “Old World”-style hotel if it becomes available for redevelopment.*

Suggested Responsibility: St. Louis Economic Council
Timeframe: On-going

*Develop liaison with the City of St. Louis to coordinate on projects affecting the Spanish Lake area.*
Suggested Responsibility: St. Louis County Planning Department & St. Louis Community Development Agency (CDA)
Timeframe: On-going

OBJECTIVE: Increase occupancy of businesses along Bellefontaine Road, Highway 367 and I-270 (Dunn Road). Redevelop abandoned and unused commercial and industrial sites.

STRATEGIES:

Utilize a business association to promote availability of retail/office space in Spanish Lake.

Suggested Responsibility: St. Louis County Economic Council, Business owners, North County Incorporated, Florissant Valley Chamber of Commerce, North County Chamber of Commerce, new community improvement association.
Timeframe: Summer 1999; On-going

Encourage the development of family restaurants, not fast food establishments. A formal request letter should sent from community leaders to the St. Louis County Planning Commission.

Suggested Responsibility: St. Louis County Planning Department and Planning Commission
Timeframe: Fall 1998 and with future zoning decisions

Market the area to encourage a diverse retail mix including specialty food stores, restaurants, and neighborhood-oriented retail establishments.

Suggested Responsibility: St. Louis County Department of Planning and Economic Council
Timeframe: Spring 2000 and on-going

Promote the availability of office space for doctors and dentists. Check with local medical professional organizations to determine if there is a newsletter or other means of communication through which space availability could be advertised.

Suggested Responsibility: St. Louis County Economic Council, business association
Timeframe: Spring 2000; On-going

OBJECTIVE: Redevelop the old GEM store site on Dunn Road.
STRATEGIES: Direct the St. Louis County Economic Council to contact the property owner of the GEM store site and discuss his plans for the site. The possibility of blighting the property to allow for use of economic development incentives should be considered. Among the potential options are development of a business park, single family housing, a community center, or a Hazelwood School District facility. The Economic Council should meet with the school district to review discussions which have taken place to date concerning this property.

Suggested Responsibility: St. Louis County Economic Council
Timeframe: Fall 1998

OBJECTIVE: Development of a Farmers Market, similar to Kirkwood Farmers Market, featuring produce from North County farms.

STRATEGIES: Once a business association is formed (or group of business leaders identified), meet with area farmers (Herman's Farm, Grelle's Farm) to determine their level of interest in participating in such a plan. Schedule a meeting with the business manager of Kirkwood Farmers Market, University City Farmers Market, or similar facility to find out about business agreements, management and rent structures. Determine what locations would be feasible for an outdoor market in terms of availability, parking, etc.

Suggested Responsibility: Residents, businesses
Timeframe: Spring 2002

GOAL: Stabilize the housing market to promote desirability of Spanish Lake and improve the quality of its housing stock.

OBJECTIVE: Maintain the low-density, semi-rural character of Spanish Lake.

STRATEGIES: The St. Louis County Planning Commission is hereby directed to avoid higher density rezonings in those portions of Spanish Lake which currently are low density or adjacent to agricultural or park lands (north and east).

Suggested Responsibility: St. Louis County Planning Department, St. Louis County Planning Commission
Timeframe: On-going
OBJECTIVE: Encourage owner occupancy of multiple family and attached housing units.

STRATEGIES: Research conversion of apartments to condominiums to increase owner-occupancy and ownership in the community.

Suggested Responsibility: St. Louis County Department of Planning, Economic Council
Timeframe: 2002

OBJECTIVE: Discourage new multi-family units from being constructed in Spanish Lake.

STRATEGIES: Rezonings for multi-family use should not be recommended by the St. Louis County Planning Commission or permitted by the St. Louis County Council for the Spanish Lake area. All such rezonings are strongly discouraged by this plan.

Suggested Responsibility: St. Louis County Planning Commission and County Council
Timeframe: On-going

OBJECTIVE: Improve tenant selection and retention procedures in apartment complexes in Spanish Lake area

STRATEGIES: Implement program to share information about problem tenants among property/apartment managers

Suggested Responsibility: St. Louis County Police and Apartment Managers
Timeframe: Fall 1998; On-going

Encourage strict policies regarding tenant behavior within apartment complexes in Spanish Lake. Distribute and publicize the values statement so new tenants and homeowners are aware of community expectations.

Suggested Responsibility: St. Louis County Police Department and Apartment Managers
Timeframe: On-going

Work closely with the Hazelwood School District to monitor occupancy and insure that students are legitimate residents of the school district.

Suggested Responsibility: St. Louis County Police, apartment managers, Hazelwood School District
OBJECTIVE: Violations of housing codes must be strictly enforced. Inspection of units should be required upon any change in occupancy.

STRATEGIES: Promote the establishment of a property conservation district throughout the entire Spanish Lake community.

Suggested Responsibility: Citizens and St. Louis County Departments of Planning and Public Works
Timeframe: Summer 1999

OBJECTIVE: End unfair realtor practices such as continuous solicitation of homeowners to sell their properties. Stop blockbusting.

STRATEGIES: Have the Equal Housing Opportunity Council monitor real estate agents in the area to detect any illegal practices and take appropriate action. If necessary, lawsuits could be enacted to stop illegal steering and blockbusting.

Suggested Responsibility: Residents and Equal Opportunity Council
Timeframe: Spring 1998

OBJECTIVE: Encourage young residents to stay in the community and purchase homes when they enter the housing market.

STRATEGIES: Develop a homeowner incentive program to assist young homebuyers with closing costs.

Suggested Responsibility: Banks and lending institutions
Timeframe: Spring 1999

Hold home buyer education programs targeting the Spanish Lake housing market.

Suggested Responsibility: St. Louis County Department of Planning, Neighborhood Housing Services
Timeframe: Spring 1999

Create a home equity program that would have portions of rent payments go toward the down payment on a home in the Spanish Lake area.

Suggested Responsibility: Apartment Managers, St. Louis County
GOAL: Create exceptional recreational opportunities to attract both visitors and new home owners.

OBJECTIVE: Improve the Columbia Bottom Conservation Area to make it a regional attraction.

STRATEGIES: The Missouri Department of Conservation should consider an array of potential improvements including horse trails, hiking trails, improved access roads, boat ramp, parking, and restrooms. A museum/interpretive center could be created (similar to Powder Valley Nature Center) to educate visitors on the ecology of the river bottoms. A bike trail linking the Columbia Bottom area with the pedestrian Chain of Rocks bridge should be developed. A link to the Katy trail could also be explored.

Suggested Responsibility: Missouri Department of Conservation
Timeframe: Fall 1998; On-going

OBJECTIVE: Study the development of a variety of recreational/cultural facilities to enhance livability; special emphasis on youth activities. The following strategies were suggested by residents.

STRATEGIES: Explore development of a golf course

Suggested Responsibility: Private developers, St. Louis County
Timeframe: Fall 2002

Community center for youths sponsored by area churches and schools

Suggested Responsibility: YMCA, churches, Boys and Girls Club, St. Louis County Parks Department
Timeframe: Spring 2001

New park at Missouri Hills Campus (currently owned by Missouri Division of Youth Services)

Suggested Responsibility: State of Missouri, St. Louis County Parks, St. Louis County Department of Planning
Timeframe: Summer/Fall 2002
Create a historic education center at Villa Gesu

Suggested Responsibility: State of Missouri, Hazelwood School District, Archdiocese of St. Louis
Timeframe: Fall 2002

Open Fort Bellefontaine County Park for public use pending environmental mediation.

Suggested Responsibility: St. Louis County Parks Department
Timeframe: Summer 2001

Promote efforts of the Spanish Lake Historical Society

Suggested Responsibility: St. Louis County Parks, Missouri Historical Society
Timeframe: Spring 1999; On-going
FUTURE LAND USE RECOMMENDATIONS

One of the many objectives of the Community Area Study is also to improve the land development decision making process in areas anticipated to experience development pressures or redevelopment opportunities. The information contained in the study provides projections for various interested parties who anticipate and need to evaluate land use trends, demographic changes and program infrastructure improvements within the study area. More important, the study is intended to provide guidelines which can be applied to specific zoning petitions and other planning decisions to maintain an overall consistency in the transition of the areas to be developed or redeveloped, even though the process may take many years.

With respect to future land use in the Spanish Lake area it is recommended that:

- Natural and unique aesthetic qualities of the area should be preserved in public or common ground open space whenever possible.
- Residential subdivision development should be environmentally sensitive and in keeping with surrounding development.
- Ensure that infill developments are compatible with the surrounding area and promote the desired character of the Spanish Lake community.
- Identify and establish development/redevelopment areas via master plans and create specific land development guidelines in addition to zoning and subdivision regulations.

IMPLEMENTATION GUIDE

A master plan is most effective if it is “actionable”; in other words, able to achieve results. The goals and objectives featured in the plan should become a catalyst for change. By creating a plan for the future, change has already been set in motion. Once that momentum has been started, the onus is on the community to continue that momentum. Active and on-going recruitment of residents to participate in projects is the key to keeping the vision alive. It is through this active involvement in improving the community that change should come about.

Not only should residents participate in projects that will enhance the community, but they should oversee the progress being made per the plan. An implementation committee that is composed of citizens and St. Louis County Government representatives will be formed to monitor progress. The directive of this committee is to be a watchdog of the implementation process. This group will observe what actions should be taking place and the status of these projects. If a project is not occurring, or is not on schedule, they should determine why and set the project back on course. Another duty of this group is to take advantage of new opportunities and assess how they fit into the scope of the plan. This committee should meet on an annual basis and produce a progress report.

A non-profit community improvement association will be another critical component to the success of the plan. The community association will be the body to articulate problems and suggest solutions to solve these problems. Furthermore, this association will coordinate projects, acquire funding, and be a clearinghouse of information for the area. This group will not stand alone,
however. A partnership with St. Louis County Government should be cultivated. Together, these two entities will assure the revitalization of the Spanish Lake community.

Community associations and institutions are crucial to the vitality of Spanish Lake. Task force members were asked to identify community assets at the final task force meeting. The results of this identification process are compiled in two diagrams which are featured in Appendix E. The first depicts the citizen associations that could be of assistance to the community in solving problems. The intent is to focus on common interests and activities to galvanize to address common concerns. The second diagram identifies the local institutions that may be helpful in the pursuit of improving the community. These institutions already have an influence in the community and should be mobilized to address the solutions to the identified needs. These asset maps can be updated and altered as the projects are implemented.

Spanish Lake has a number of assets and resources to draw upon to revitalize the community. Once all the pieces come together, the effect will be intense. Spanish Lake can become the community its residents desire.
SUMMARY OF SMALL GROUP DISCUSSIONS

September 30, 1997 was the kick-off meeting for the Spanish Lake Community Area Study. Residents were asked to discuss their area and the issues it faced. Nearly 200 people attended. They were broken up into ten small groups and answered the questions listed below. The key issues and concerns shared by many of the participants were rental housing in the Spanish Lake area and the intersections along Highway 367. This is a summary of the discussion group results.

1. What do you feel are the assets of the Spanish Lake area?
All groups, in one way or another, cited the country-like atmosphere, open space, beautiful trees, and peace and quiet as an asset of the Spanish Lake Community. Location, meaning access to downtown, major highways, work and shopping were also noted by all groups. Affordable, attractive housing and wide variety of housing choices were noted specifically by most groups as positive aspects. Recreational opportunities especially Spanish Lake Park, were important assets. Good schools, churches, the hospital, police and fire protection and convenient shopping were specifically mentioned by about half the groups.

2. What are the problems that need to be addressed in your community?
Issues related to housing were mentioned by all groups. Primary concerns included the large percentage of housing units that are multiple family housing units in the Spanish Lake area as compared to the county as a whole. The high proportion of section 8 or assisted housing in the area was also cited. Many groups noted problems of maintenance of multiple family units, poor screening of apartment renters, and overcrowding within the units. Another theme which appeared in most groups was problems related to real estate agents and the housing market in Spanish Lake. Comments included real estate agents steering people away from the area, scaring existing residents into wanting to sell now, and negative comments regarding the school district which also discouraged buyers. Participants were concerned about the trend of young families moving out of the area. Declining property values in the area were mentioned in several groups. Several residents indicated that requiring occupancy permits might solve some problems.

Road problems constituted the next most often mentioned problems. The confusing traffic lights and resulting dangerous intersections on Highway 367 were a concern for nearly all groups. Bellefontaine Road, Redman Road, Interstate 270 construction, Larimore Road/Larimore Parkway, and Coal Bank Road were mentioned. General street repair needs were cited by some residents. Lack of sidewalks were a problem.

Another theme brought out in several groups was a negative perception of North County. This was cited as a public relations problem as well as an inferiority complex issue for residents.

Empty commercial buildings, a need to attract new businesses to the area, and limited choice of restaurants and other retail uses were mentioned by most groups as a problem in the area.

Loss of green space, concern with the future of Spanish Lake Park and Fort Bellefontaine Park were also concerns in some groups.

3. In Spanish Lake, what are the issues related to the following:

A. Housing and Neighborhood Character
Many of the issues brought up in answer to this question were mentioned in the discussion of question 2. Concerns included real estate practices such as bad mouthing the area, using scare tactics, not showing houses to white families, encouraging white families to move to St. Charles County.
Racial issues were mentioned, including a need to work together. Participants also emphasized the prevalence of multiple family units, including assisted housing, pointing out that the Spanish Lake area had more than their fair share.

Property maintenance was an issue. Landlords who do not maintain their property as well as problems with single family owner occupants was mentioned. A number of groups mentioned occupancy permits and property conservation districts as a tool to help solve this problem. Examples of problems discussed included large extended families crowded into a single residence, junk cars, tall weeds and grass, and dumping of trash. A few groups suggested that incorporation would be desirable.

Non residents of the area coming in to attend the Hazelwood schools was mentioned by a number of groups. There were also some concerns regarding schools in general, class size and overcrowding in particular. Some groups mentioned a lack of activities for young people.

Lack of sidewalks particularly to serve the needs of residents of the Gateway Accessible Housing residents was a concern.

B. Land use (existing and future development) and open space, including park and recreational facilities

The proposal by Stream Teach to establish a white water rafting facility from Sunfish Lake was discussed in most groups. Although the general sentiment seemed to be opposition to this idea, persons in a number of groups thought that the idea had merit and should be examined further. Conservation of existing open space, whether in a park or preserving the rural “feel” of the Spanish Lake area in general was important in most groups. The future of Fort Bellefontaine Park and the Department of Conservation Confluence area were noted as issues for the area.

Many groups noted concerns with existing commercial development. Vacant commercial buildings need to be cleaned up and redeveloped. Quality commercial development would be an asset to the area.

A desire to see no new multiple family development occur in the area was emphasized.

C. Transportation, (roads, sidewalks, and public transportation), and utilities (sewer, water, gas and electric)

Most of the transportation issues concerned roads in the area. Highway 367 intersections and the traffic signals were noted as a major problem. Bellefontaine Road was also a problem area. A number of persons indicated that Bellefontaine Road needed to be widened, however left hand turn lanes were also mentioned as a way to deal with the traffic. The number of stop lights along Bellefontaine Road was also a concern. Congestion at I-270 and Bellefontaine was a problem. Maintenance of subdivision streets was a concern in some groups. The need for more street lights and sidewalks was noted.

Most groups wanted to see Metro Link extended to serve this area. Several groups mentioned the need for maintaining and expanding the bus routes serving the Spanish Lake area. There was also some discussion of a more direct road to downtown St. Louis. Bike paths, especially linked to the Chain of Rocks Bridge were suggested.

Some rural portions of Spanish Lake are not served by MSD sewer lines and instead have their own septic systems. Extension of MSD was a need identified by residents. Other utility concerns expressed included lack of storm sewers, repeated water line breaks, loss of electric power and utility tree trimming along right of way. Too many trash haulers was also mentioned.

D. Economic Development (jobs and businesses)

Many groups expressed a desire to see existing
commercial buildings used (and reused) rather than the construction of new buildings and additional commercial areas. The vacant GEM store was specifically mentioned. It was suggested that St. Louis County Economic Council work to improve the business climate in the Spanish Lake area. Credits and incentives to businesses and employers could be used to help revitalize the area.

Residents emphasized a need for planned commercial development on a neighborhood scale rather than large intense commercial development. The groups felt that the area was well served by fast food restaurants and convenience stores and that no more were needed.

The Missouri Department of Conservation area was viewed as an economic development asset.

E. Public Safety
Generally, the police service and fire service for the Spanish Lake area was viewed favorably, although some residents felt more police patrols were needed in neighborhoods and in commercial areas. Community policing was noted as successful. A need for more neighborhood watch groups was noted. Some groups mentioned an increase in personal crime including mugging and robbery. Some residents expressed feeling less safe in this area than in the past. The issue of City verses County responsibility near the jurisdictional border was also brought up.

Traffic was mentioned as a safety issue in many groups - primarily Highway 367 intersections. An emergency vehicle lane was suggested to serve the hospital. Drivers cutting through commercial parking lots to avoid waiting at traffic lights was a concern. Careless teenage drivers were mentioned as a concern.

A need for sidewalks especially to serve the Gateway Accessible Housing residents was mentioned in several groups. A need for more street lights was also noted.

4. Are there other issues important to the Spanish Lake area?
Many of the issues raised in answer to this question are included in other questions. However, some points were made in answer to this question that appear nowhere else:
- Trees should not be planted near power poles (limbs get into lines and can cause power outages during wind or snow/ice storms.
- Need to find a way to communicate with residents for public meetings.
- Portable basketball goals rolled into street and basketball played in the street without giving right-of-way for cars
- White flight
- Ground water seepage
- More ethnic diversity at meetings

5. Of the issues identified, what are the three most important to you?
The following were reported as the most important issues identified. Some groups identified more than three issues.

- Amount of rental multiple family/assisted housing in area (6)
- Redevelop and retain existing commercial areas (5)
- Conserving and enhancing open space and parks (3)
- Negative perception of North County, lack of identity for Spanish Lake (3)
- Highway 367 intersections (3)
- Declining property values (2)
- Local provision of government services (2)
- Maintaining residential character of community (2)
- Maintaining single family houses and neighborhoods in good condition (2)
- Maintaining quality and improving
• desirability of Hazelwood Schools (2)
• Bad real estate practices (1)
• Need sidewalks (1)
• Need activities for youth (1)
• Public safety (1)
• Racial change in the area (2)
• Young couples not moving into area (1)

6. **What can community leaders and residents do to effectively address these problems?**

   About half the groups did not have time to answer the last two questions. The groups who did emphasized working together and getting involved in the community at the grass roots level. Any organization should be diverse and represent a cross section of the community. They asked that government be responsive to the needs and interests of residents.

7. **What can state and local government do to effectively address these problems?**
# TRAFFIC COUNT COMPARISON FOR SPANISH LAKE AREA 1990-1996

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<th>Street</th>
<th>Location/Cross Street</th>
<th>1990 Average Weekday Traffic</th>
<th>1996 Average Weekday Traffic</th>
<th>% Change 1990-1996</th>
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<td>North of I-270</td>
<td>24,050</td>
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<td>North of Larimore Parkway</td>
<td>19,720</td>
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<td>East of Lilac</td>
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<td>Columbia Bottom Rd</td>
<td>South of Prigge</td>
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<td>Larimore Road</td>
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<td>6,030</td>
<td>6%</td>
</tr>
<tr>
<td>Larimore Road</td>
<td>West of Columbia Bottom</td>
<td>900</td>
<td>1,140</td>
<td>27%</td>
</tr>
<tr>
<td>Lilac Avenue</td>
<td>South of Coal Bank</td>
<td>5,410</td>
<td>5,550</td>
<td>3%</td>
</tr>
<tr>
<td>Lilac Avenue</td>
<td>North of I-270</td>
<td>6,090</td>
<td>5,970</td>
<td>-2%</td>
</tr>
<tr>
<td>New Jamestown Road</td>
<td>West of Bellefontaine</td>
<td>3,390</td>
<td>4,100</td>
<td>21%</td>
</tr>
<tr>
<td>New Jamestown Road</td>
<td>East of Highway 367</td>
<td>4,170</td>
<td>4,650</td>
<td>12%</td>
</tr>
<tr>
<td>Parker Road</td>
<td>East of Hwy. 367</td>
<td>9,350</td>
<td>9,540</td>
<td>2%</td>
</tr>
<tr>
<td>Parker Road</td>
<td>West of Bellefontaine</td>
<td>6,170</td>
<td>4,800</td>
<td>-22%</td>
</tr>
<tr>
<td>Prigge Road</td>
<td>East of Larimore</td>
<td>1,420</td>
<td>1,740</td>
<td>23%</td>
</tr>
<tr>
<td>Prigge Road</td>
<td>West of Columbia Bottom</td>
<td>740</td>
<td>1,100</td>
<td>49%</td>
</tr>
<tr>
<td>Redman Road</td>
<td>East of Hwy. 367</td>
<td>7,800</td>
<td>5,970</td>
<td>-23%</td>
</tr>
<tr>
<td>Redman Road</td>
<td>West of Bellefontaine</td>
<td>6,820</td>
<td>5,100</td>
<td>-25%</td>
</tr>
<tr>
<td>Spanish Pond Road</td>
<td>East of Bellefontaine</td>
<td>3,020</td>
<td>4,270</td>
<td>41%</td>
</tr>
<tr>
<td>Trampe Road</td>
<td>East of Bellefontaine</td>
<td>6,100</td>
<td>6,050</td>
<td>-1%</td>
</tr>
</tbody>
</table>

**Total of All Road Traffic Counts**: 183,520 184,950 1%

Note: Traffic counts for Parker, Prigge and Redman Roads are from 1989 due to lack of data from 1990.

Source: St. Louis County Department of Highways and Traffic, Traffic Division
<table>
<thead>
<tr>
<th>PETITIONER</th>
<th>REQUEST</th>
<th>PROPOSED USED</th>
<th>ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.C. 68-93 Habetler Florist</td>
<td>Amended C-8</td>
<td>Advertising sign</td>
<td>Denied</td>
</tr>
<tr>
<td>P.C. 103 &amp; 104-93 QuikTrip and Hardee's</td>
<td>C-8 to C-2 with C.U.P.</td>
<td>Fast food restaurant, gas station with convenience store</td>
<td>C-8 to C-2 Ordinance 16,852</td>
</tr>
<tr>
<td>P.C. 147 &amp; 148-93 Professional Equities</td>
<td>C-8 to R-6AA</td>
<td>Single family</td>
<td>Approved Ordinances 16,883 &amp; 16,884</td>
</tr>
<tr>
<td>P.C. 44-94 Pipefitters</td>
<td>C.U.P. in PS</td>
<td>Golf course</td>
<td>Approved, C.U.P. #707</td>
</tr>
<tr>
<td>P.C. 60-94 Kinealy</td>
<td>R-2 to C-8</td>
<td>Mobile cellular office, sales and service</td>
<td>Approved, Ordinance 17,132</td>
</tr>
<tr>
<td>P.C. 114-94 One Comm</td>
<td>C-3 to C-8</td>
<td>Broadcast, transmission relay tower, all C-7 uses</td>
<td>Approved, Ordinance 17,345</td>
</tr>
<tr>
<td>P.C. 31 &amp; 32-95 Hardee's</td>
<td>C.U.P. and Amended C.U.P. in C-2</td>
<td>Fast food restaurant</td>
<td>Withdrawn by petitioner</td>
</tr>
<tr>
<td>P.C. 77-95 Bassett</td>
<td>Amended C-8</td>
<td>Day care center</td>
<td>Approved, Ordinance 17,757</td>
</tr>
<tr>
<td>P.C. 89-95 San Francisco Temple</td>
<td>C.U.P. in R-3</td>
<td>Nursing home</td>
<td>Withdrawn by petitioner</td>
</tr>
<tr>
<td>P.C. 30-96 Bovey</td>
<td>LPA in R-3</td>
<td>Bed and breakfast, wedding reception facility</td>
<td>Approved, Ordinance 18,098</td>
</tr>
<tr>
<td>P.C. 53-96 St. Mary's</td>
<td>C.U.P. in R-3</td>
<td>Foster home for handicapped children</td>
<td>Approved, C.U.P. #736</td>
</tr>
<tr>
<td>P.C. 56-96 Gardocki</td>
<td>Development Plan in M-3</td>
<td>Office/warehouse</td>
<td>Denied</td>
</tr>
<tr>
<td>P.C. 65-96 Coastal</td>
<td>C-2 to C-8</td>
<td>Filling station, convenience store, and canopy</td>
<td>Approved, Ordinance 18,259</td>
</tr>
<tr>
<td>P.C. 12-97 A T &amp; T</td>
<td>C.U.P. in C-2</td>
<td>100' telecommunication tower</td>
<td>Withdrawn by petitioner</td>
</tr>
<tr>
<td>P.C. 29-97 Wozniak (Jack-in-the-Box)</td>
<td>C-2 to C-8</td>
<td>Fast food restaurant</td>
<td>Approved, Ordinance 18,647</td>
</tr>
<tr>
<td>P.C. 67-97 Volz-Taveras</td>
<td>C.U.P. in R-4</td>
<td>Child care center</td>
<td>Approved, C.U.P. #756</td>
</tr>
<tr>
<td>P.C. 9-98 Blackstone</td>
<td>Amended C-8</td>
<td>Walgreen's</td>
<td>Approved, Ordinance 18,878</td>
</tr>
<tr>
<td>P.C. 70-98 Casey General Store</td>
<td>C.U.P. in C-2</td>
<td>Convenience store with gas pumps</td>
<td>Pending, Fall, 1998</td>
</tr>
</tbody>
</table>
## SPANISH LAKE COMMUNITY AREA STUDY DATA

<table>
<thead>
<tr>
<th></th>
<th>1990 Census Data</th>
<th></th>
<th>1980 Census Data</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Census Tract 2101</td>
<td>Census Tract 2107</td>
<td>Total</td>
</tr>
<tr>
<td>Population</td>
<td>6,432</td>
<td>14,369</td>
<td>20,801</td>
</tr>
<tr>
<td>White</td>
<td>6,006</td>
<td>10,937</td>
<td>16,943</td>
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<tr>
<td>Black</td>
<td>346</td>
<td>3,228</td>
<td>3,574</td>
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<tr>
<td>Other</td>
<td>80</td>
<td>204</td>
<td>284</td>
</tr>
<tr>
<td></td>
<td>6,622</td>
<td>14,445</td>
<td>21,067</td>
</tr>
<tr>
<td></td>
<td>6,444</td>
<td>13,121</td>
<td>19,565</td>
</tr>
<tr>
<td></td>
<td>130</td>
<td>1,161</td>
<td>1,291</td>
</tr>
<tr>
<td></td>
<td>48</td>
<td>163</td>
<td>211</td>
</tr>
<tr>
<td>Age</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 18 Years</td>
<td>1,616</td>
<td>3,432</td>
<td>5,048</td>
</tr>
<tr>
<td>65 and Older</td>
<td>840</td>
<td>1,936</td>
<td>2,776</td>
</tr>
<tr>
<td>Families</td>
<td>1,658</td>
<td>3,989</td>
<td>5,647</td>
</tr>
<tr>
<td></td>
<td>1,698</td>
<td>3,988</td>
<td>5,686</td>
</tr>
<tr>
<td>Housing Units</td>
<td>2,480</td>
<td>6,337</td>
<td>8,817</td>
</tr>
<tr>
<td>Single Family</td>
<td>1,802</td>
<td>3,355</td>
<td>5,157</td>
</tr>
<tr>
<td>Multifamily</td>
<td>668</td>
<td>2,927</td>
<td>3,595</td>
</tr>
<tr>
<td>Other</td>
<td>10</td>
<td>55</td>
<td>65</td>
</tr>
<tr>
<td>Occupied Units</td>
<td>2,360</td>
<td>5,872</td>
<td>8,232</td>
</tr>
<tr>
<td>% Occupied Units</td>
<td>95.2%</td>
<td>92.7%</td>
<td>93.4%</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>4.8%</td>
<td>7.3%</td>
<td>6.6%</td>
</tr>
<tr>
<td>Owner Occupied Units</td>
<td>1,625</td>
<td>3,197</td>
<td>4,822</td>
</tr>
<tr>
<td>% Owner Occ. Units</td>
<td>68.9%</td>
<td>54.4%</td>
<td>58.6%</td>
</tr>
<tr>
<td>Median Value</td>
<td>$63,100</td>
<td>$77,900</td>
<td>$72,728</td>
</tr>
<tr>
<td>Median Rent</td>
<td>$395</td>
<td>$380</td>
<td>$383</td>
</tr>
<tr>
<td></td>
<td>$235</td>
<td>$223</td>
<td>$226</td>
</tr>
<tr>
<td>Income</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Med. Household Income</td>
<td>$35,460</td>
<td>$33,085</td>
<td>$33,766</td>
</tr>
<tr>
<td></td>
<td>$21,355</td>
<td>$20,987</td>
<td>$21,094</td>
</tr>
<tr>
<td></td>
<td>$22,542</td>
<td>$24,494</td>
<td>$23,911</td>
</tr>
<tr>
<td>Persons Below Poverty</td>
<td>3.5%</td>
<td>6.0%</td>
<td>5.3%</td>
</tr>
<tr>
<td></td>
<td>2.4%</td>
<td>3.5%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Change in Median Household Income 1979-1989</td>
<td>-0.9%</td>
<td>-5.9%</td>
<td>Comparison not available due to difference in categories from 1980-1990</td>
</tr>
<tr>
<td>Education</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High School or less</td>
<td>2,324</td>
<td>4,887</td>
<td>7,211</td>
</tr>
<tr>
<td>Some College</td>
<td>1,038</td>
<td>2,634</td>
<td>3,672</td>
</tr>
<tr>
<td>College Degree</td>
<td>823</td>
<td>1,914</td>
<td>2,737</td>
</tr>
</tbody>
</table>

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### SPANISH LAKE COMMUNITY AREA STUDY DATA

<table>
<thead>
<tr>
<th>1990 Census Data</th>
<th>1980 Census Data</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Census Tract</td>
</tr>
<tr>
<td></td>
<td>2101</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td></td>
</tr>
<tr>
<td>White Collar</td>
<td>1,869</td>
</tr>
<tr>
<td>Blue Collar</td>
<td>991</td>
</tr>
<tr>
<td>Service</td>
<td>412</td>
</tr>
<tr>
<td>Employed</td>
<td>3,272</td>
</tr>
<tr>
<td>Unemployed</td>
<td>126</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>3.7%</td>
</tr>
<tr>
<td><strong>Year Structure Built</strong></td>
<td></td>
</tr>
<tr>
<td>1980 to 1990</td>
<td>173</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>638</td>
</tr>
<tr>
<td>1960 to 1969*</td>
<td>813</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>679</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>102</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>90</td>
</tr>
<tr>
<td><strong>8,832</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

* Largest percentage of housing units built

Source: 1980 and 1990 U.S. Census
COMMUNITY ASSETS
Citizens Associations

Senior Groups
AARP Senior Groups
"Young at Heart" Club
at Our Lady of Loretto

Youth Associations
Boy Scouts
Girl Scouts
Catholic Youth Organizations
North Side Youth Associations

The Community

Fraternal Organizations
VFW Posts
American Legion

Special Interest Groups
Apartment Managers Group
Mother's Club - Larimore School
Spanish Lake Historical Society
Neighborhood Watch Groups
Spanish Lake Democratic Club
and other Political Groups
COMMUNITY ASSETS
Local Institutions

The Community

- Churches
- Parochial Schools
- Hazelwood School District
- Spanish Lake Fire Protection District
- St. Louis County Police Sector 3
- Spanish Lake County Park
- The Pipefitters
- Business Leaders
- Florissant Valley Chamber of Commerce
- Christian North East Hospital
COMMUNITY ASSETS
Citizens Associations

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