

COMMUNITY FACILITIES AND INFRASTRUCTURE ELEMENT

Utilities

Public and private sector service providers serve the utility needs of Chesterfield. Most of the community is adequately served. Therefore, the primary objective for the City is to ensure that utility facilities are safe, aesthetic and supportive of neighborhood conditions.

Electric

The AmerenUE Corporation provides electric service. The service is available throughout most of the City. Services are provided via a network of transmission lines and sub-stations. A new sub-station was recently constructed in Chesterfield Valley to facilitate on-going development. The new sub-station is now part of a network of seven (7) others that provide electrical power to Chesterfield. Each sub-station is named according to the road on which it is located: Olive, Schoettler, Woods Mill, Clarkson, Baxter, Maryville, and Orrville. A large overhead-electric utility corridor runs through the southeast part of the City from Clarkson Road and Wilson Road to the northeast.

Potable Water

The Missouri-American Water Company (Hog Hollow Plant) provides potable water to most of the City. The existing distribution system provides service for existing customers throughout the City. Three (3) areas of the City are currently not served by Missouri-American Water. Two (2) large unserved areas exist in the Valley and a third exists in the area north of Wild Horse Creek Road, west of Baxter Road and east of Long Road. These areas can be seen on the Public Facilities Map. The identified areas are generally undeveloped, are not served by the public stormwater drainage system and use individual septic wastewater treatment systems.

Natural Gas

Laclede Gas Company provides natural gas service to existing developments.

Stormwater Collection System

The City of Chesterfield is located within the Caulks Creek, Creve Coeur Lake, and Chesterfield Valley watersheds. Stormwater collection piping and conveyance systems are predominantly located throughout the City. Although MSD monitors the adequacy of the stormwater collection system, it is the responsibility of the City of Chesterfield to fund improvements, repairs or new storm sewer lines. In new subdivisions, the City requires the developer to install sewers according to MSD specifications. In larger

developments that affect multiple land owners, the City may fund construction of new sewers through general City funds, the sale of municipal bonds or other financing alternatives, such as Tax Increment Financing (TIF).

Chesterfield Valley contains 4,300 acres of levee-protected land with relatively little change in elevation across the area. Stormwater from this area is conveyed to a series of flat-bottom ditches that store and ultimately convey stormwater to discharge points through the Levee or to three (3) existing 60,000 gallons per minute (GPM) pump stations adjacent to the Levee. These pumps were constructed in 1997-1998.

Sanitary Sewer System

The Metropolitan St. Louis Sewer District (MSD) provides sanitary sewer service. Sanitary service exists throughout the City. Sanitary sewage in Chesterfield Valley is handled either through the use of septic systems (mainly North of I-64/US 40) or by existing gravity sewers, pumps and force mains. Two (2) handling systems have evolved to date, both of which are maintained by MSD.

The first is a combination gravity sewer and multiple force main system that serves existing developments from east of Long Road and south of I-64/US 40, westward to Spirit of St. Louis Airport. Sanitary flows from these areas are transmitted by public and private sewers/force mains to the Chesterfield Valley Force Main. There is a large diameter public force main originating at the Spirit II pump station located south of the Valley. The second system consists of a small diameter, low-pressure force main serving the developed area in the eastern part of the Valley near Old Olive and Chesterfield Airport roads. The small diameter force main discharges into the existing Caulks Creek gravity system, upstream of the Caulks Creek "B" Pump Station.

Both of these systems discharge to the MSD Caulks Creek Force Main System. The Caulks Creek Force Main system is comprised of a series of pumping stations and large diameter force mains that transmit wastewater from the Valley and tributary areas south and west of the Valley to the MSD Caulks Creek treatment plant.

Community Services and Facilities

Communications

Communications facilities and services are an important part of the community's infrastructure. Telephone, print, radio, television, and the Internet are important ways for the City to stay connected locally as well as regionally, nationally and globally.

Personal/Business Communication

Southwestern Bell provides business and residential telephone service in the Chesterfield area. Other companies provide long distance phone service at the

discretion of individual customers. A number of companies provide cellular service to Chesterfield as well as west St. Louis County. Each company maintains its own coverage area. Fiber optic is available to individuals and businesses requesting the service from appropriate providers. A number of private-sector Internet service providers offer subscription Internet services throughout the City.

Mass Communication (Print/Radio/TV/Satellite/Cable TV)

Numerous newspapers, journals, and magazines cover news and events in Chesterfield. Regional publications cover general and business news and have distribution throughout the entire metropolitan region. Other local publications provide news more specific to the City of Chesterfield and are limited in distribution to the surrounding area. Located within the St. Louis metro area, Chesterfield has access to radio and television coverage from stations based in and broadcasting from locations in the greater metro area. Private companies provide standard and digital cable /satellite TV service.

Parks, Recreation, and Open Space

Parks, recreational facilities and open space are important amenities for maintaining a quality of life for existing residents and attracting new residents and businesses. The health benefits, along with uniting neighborhoods and the City as a whole, all can be achieved through parks and recreation services. The locations of existing park and recreation opportunities within the City of Chesterfield are shown on the Community Facilities Map.

Public Parks, Recreation and Open Space

Located within the City limits are three (3) City parks and one (1) County park. The City park sites encompass 200 acres or 4.7 acres per 1,000 residents. Three (3) school sites that are also used as park sites total 10 acres. The National Park and Recreation Association (NRPA) generally recommends 10 acres per 1,000 residents, translating to 423.3 acres for the City of Chesterfield. A breakdown of available facilities follows:

Table 12 PARK FACILITIES

Park	Amenities	Size	Type	Operator
Central City Park	<ul style="list-style-type: none"> • Family Aquatic Park • Playground • Park Pavilion 	38 Acres	Active	City of Chesterfield
Chesterfield Valley Athletic Complex	<ul style="list-style-type: none"> • Baseball/Softball Fields • Soccer Fields • Concessions 	128 Acres	Active	City of Chesterfield

Park	Amenities	Size	Type	Operator
Railroad Park	<ul style="list-style-type: none"> Hiking Trails Nature Enjoyment 	34 Acres	Passive	City of Chesterfield
Chesterfield Elementary Park	<ul style="list-style-type: none"> Walking Paths Playgrounds Ball Fields Multi-Purpose Hard-Surfaced Courts 	3.4 Acres	Active	Chesterfield Elementary School (Rockwood School District)
Faust County Park	<ul style="list-style-type: none"> The Butterfly House Faust Historic Village Thornhill St. Louis Carousel Picnic Areas Play Areas 	200 Acres	Active	St. Louis County

Private Parks, Recreation and Open Space

Numerous private park and recreation facilities exist throughout the City. Included in these are for-profit indoor and outdoor recreation facilities, not-for-profit facilities and programs, church and parochial school grounds, and farms and vacant land.

For-profit recreational facilities include:

- Golf Courses
- Swimming pools
- Tennis Clubs
- Soccer and Volleyball Complexes
- Dance and Gymnastics Centers
- Bowling Alleys
- Skating Rinks
- Archery Ranges
- Riding Stables
- Movie Theaters
- U.S. Ice Sports Complex
- Chesterfield Sports Complex

Key not-for-profit facilities include:

- West County YMCA
- Jewish Community Center (J West)

Education

Two (2) AAA-rated, fully-accredited public school districts and numerous parochial and private schools serve the City of Chesterfield. In addition, **three** (3) higher education institutions are located in or adjacent to Chesterfield.

Public Education

Two (2) school districts, Parkway and Rockwood, serve the eastern and western halves of the City of Chesterfield, respectively. Within the City, the Parkway School District operates four (4) elementary schools: Green Trails, Highcroft Ridge, River Bend, and Shenandoah; two middle schools: Central and West; and two high schools: Central and West. Nearly 7,000 students are enrolled at these schools. Teachers have 16 years of experience and 64 percent of them have Masters Degrees or above. Student to teacher ratio is 21:1.

The Rockwood District operates three (3) elementary schools in the City of Chesterfield: Chesterfield, Kehrs Mill, and Wild Horse; and one high school: Marquette. Approximately 3,400 students are enrolled at these schools in Chesterfield. Teachers have an average of 13 years of experience and 67 percent of them have Masters Degrees or above. The ratio of students to teachers is 22:1.

Parochial/Private Education

There are three (3) parochial schools within Chesterfield: Ascension, Incarnate Word, and Linda Vista. Four (4) private schools include Chesterfield Day School, Gateway Academy, St. Joseph Institute for the Deaf and the United Hebrew Congregation Education Center.

Two Sisters of St. Joseph from France started the St. Joseph Institute for the Deaf in 1837 at the request of Bishop Joseph Rosita. This was the first school for the deaf west of the Mississippi River. It is one of three auditory/oral schools in St. Louis County that offers a residency program. Children are taught from infancy through eighth grade.

Higher/Continuing Education

Logan College of Chiropractic is located within the City. Founded in 1935 and moved to its present-day location in 1973, it serves more than 900 students from throughout the United States, as well as other countries.

Two (2) other sources of higher education located near Chesterfield include the West County Education Center and Maryville University. The West County Education Center is an off-campus site of the St. Louis Community College at Meramec offering Associate Degrees, Business Administration programs and continuing education. The Center is located on Kehrs Mill Road in Ballwin. Maryville University is an independent college offering undergraduate and graduate programs in liberal arts, business, education and

health professions. The campus is located at the intersection of I-64/Highway 40 and Highway 141.

Cultural and Historical Resources/Century Houses

Settlement of the Chesterfield area dates back over 400 years when Native Americans resided in the fertile Valley for farming, hunting, and fishing. By 1750, the first Europeans settled in the area. The town of Chesterfield was established in 1817 by Justus Post and, in the 1840's, German settlers arrived. Cultural and historic preservation can have a significant influence on the City's quality of life.

Table 13 Century House Inventory	
"Century Houses" 20 homes older than 100 years	
Laplante-Barner House	16120 Walnut Hill Farm Drive (1836)
Stevens-Coleman House	17917 Wild Horse Creek Road (1840's)
Byrd-Hoefer House	545 White Road (1850)
Henry Yokel House	15125 Conway Road (1850's)
Eberwein-Howe House	1734 Old Baxter Road (1850)
Ravens-Queathem House	14319 Olive Boulevard (1859)
Valentine Kroenung House	18620 Olive Street Road (1865)
Frederick G. Schulze House	18217 Old Wild Horse Creek Road (1865)
Braun-Kram House	228 River Valley Drive (1870)
Strafford-Blank House	2349 Schoettler Road (1875)
William Rickard House	318 Eatherton Road North (1876)
Samuel Pitt House	17049 Wild Horse Creek Road (1880)
Ober-Beckemeier House	14415 Olive Boulevard (1880)
Rudolph Sahn House	912 North Woods Mill Road (1880)
Eliza Essen House, "Fairwinds Farm"	17802 Wild Horse Creek Road (1885)
James J. Collins House	18061 Wild Horse Creek Road (1885)
Smith-Kron House	14301 Conway Road (1890's)
James Moss Payne House	16 Greymore Court (1890)
Ernst Eberwein House	1627 Old Baxter Road (1895)
William Seiler House	14685 Clayton Road (1898)

Cultural Resources

Notable cultural resources include:

- Chesterfield Arts Commission
- Community Music School of Webster University

Historical Resources consist mainly of buildings and districts located throughout the City. St. Louis County's Faust Park contains the Historic Village and Thornhill. Century Houses and other buildings are located in various parts of the City, with many of the

resources concentrated along Wild Horse Creek Road and Olive Boulevard north of I-64/US 40.

Historical Resources include:

- Chesterfield Historical Commission
- Burkhardt Historic District
- Faust Park Historic Village
- Leicester Faust Estate
- Governor Bates House “Thornhill”
- Ravens-Queatham House
- Bonhomme Presbyterian Church
- Four (4) structures listed on The National Register of Historic Places

Health Care

St. Luke’s Hospital is located within the City of Chesterfield and has served the community since 1975. It is a full-service, not-for-profit hospital with 493 beds. The hospital specializes in a variety of areas such as neurosurgery, obstetrics, gynecology, cardiac services and oncology. Many other services are offered as well from a staff of over 800 physicians that represent more than 30 different specialty areas. In conjunction with St. Luke’s Hospital and outpatient facilities are three (3) medical office buildings for doctors including the Comprehensive Breast Care Center at St. Luke’s. The St. Luke’s Hospital Institute for Health Education also is connected to these office buildings.

911/EMS

Chesterfield participates in the county-wide Enhanced 911 emergency dispatching system that provides centralized dispatching of Emergency Medical Services (EMS). Hospital emergency departments work closely with the EMS ambulance and paramedic provider’s response system. Local hospitals also contract for medical air transport services for rapid transportation within a 150-mile radius.

Government Services

City of Chesterfield

Incorporated as a Third Class City in the State of Missouri, Chesterfield has a Mayor and eight (8) City Council members along with a City Administrator. Four (4) wards make up the City with two (2) Council members serving each. Elected officials include the Mayor, who serves a four-year term, and the Council, whose members serve staggered two-year terms. Appointed officials include the City Administrator, City Attorney, Prosecuting Attorney, and Municipal Judge.

City facilities shown on the Public Facilities Map include: the new City Hall/Government Center, Public Works Facility, Chesterfield Athletic Complex, Central City Park, and Chesterfield and River Bend Elementary school parks.

St. Louis County

Chesterfield is located in St. Louis County. St. Louis County is divided into seven (7) council districts with one (1) representative elected by the qualified voters in each district. The Council votes on issues relating to budget and legislation. The City of Chesterfield is contained within portions of District 3 and 7. A County Executive is elected at-large and is responsible for the proper and efficient administration of such affairs of the County as are placed in his charge or under his jurisdiction or control by charter, by law or by ordinance.

St. Louis County facilities in Chesterfield include: the County Library, St. Louis County Satellite Office, St. Louis County Police Station, and Faust Park. Other non-municipal jurisdictional facilities include Parkway and Rockwood School District buildings and Chesterfield Fire Protection District buildings.

State/Federal Representatives

The City of Chesterfield is contained within portions of two (2) State Senate Districts (Districts 7 and 26), four (4) State Representative Districts (Districts 85, 86, 88 and 89), as well as one (1) United States Representative District (District 2).

State and Federal facilities located in Chesterfield also include the United States Post Office.

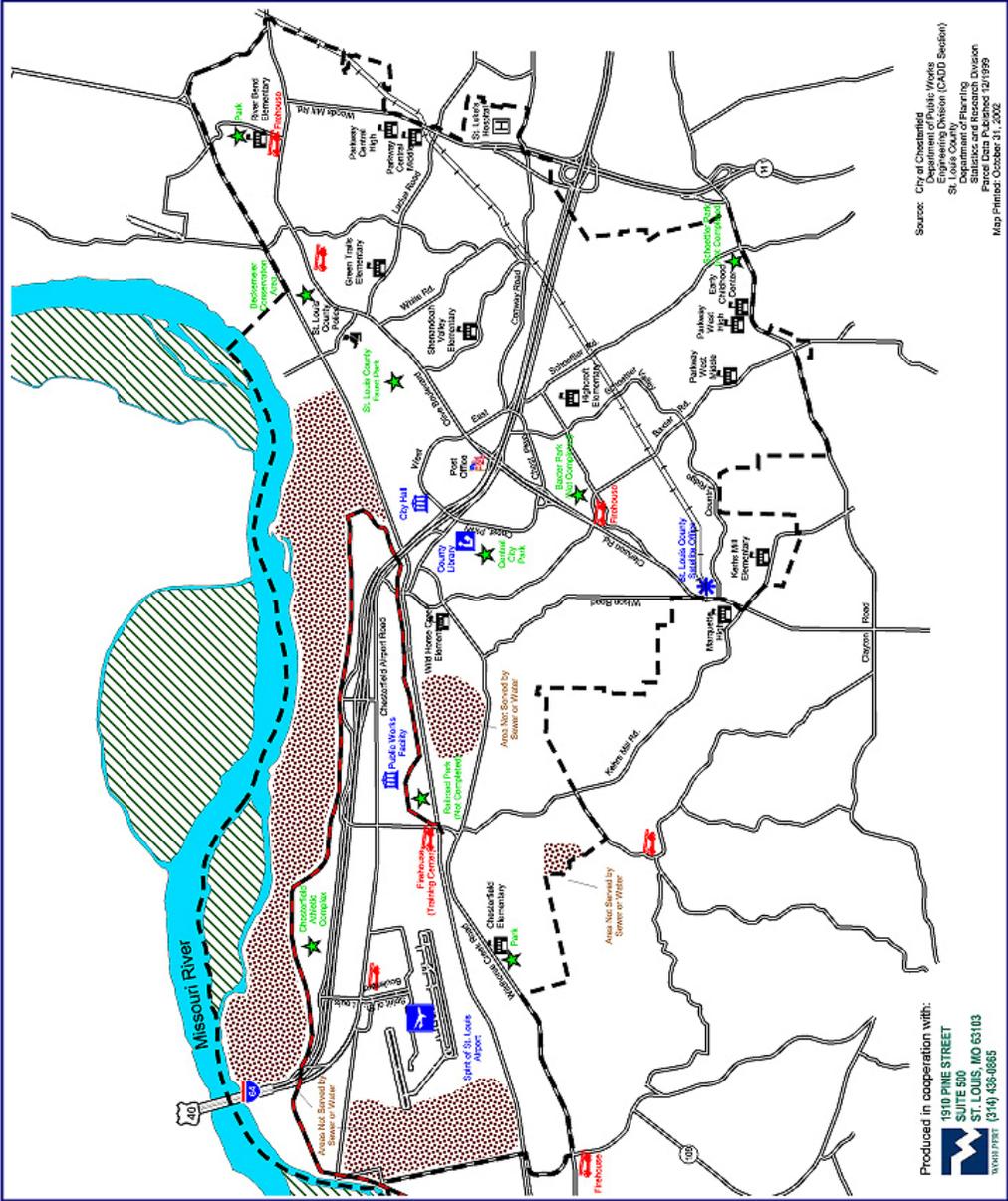
PUBLIC FACILITIES

LEGEND

Facility Symbols

- Airport
- County Facility
- Firehouse
- Hospital
- Library
- Municipal Facility
- Park/Recreation
- Police Station
- School
- State/Federal Facility
- City Boundary
- Monarch-Chesterfield Levee

City of Chesterfield
Comprehensive Plan



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COMMUNITY FACILITIES AND INFRASTRUCTURE PLAN

Utilities

Electric Service

Electricity for the City of Chesterfield is provided by AmerenUE through a network of transmission lines and sub-stations. A large overhead-electric utility corridor runs from the south-central to the northeast area of the City, crossing Interstate 64 just east of Timberlake Manor Parkway and the Timberlake office development. The visual appearance of overhead-electric service is a concern to residents of the City.

Plan Policies related to electric service direct the City to require all new developments to provide underground electric service and encourage existing developments to replace overhead service with underground service.

Water Service

Missouri-American Water Company operates the Hog Hollow Treatment Plant in the City and provides water service throughout Chesterfield. Areas not served are located in Chesterfield Valley north of the Monarch-Chesterfield Levee, the area west of the Spirit of St. Louis Airport, and an area north of Wild Horse Creek Road between Long Road and Baxter Road. The area north of the Levee is not intended for development and water service is therefore not recommended. The area west of the airport is planned for Low-Intensity Industrial development.

Water service can be provided by the 30-inch main located along Wild Horse Creek Road or the 16-inch main located along Chesterfield Airport Road. The area located along Wild Horse Creek Road is planned for 1-acre lot residential development. Service to this area can be provided by the 20-inch main located along Chesterfield Airport, Long and Wild Horse Creek roads. These improvements will be constructed by the Missouri-American Water Company as future demand warrants.

Stormwater Management

Future stormwater improvement projects for the City of Chesterfield have been identified in the Creve Coeur Creek and Caulks Creek Stormwater System Master Improvement Plans (SSMIP) by the St. Louis Metropolitan Sewer District. These projects primarily consist of creek bank stabilization to address on-going erosion.

In addition, stormwater projects for the Chesterfield Valley area of the City have been identified in the Chesterfield Valley Land Use Master Plan developed by Booker

Associates. Private developers will complete these improvements as development occurs in the Valley. Projects will be designed and constructed under the City's design requirements with approval from MSD and conveyed to MSD for long-term operation and maintenance. The design specifications for new storm sewer systems, improvements or repairs made within the system in the City of Chesterfield are to be in accordance with St. Louis Metropolitan Sewer District (MSD) specifications.

Plan Policies encourage the City to maintain a Stormwater Management Plan in coordination with MSD and the Federal Emergency Management Agency (FEMA), with responsibility for the flood insurance rating system and flood mitigation actions. Additional Plan Policies include:

- Preservation of the 100-year and 500-year floodplains;
- Review of new development plans for stormwater and floodplain control measures and the prevention of soil erosion;
- Cooperation with St. Louis County and adjacent municipalities on regional stormwater management issues.

Sanitary Sewer Service

The St. Louis Metropolitan Sewer District (MSD) provides sanitary sewer service in Chesterfield through a series of gravity sewers, pump stations, and force mains terminating at the MSD Caulks Creek Treatment Plant and, where necessary, septic systems. Areas not served are similar to the water areas not served, located north of the Levee and west of the airport in the Valley, and north of Wild Horse Creek Road between Long and Baxter roads. Potential methods for providing sanitary sewer service to the area west of the airport and the undeveloped area along Wild Horse Creek Road are presently under consideration by the Metropolitan Sewer District.

Telecommunications

Telecommunication towers and facilities are both an asset and a liability to the City of Chesterfield. The service that telecommunications providers give to residents and businesses is very valuable. However, the proliferation of towers and related facilities has raised concerns with land use, safety and aesthetics.

To balance these issues within Chesterfield, several Plan Policies were directed toward telecommunication infrastructure:

- Providers requesting new towers should first seek to co-locate with existing towers, structures, or buildings and should minimize the *potential* effects of electromagnetism on neighboring land uses.

- Towers approved for new sites should be designed to accommodate multiple-users, be screened with landscaping and compatible fencing and building materials, and provide proper lot size, setbacks and access.
- In order to minimize aesthetic impact, telecommunication facilities should be placed within structures other than towers (e.g. church steeples, clock towers).
- Safety factors to be addressed should include safe falling zones, structural integrity and inspections, lighting and security, and responsibility in case of abandonment.

Parks, Recreation and Open Space

Three (3) City parks, three (3) open space Partnership Projects with elementary schools, the Faust County Park (200 acres), and the Missouri Beckemeier Conservation Area (65 acres) are located within the City of Chesterfield. [These](#) include:

- Central Park and Family Aquatic Park (38 acres)
- Chesterfield Valley Athletic Complex (128.4 acres)
- Railroad Park (34 acres—undeveloped)
- River Bend Elementary Park (3 acres)
- Green Trails Elementary Park (5 acres)
- Chesterfield Elementary Park (3 acres)

The 1999 Chesterfield Parks Master Plan established a guide for the improvement of existing park facilities and the development of new park sites. The Master Plan identified City and partnership opportunities for parks, recreation, and open space. These opportunities, as modified since 1999, include:

1999 Chesterfield Parks Master Plan Action Items

Table 14

Parks, Recreation & Open Space	Actions
Chesterfield Valley Athletic Complex	<ul style="list-style-type: none"> • Develop additional active recreation facilities
Central Park	<ul style="list-style-type: none"> • Expand park (Sachs Property @ 9 acres and Richmond Property @ 17 acres) and develop active recreational facilities
Railroad Park	<ul style="list-style-type: none"> • Develop as a passive park
Community/Arts Center	<ul style="list-style-type: none"> • New project at Central Park

Parks, Recreation & Open Space	Actions
Trail System	<ul style="list-style-type: none"> • Chesterfield Parkway Trail (“Pathway on the Parkway”) • Monarch-Chesterfield Levee Trail System (11 miles) • Utility Right-of-Way Trail System (10 miles)
Open Space Available for Possible Park Development	<ul style="list-style-type: none"> • Baxter Park (17 acres) • Schoettler Park (15 acres)
Wetland Mitigation	<ul style="list-style-type: none"> • Develop mitigation/educational site in Chesterfield Valley (43 acres exist at the Athletic Complex)
Partnerships	<ul style="list-style-type: none"> • Parkway Partnership (expand existing partnership) • Rockwood Partnership (expand existing partnership) • Chesterfield Community Association (existing) • Logan College (potential)

In addition to these planned improvement projects, acquisitions and partnerships, the Plan Policies identified the following policies and actions:

- Public and private projects should incorporate design elements that preserve or create “public” open spaces as informal gathering places and natural areas;
- Preserve existing natural features, vegetation, open spaces, and stream valleys in coordination with an Open Space Plan;
- Acquire or preserve, through other means, land and facilities associated with unique natural, cultural or historic resources;
- Create unstructured parks/open space for self-directed (“passive”) recreational and social activities;
- Encourage residential developers to dedicate land for future City parks, or provide fees for the purchase of City parkland, as part of their developments;
- Consider cooperating with neighboring municipalities in developing an inter-connected regional trail system;
- Preserve natural features and open space through planned developments that cluster new construction;
- Update of the Parks Master Plan.

Park and recreation services to Chesterfield residents will be greatly improved with the implementation of these identified parks, recreation, and open space projects, as well as the Plan Policies. These projects and policies will provide broader geographic coverage, balance active and passive opportunities, and expand partnerships to maximize City resources.

Public Schools

Parkway School District serves the eastern half of the City of Chesterfield. The District has reached a period of no-growth enrollment and is focusing on improving existing facilities. School-age population is shifting from north to south requiring re-evaluation of the size and offerings of each educational center. No plans exist for new sites or facilities in Chesterfield.

Rockwood School District serves the western half of Chesterfield. The District is still experiencing significant growth, primarily to the south and west of Chesterfield. A successful referendum in April 2001 provided funds for the purchase of land in the Highway 100 corridor south of Chesterfield for a new elementary school and additions to several schools located outside Chesterfield. The District has no plans for new sites or facilities in Chesterfield.

Public Facilities

City of Chesterfield: The City of Chesterfield completed the move to a new City Hall in the Urban Core (Chesterfield Village) in late 2001. This new facility houses all of the administrative offices of City Government including Finance & Administration, Planning & Zoning, Engineering, Parks, Recreation & Arts, and the Police Station. In addition to this facility, Chesterfield operates a Public Works Facility in Chesterfield Valley.

Chesterfield Fire Protection District: The Chesterfield Fire Protection District provides fire protection for the majority of the community. The District operates a fire station, training facility, and maintenance facility on Long Road in the Valley, a station at Clarkson and Baxter roads just south of the Urban Core, and a station and administrative facility on Olive Boulevard near Woods Mill Road in the northeastern portion of the City.

The District has developed a Long-Range Plan for improvement of District facilities and services which include relocating the Olive Boulevard station to a new fire station to be constructed about one mile west on Olive Boulevard. Additional plans are to move the maintenance facility from Long Road in Chesterfield Valley to the Olive Boulevard/Woods Mill fire station and to expand the administrative facility. The fire facility in the Valley would then be disposed of and three new fire stations would be constructed at Spirit of St. Louis Airport off Chesterfield Airport Road, on Wild Horse Creek Road east of Kehrs Mill Road, and at Shepard and Strecker roads off Kehrs Mill Road.

Metro West Fire Protection District: Metro West Fire Protection District also provides fire protection services to portions along the southern border of the City.

Samuel C. Sachs Library: The St. Louis County Library District opened a new branch east of the YMCA on Burkhart Place and Chesterfield Parkway in 2002.

STAGES ST. LOUIS is a professional, not-for-profit theater company dedicated to producing musical theater by combining the three (3) disciplines of music, dance and drama. STAGES ST. LOUIS is committed to the employment and development of the St. Louis artist and provides numerous educational and community outreach programs. In 2002, STAGES ST. LOUIS announced it would locate on the southeast corner of the intersection of Chesterfield Parkway West and Chesterfield Airport Road, overlooking I-64/US 40.

West County YMCA: The West County YMCA facility adjacent to Central Park includes a theater/auditorium for performing arts and large community meetings.

The Gallery at Chesterfield Arts: Chesterfield Arts, a community not-for-profit organization, operates The Gallery at Chesterfield Arts exhibition space on Chesterfield Airport Road at Baxter Road in historic Old Chesterfield.