



# Lake Saint Louis Comprehensive Plan

## *Appendix A* *Results of City-Wide Survey*

November 2016

Our City.  
Our Plan.  
Our Future.



# Community Survey

## OVERVIEW

A citywide comprehensive plan survey took place from September 15 thru October 31, 2016. The survey was available online via the website [www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com) and via paper copies at the first Open House and at City Hall.

Response to the survey was strong. There were 821 responses to the survey. Of the 821 total responses, 814 took the survey online and seven (7) took the paper version of the survey.

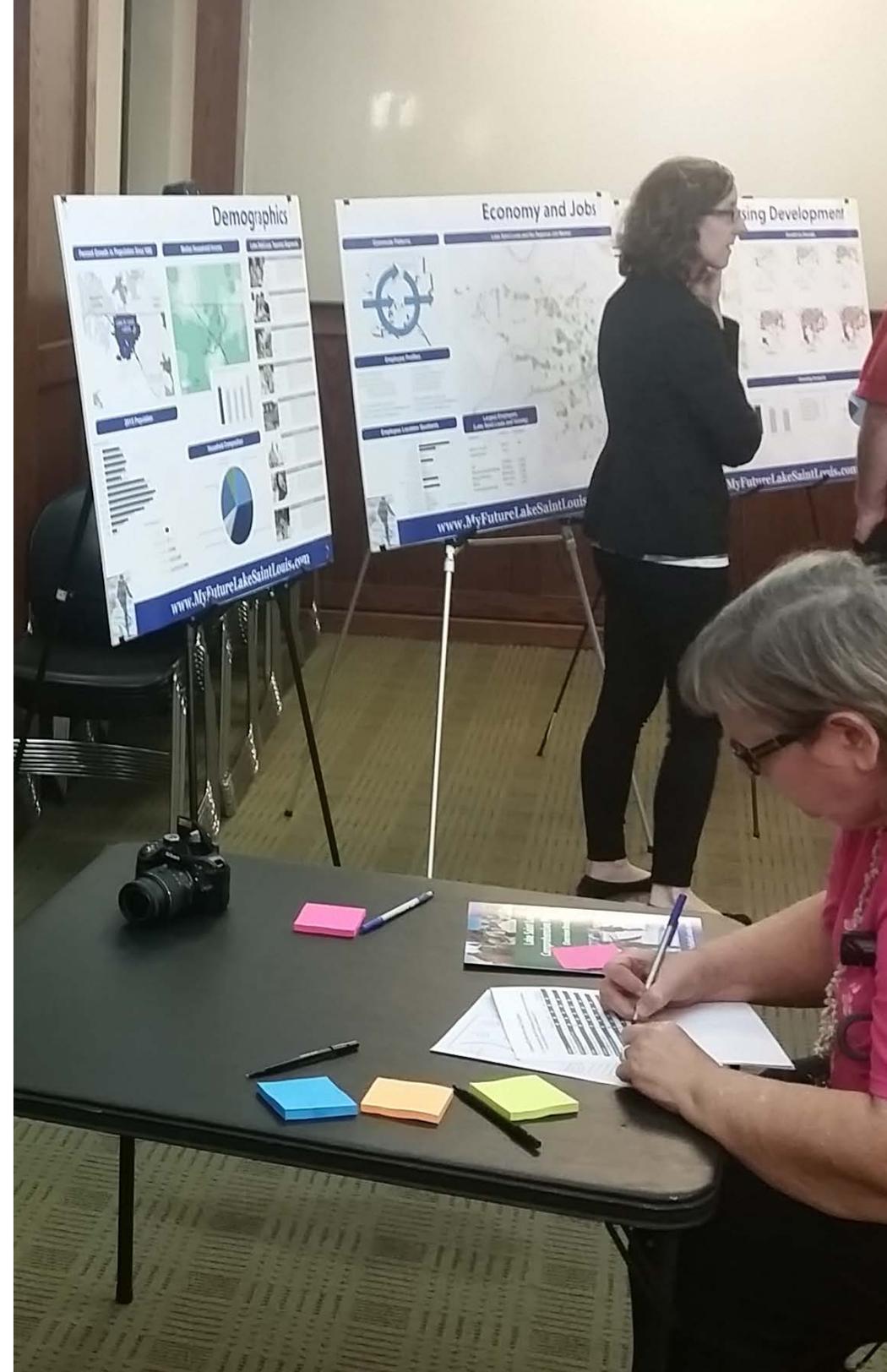
An important aspect of the survey is that the survey is a tool at the beginning of the planning process to help inform the overall plan. The survey helps the planning team confirm trends and identify issues that may have been missed during other engagement activities. The survey is not an end product, but is a beginning.

The survey included 30 questions. The survey sought to balance the time commitment of respondents while gaining insights into particular areas and issues.

The majority of the questions were multiple choice. However, most questions also allowed respondents to make additional comments to provide further insights.

An online survey has several advantages. One, the online survey allows respondents to make in-depth comments. Second, the survey connects residents to the process. By taking the survey, respondents are connected to the project website and other forms of project communications for the remainder of the planning process. Finally, the online surveys allows a greater range of responses including those who work, visit, or shop in the City.

The distribution of survey respondents are shown on the following page. The full survey results are included as part of the appendix.



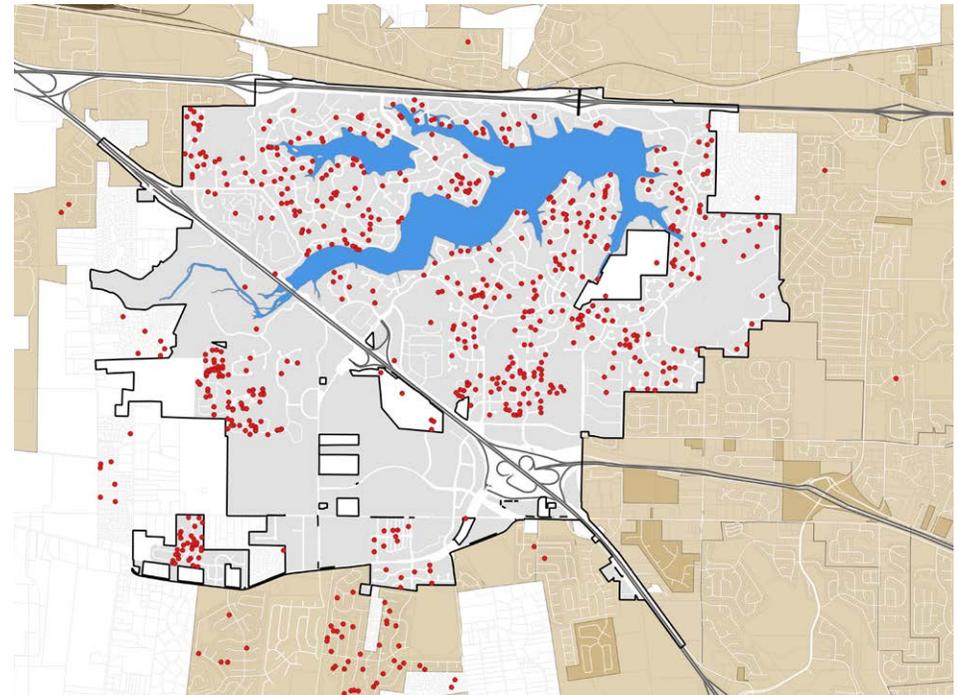
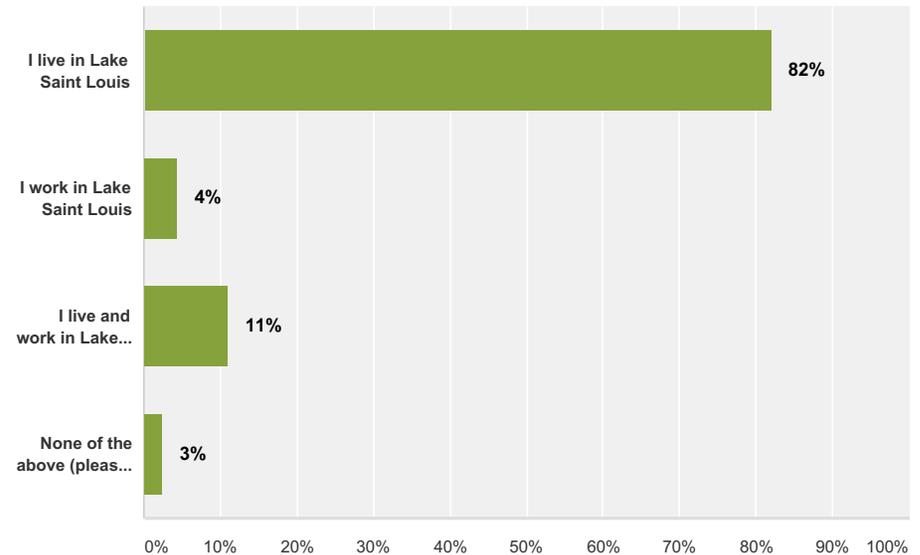
## DISTRIBUTION OF RESPONSES

The map on this page shows the distribution of survey responses. Overall, there were 821 survey responses. As the map shows, there were several responses from outside the City limits. Some of these responses were from respondents that only work in the City or for other reasons such as owning property in the City. As can be seen in Question 3, seven percent of total respondents identified as either working in the Lake Saint Louis or 'None of the above'. In addition, there were respondents that identified as living in Lake Saint Louis, but based on the address provided, do not actually live in the City.

For the results of Questions 4 thru 29 that follow in this report, 668 survey responses are included that have been determined to be from City residents.

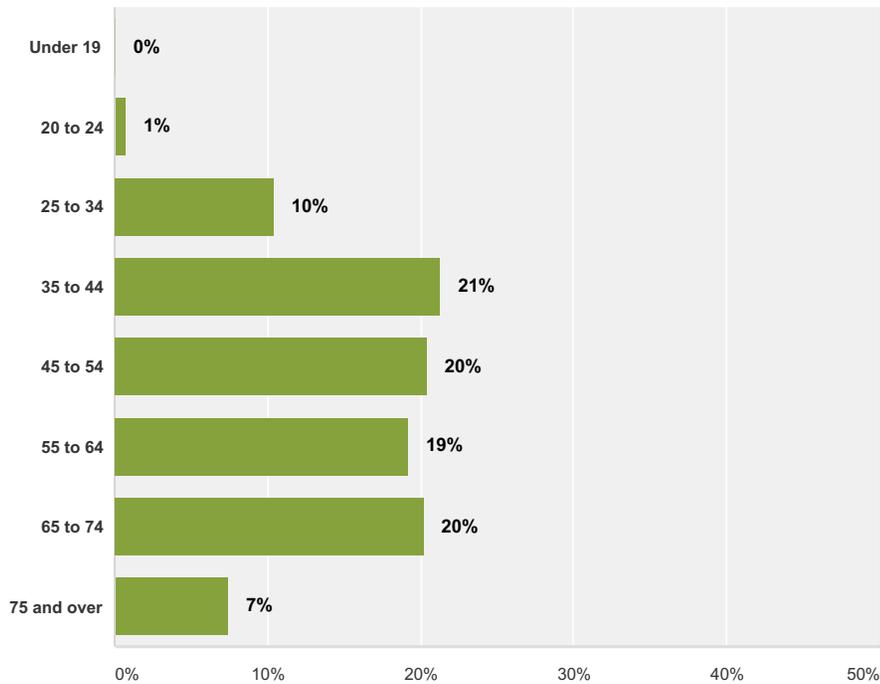
All 821 survey responses are available via an appendix. These survey responses are important as the data includes insights from not only residents, but from those who work, visit, shop, or may own property in Lake Saint Louis.

### Q3. What best describes you?

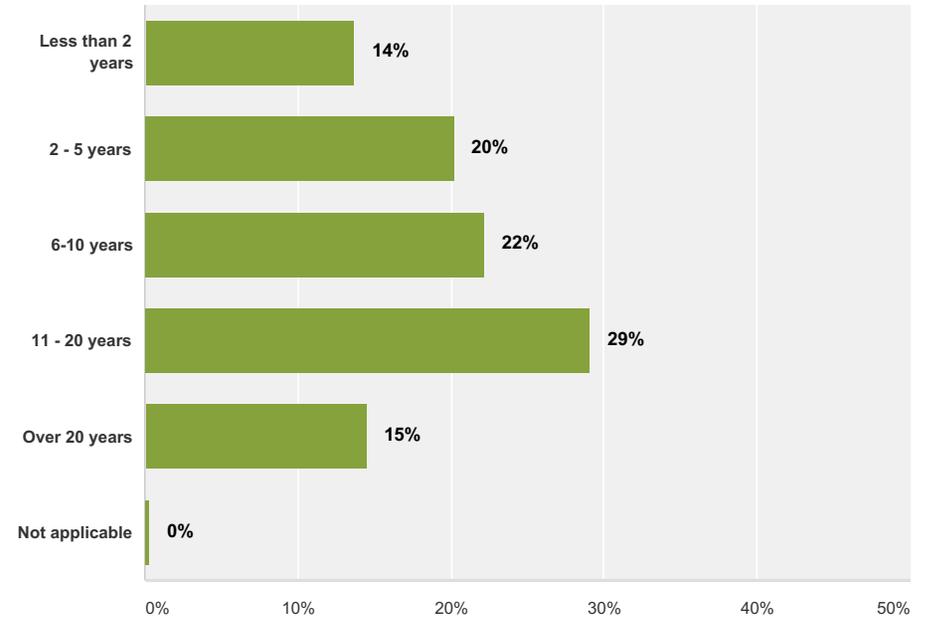


Distribution of Survey Responses

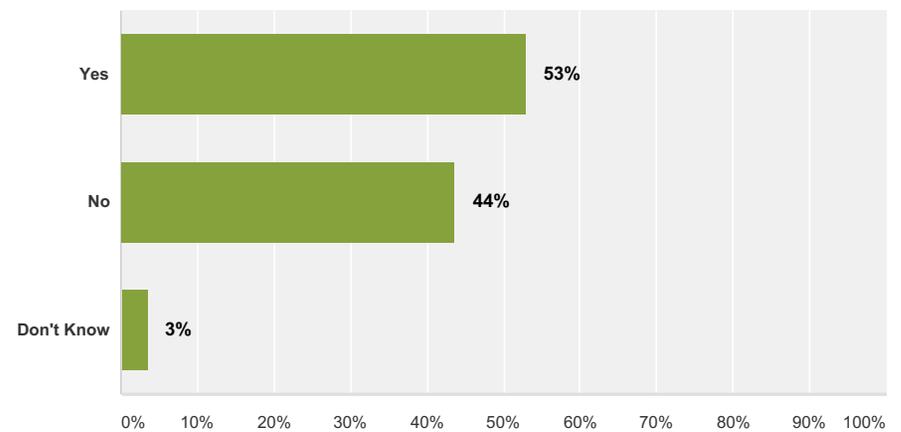
#### Q4. What is your age?



#### Q5. How long have you lived or worked in Lake Saint Louis?

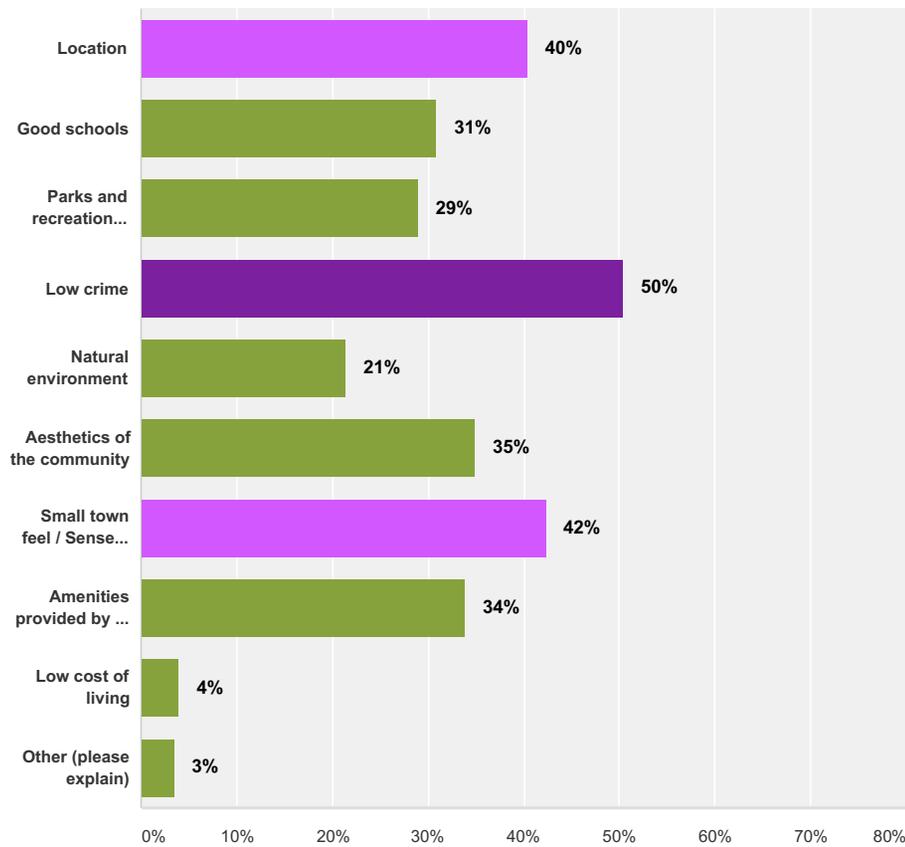


#### Q6. Are you a member of the Lake Saint Louis Community Association?





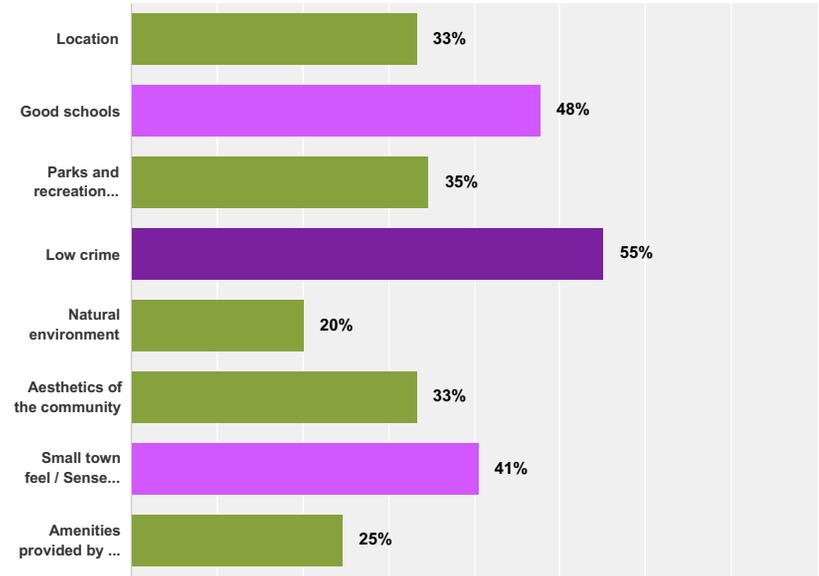
**Q8. What are the top three strengths of living or working in Lake Saint Louis? (choose up to three)**



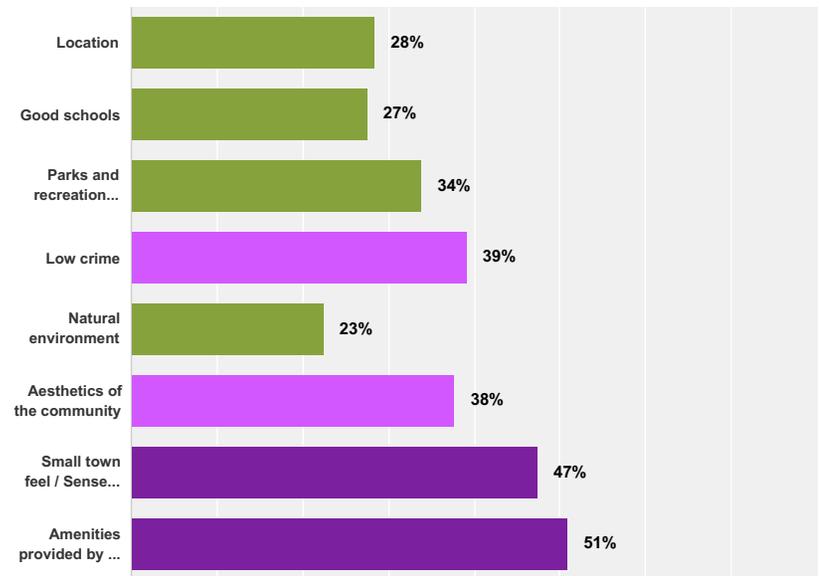
**All Residents**

The top response for all residents was 'Low Crime' with 'Small Town Feel / Sense of Community' and 'Location' in the second place tier. Younger residents rated 'Good Schools' as a top strength. LSL Community Association members rated 'Amenities provided by the homeowner associations' as the highest ranked strength.

The most common 'Other' response was mentioning the lakes as a strength.

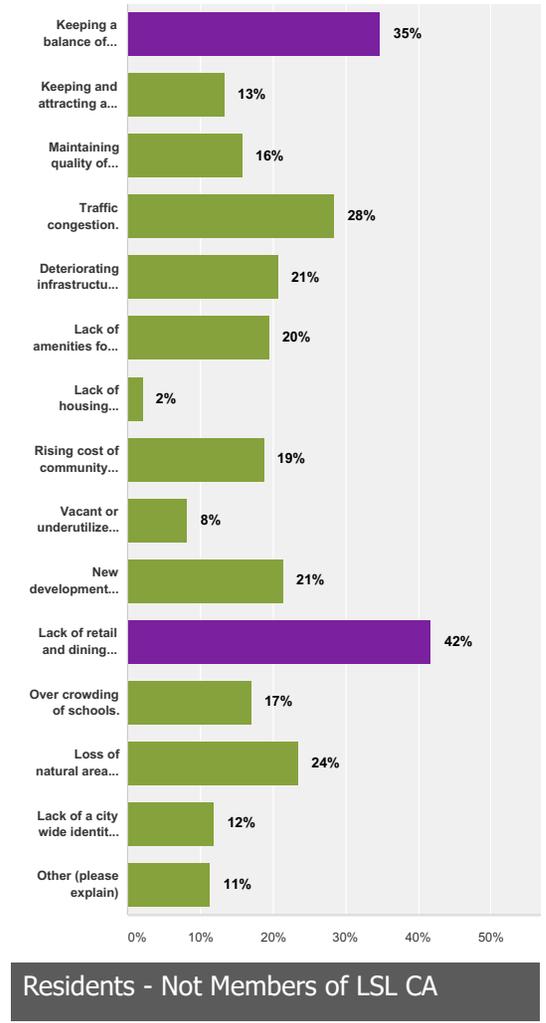
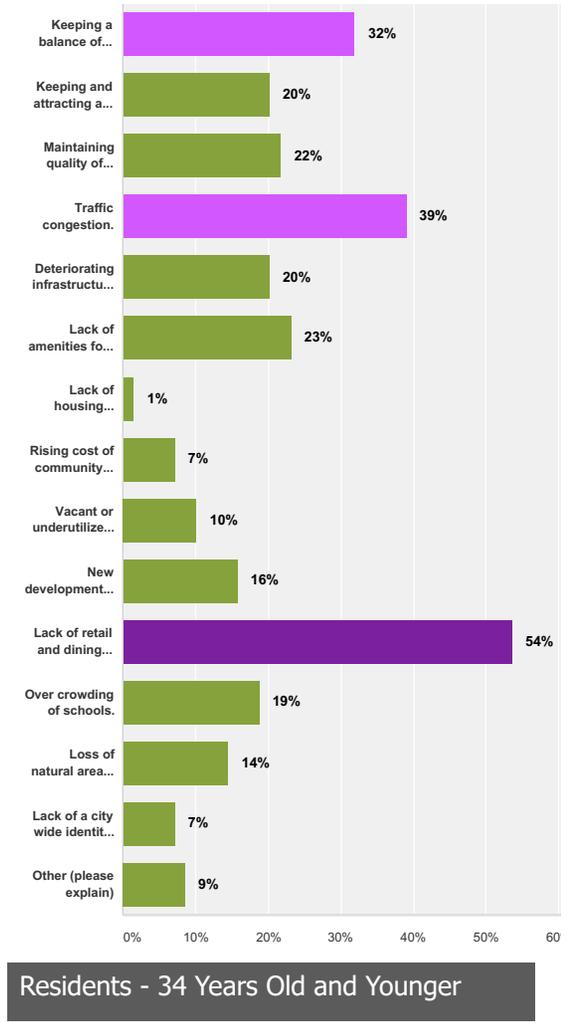
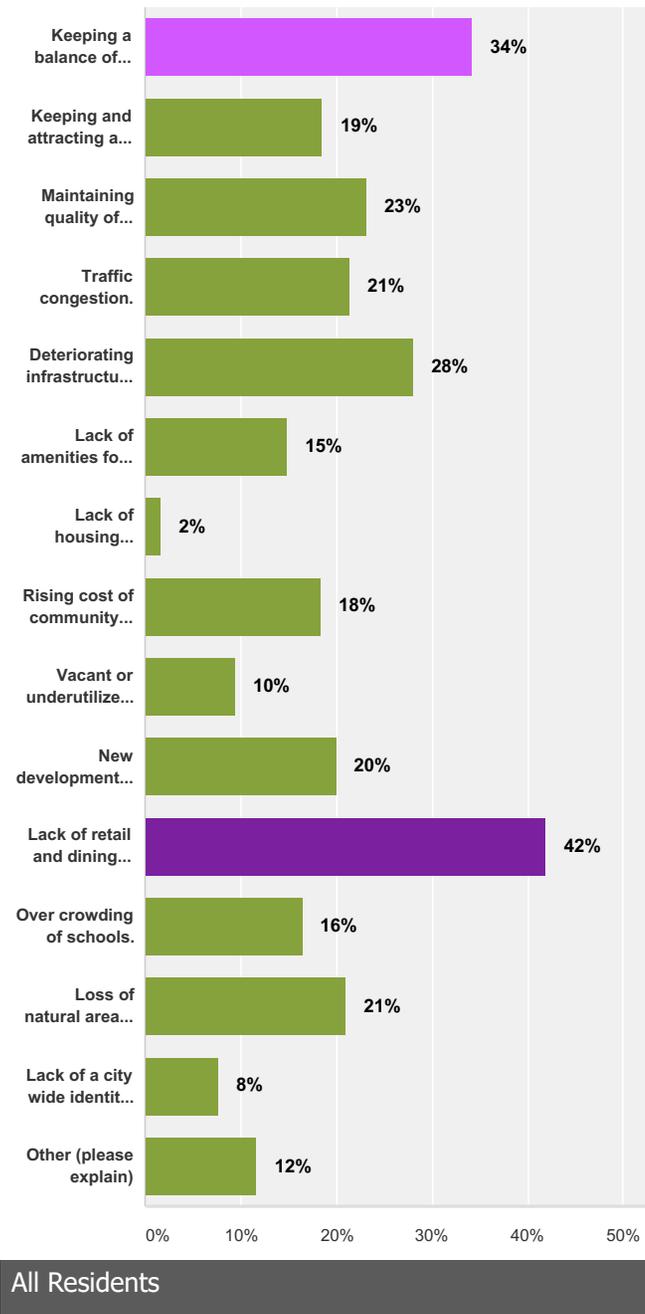


**Residents - 34 Years Old and Younger**



**Residents - LSL Community Association Members**

# Q9. What are the three biggest challenges facing Lake Saint Louis in the next 20 years? (choose up to three)



For all residents, ‘Lack of retail and dining options’ and ‘Keeping a balance of growth and small town feel’ were mentioned as the top two challenges facing the City. ‘Traffic congestion’ was ranked higher by younger residents and residents who are not members of the LSL CA. Likely this is due to increased traffic on Highway N.

‘Other’ comments included many topics including aesthetics, lack of consistent code enforcements, lack of access to the lakes for all city residents, water quality, and high taxes.

## Q10. What is one thing would you most like to see changed in the City?

There were a great diversity of responses to this question. The most common categories of responses are shown below with representational comments.

### **DINING / RESTAURANTS**

“More unique restaurants.”

“Less fast food restaurants and more mature dining”

“Having a restaurant on the lake would be great.”

“Better healthy food restaurants.”

### **COMMUNITY ENTRANCES, ESPECIALLY ALONG I-70**

“I would like to see the area off of I70 become more inviting.”

“Clean up the development area at LSL Blvd and hwy 70. It looks dated and unattractive. It’s not a good first impression to people upon arrival in Lake Saint Louis.”

“I would like to see the I-64 interchange made more attractive, like in O’Fallon.”

### **THE MEADOWS**

“More restaurants, shops and housing at the Meadows!”

“The meadows is one of the best features of Lake Saint Louis and I would like to see more dining and retail choices there.”

“We also need more restaurants at The Meadows . I’m concerned about losing this city treasure!!!”

“More attention focused on making The Meadows of Lake St Louis a THRIVING retail destination.”

### **COMMUNITY COHESION**

“Have use of the lake . For those of us who do not live right on the lake . A place where we could go and enjoy lake.”

“I pay for lake rights but never use the lake or own a boat. Residents should be given the choice to keep the right and pay the dues or give them back to the CA someone else can use them.”

“Let all city residents have option to join Community Association.”

“Lake St Louis available to residents of Lake St Louis.”

“I think Lake Saint Louis needs to pay attention to both sides of Highway 40. Our side gets no beautification.”

### **TAXES**

“Taxes are very high.”

“Lower taxes.”

### **STREETS**

“Not enough attention to our streets . They need repaired and replaced.”

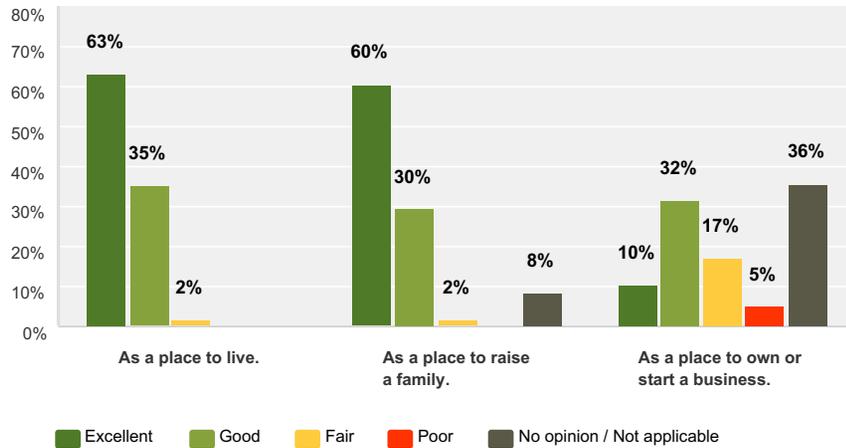
### **HOUSING**

“Better code enforcement on upkeep of our aging housing stock.”

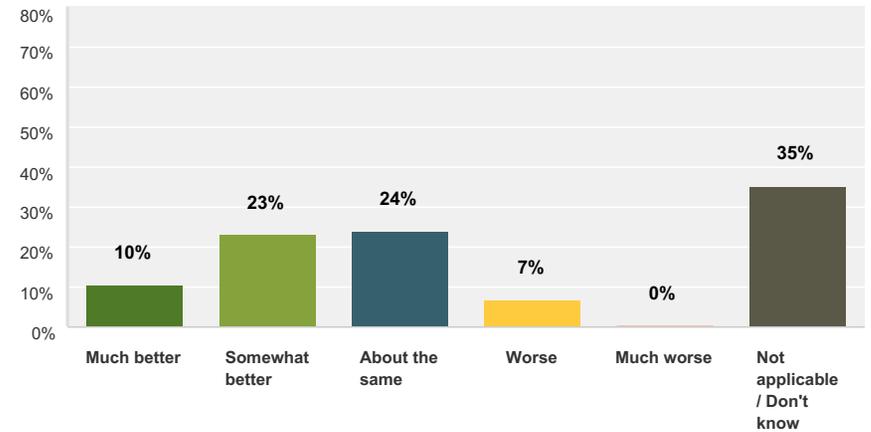
### **DEVELOPMENT**

“Our city is growing greatly, like to see them keep a balance between residential and business.”

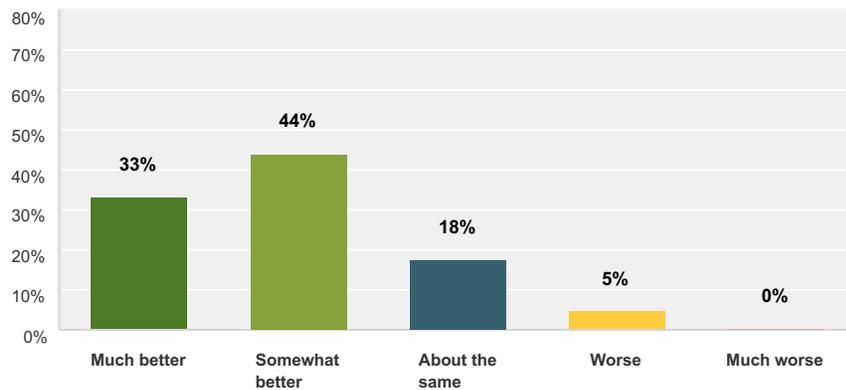
**Q11. How would you rate Lake Saint Louis for the following:**



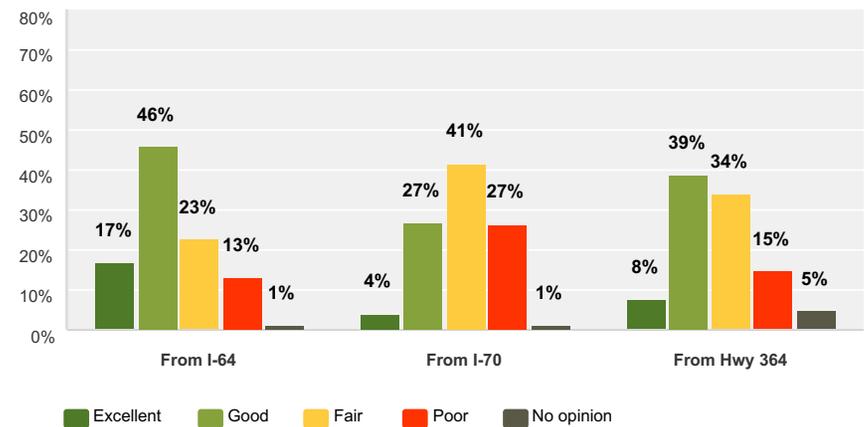
**Q12. How does the quality of life in Lake Saint Louis today compare to ten years ago?**



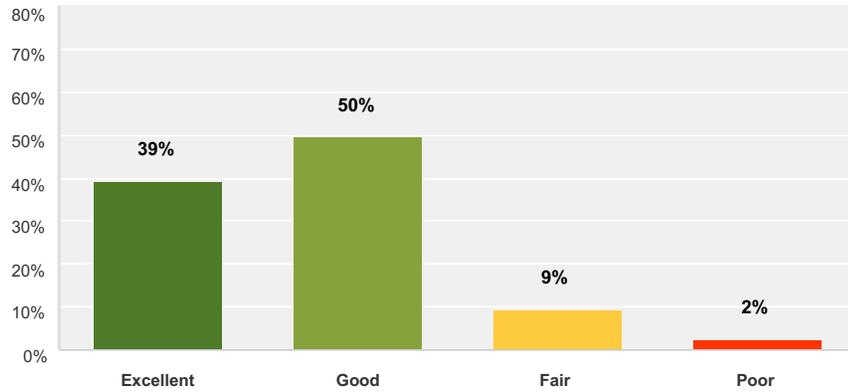
**Q13. How would you rate the attractiveness and image of Lake Saint Louis compared to surrounding communities?**



**Q14. How would you rate the physical appearance of the community from the City's main points of entry along I-64, I-70, and Hwy 364:**



**Q15. How would you rate the overall quality of parks and recreational opportunities in Lake Saint Louis?**



Representative comments include:

“Nice parks w/ places for family gatherings and community events. Lakes wonderful for those of us in the LSLCA.”

“We love all of the parks located within the community . Once again I wish the CA was something that my family could take advantage of...”

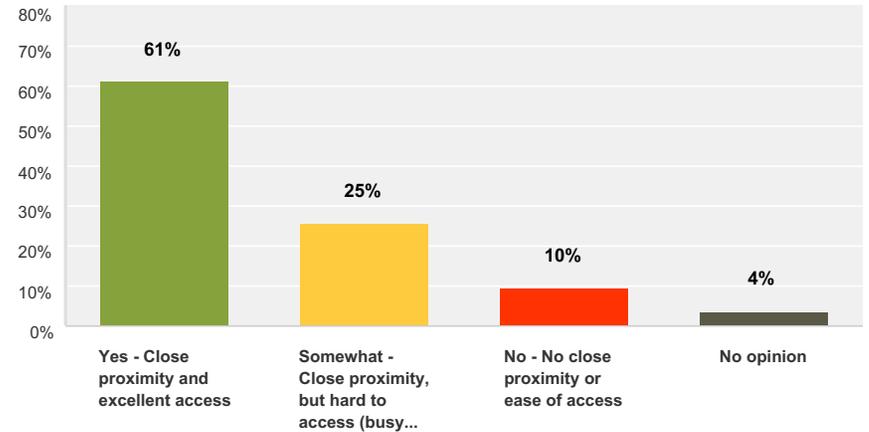
“Would like to see more off-road biking and walking opportunities.”

“Need more park/recreational options and/or define what is CA and what is City-specific park and recreation opportunities.”

“Well maintained and variety. Would mark “excellent” but for an increase in crowding.”

“Zachary Park is excellent and a model for other areas. The other smaller parks offer playground and natural areas for children and families to play.”

**Q16. Do you feel that parks, trails, and open space are adequately located near your home and neighborhood?**



Representative comments include:

“Trapped in neighborhood. No sidewalks to get to safe place to walk. Technology is too busy to walk on without sidewalks.”

“We have no sidewalks to walk on. No access to trails.”

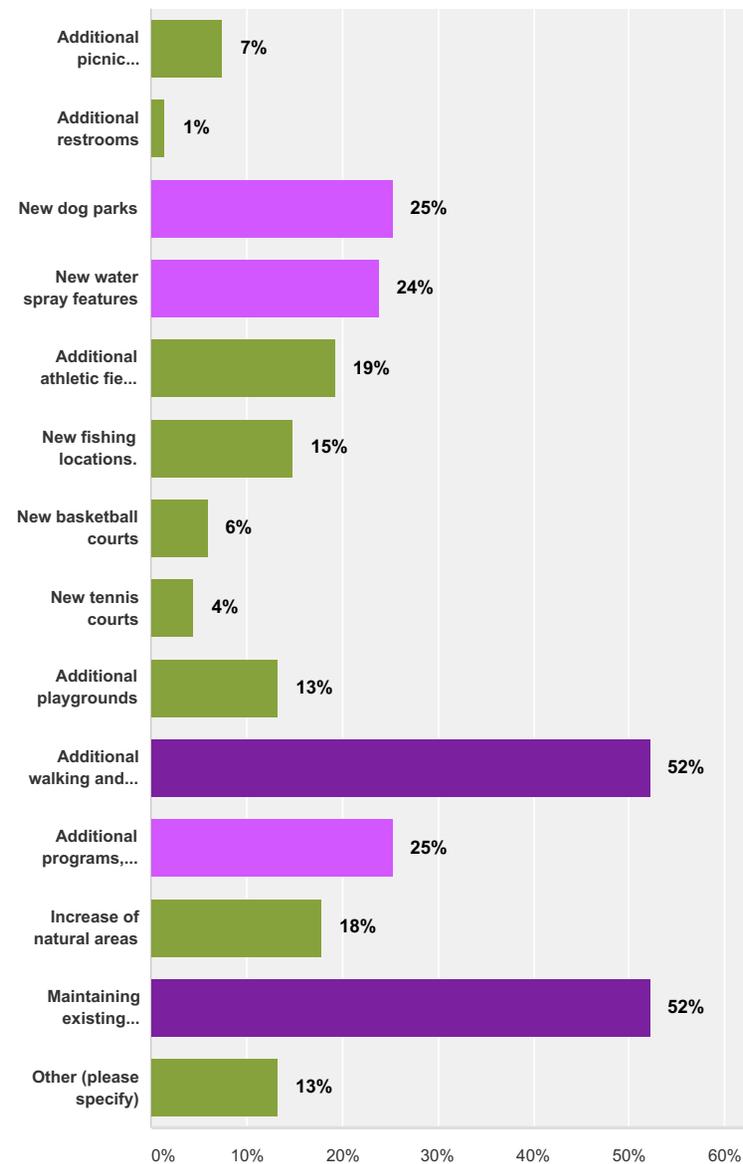
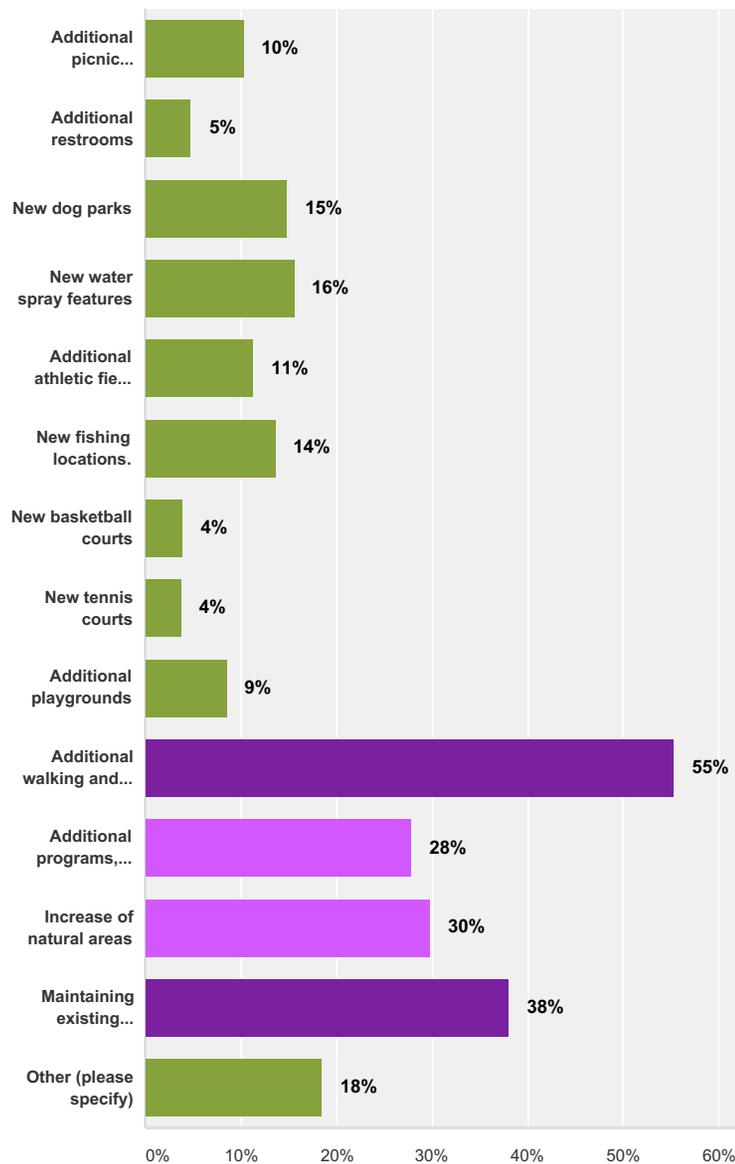
“Close proximity, but NO sidewalks from our subdivision to walk to the park.”

“Sidewalks are needed on Technology.”

“It is critical that future development should include appropriate linkage or extension to the existing amenities.”

“The goal should be that every community in LSL can be safely traveled on foot or bike from one end to the other.”

## Q17. What are your top three priorities for parks and recreational opportunities in Lake Saint Louis? (Choose up to three)



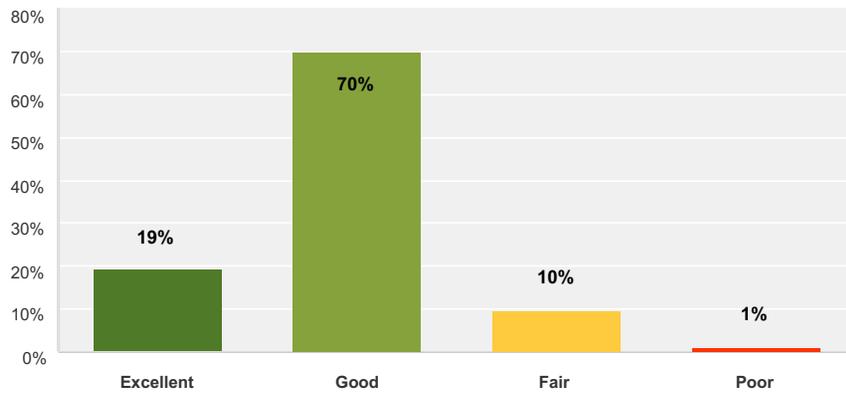
‘Additional walking and hiking trails’ and ‘Maintaining existing facilities and not adding new facilities’ were the top two priorities for all residents. ‘Increase of natural areas’ and ‘Additional programs, classes, and events’ were in the second tier of priorities.

Younger residents also listed ‘Additional walking and hiking trails’ and ‘Maintaining existing facilities and not adding new facilities’ as top priorities. However, younger residents ranked ‘New dog parks’ and ‘New water spray features’ higher than other respondents.

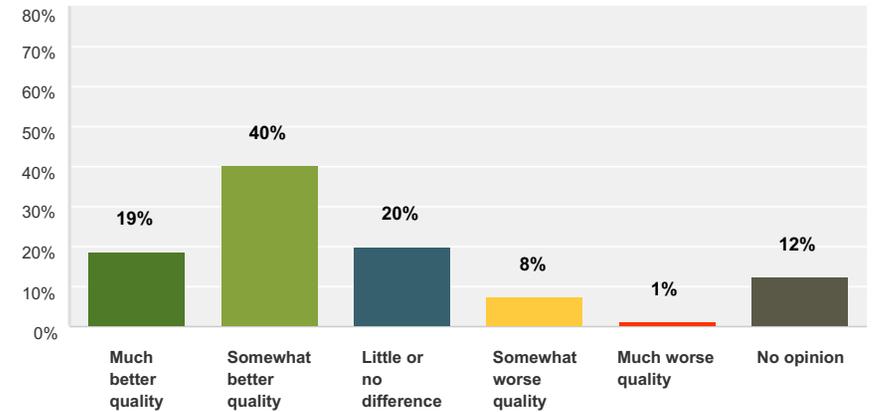
All Residents

Residents - 34 Years Old and Younger

**Q18. How would you rate the overall appearance of residential properties in Lake Saint Louis?**



**Q19. Generally speaking, how is the quality of recent residential development compared to older residential areas?**



Representative comments include:

“Obviously there are newer built and older homes, but overall most are well maintained look nice.”

“In general, residents take pride in maintaining homes and properties. The city could do a better job of sanctioning and enforcing rules and regs for those who do not.”

“Older stock needs to be maintained or updated.”

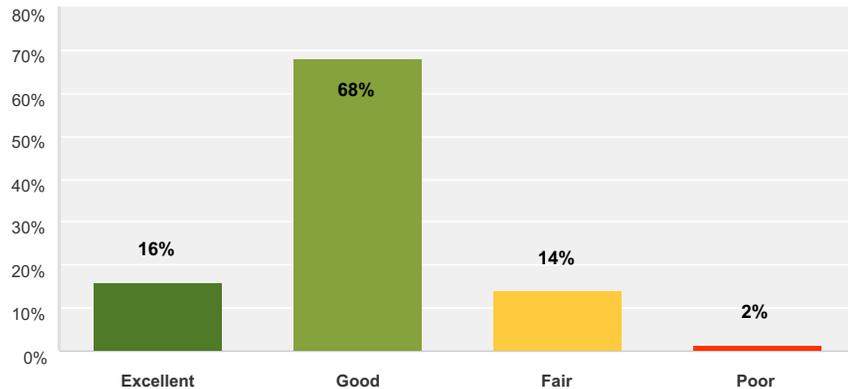
“Most properties are maintained well. There seems to be a high degree of pride in home ownership.”

“I’m comparing LSL with other communities in the metro area. Most residential properties are well maintained.”

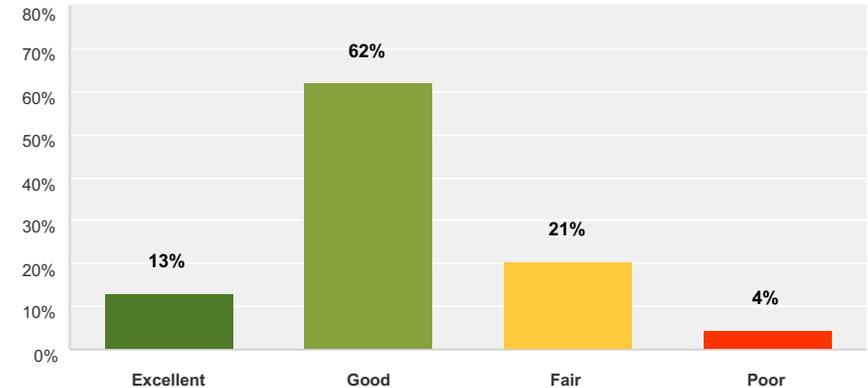
“Some of the older properties /neighborhoods are the reason I said fair.”

“Excellent in some areas, and good in others.”

**Q20. How would you rate the existing housing options for keeping and attracting a diverse spectrum of residents (young families, singles, retirees, etc.)?**



**Q21. How would you rate the overall appearance of office, retail, and commercial buildings in Lake Saint Louis?**



Representative comments include:

“Meadows is very attractive.”

“Wildly varying. I-70 side is very dated, aside from the recent additions to the hospital. I-40 side has appealing architecture, specifically around the City Hall and The Meadows.”

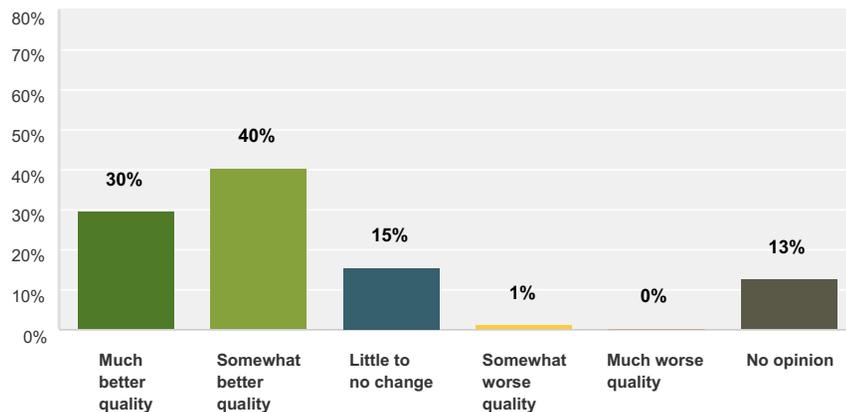
“North side very dated.”

“The highway 70 side leaves much to be desired.”

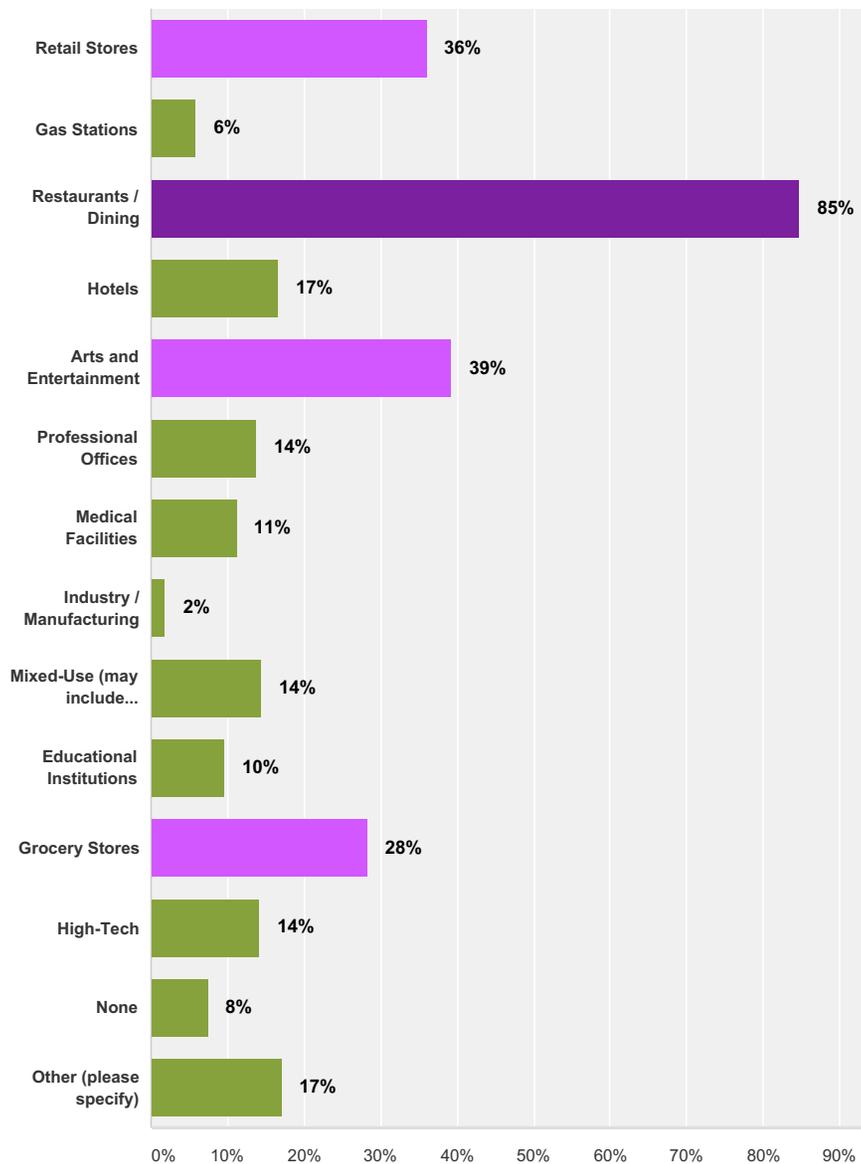
“The 40 side has a nice appearance. The 70 side looks uninviting and old.”

“40, N, and 364 look great. 70 side could use attention.”

**Q22. Generally speaking, how is the quality of recent development (office, retail, and commercial buildings) compared to older development in the City?**



**Q23. What kind of non-residential development would you like to see in the city in the future? (Check all that apply)**



Common ‘Other’ responses included suggestions for Trader Joe’s and other grocery development, specific types of retail such as coffee shops, a focus on the Meadows, and discussion of development versus retaining a residential character. Representative comments include:

“Trader Joe’s or Whole Foods would be a nice addition to the area.”

“Dierberg’s & Trader Joe’s, please! Coffee shop, Ice Cream shop at The Meadows, plus another restaurant.”

“More stores in the Meadows.”

“The Meadows need to have more businesses to fill the shopping center- coffee shop, ice cream store, quality restaurants/dining. We don’t believe that a ton of new businesses need to be built---we need to fill the retail space we currently have available.”

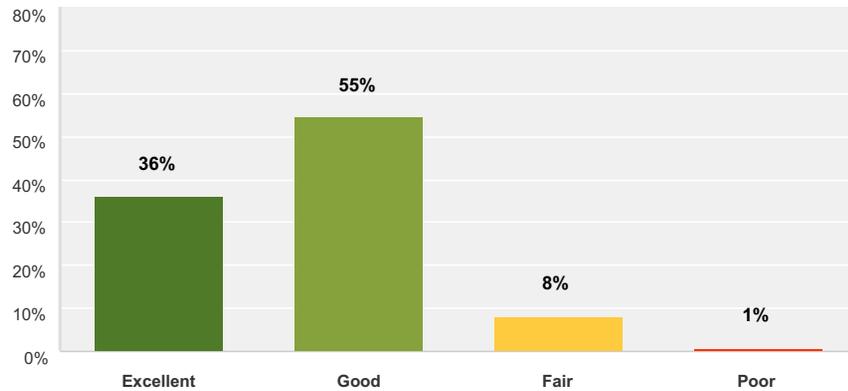
“Since all cities need businesses for their tax base it’s inevitable that more will come, but I do not want to see our city overrun with businesses - that would completely kill LSL’s reputation for having the country feel in a city.”

“How about a developing a common area along LSL Blvd where it overlooks the lake by the dam. The commercial development there is rather blah. It would be a great place to some outdoor restaurants, and ice cream shops, etc where people could mingle.”

“The roads, mainly LSL Boulevard as it is the main artery here, is becoming a steady stream of increasingly faster vehicles passing by. With less residents driving and more transient drivers there is less regard to the residents who are used to cycling, running, or walking the community. That was one of the largest draws to the area, an active community.”

“You will lose what attracts most to the Lake by continuing development. Maintain it but limit growth.”

**Q24. How would you rate the quality of the existing natural environment (trees, open space, etc) in Lake Saint Louis?**



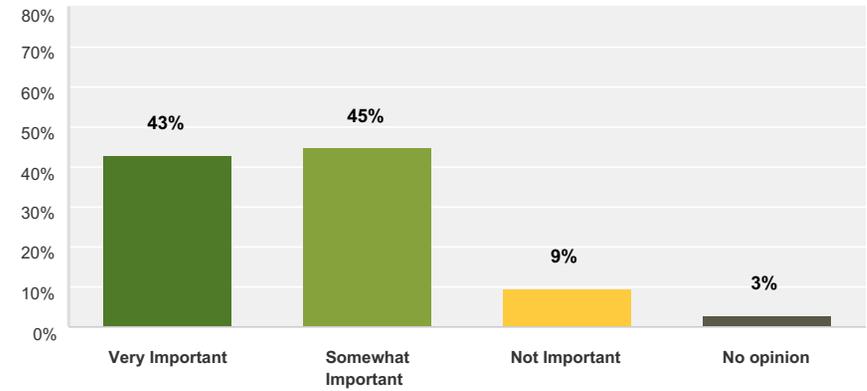
Representative comments include:

“But cutting down too many trees for what seems to be no reason.”

“There are nice natural areas in older communities, but not so much in newer developments.”

“Has been good, however, some of the natural woodland area is being overdeveloped.”

**Q25. How important is biodiversity (native plant and animal life) in the community?**



Representative comments include:

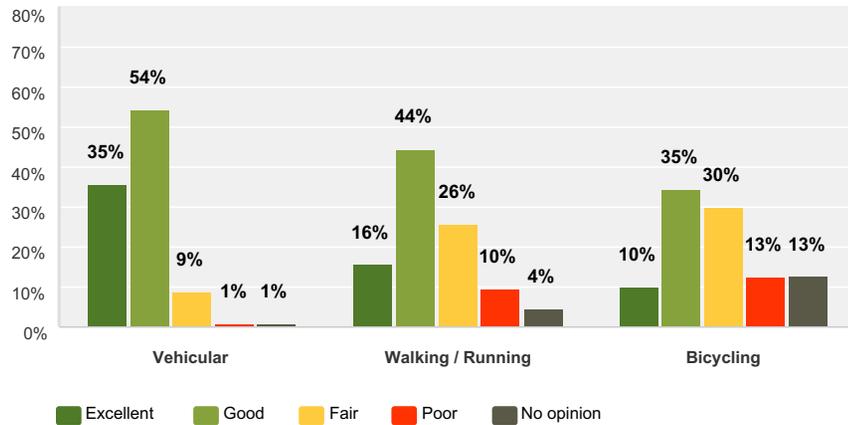
“Let’s make biodiversity, eco efforts, native plant and animal life a priority for our city. Make it a formal part of our city plan to set us apart from the communities around us.”

“When we moved here 11 years ago, we marveled at the diversity of the plants and animals we could see in our own neighborhood. We hope that LSL does not overdevelop (like other St. Charles County cities) and push out all of the plant and animal life.”

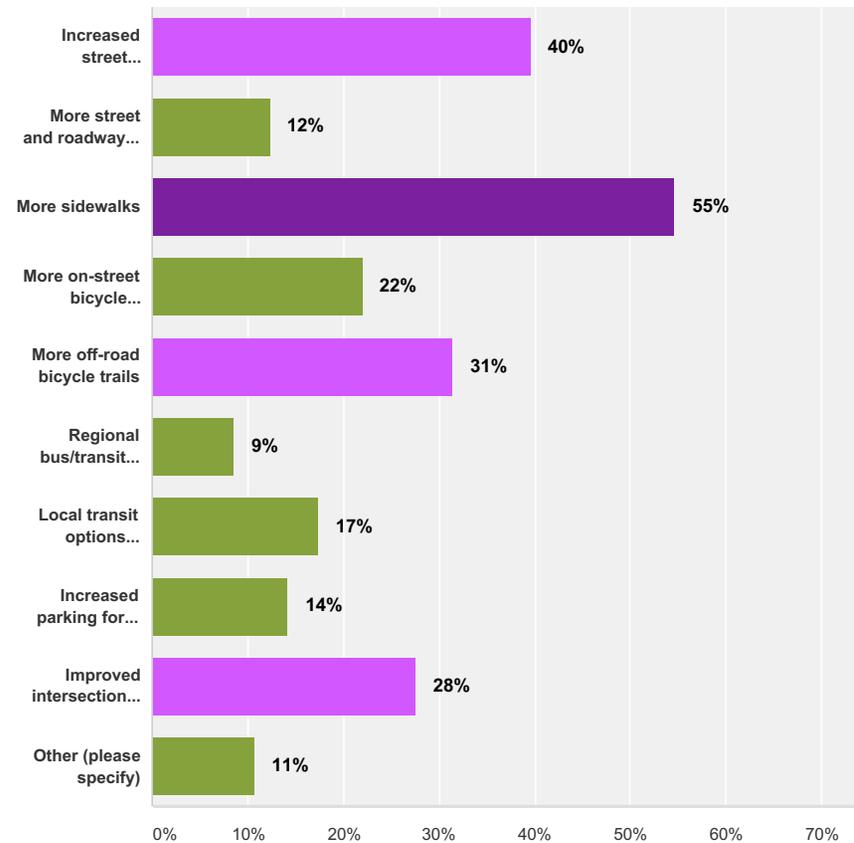
“Most people don’t like the native look. Like more manicured look.”

“LSL has quite a bit of natural areas...but we need to make sure we do not over develop.”

**Q26. How would you rate the ease of the following modes of transportation in Lake Saint Louis?**

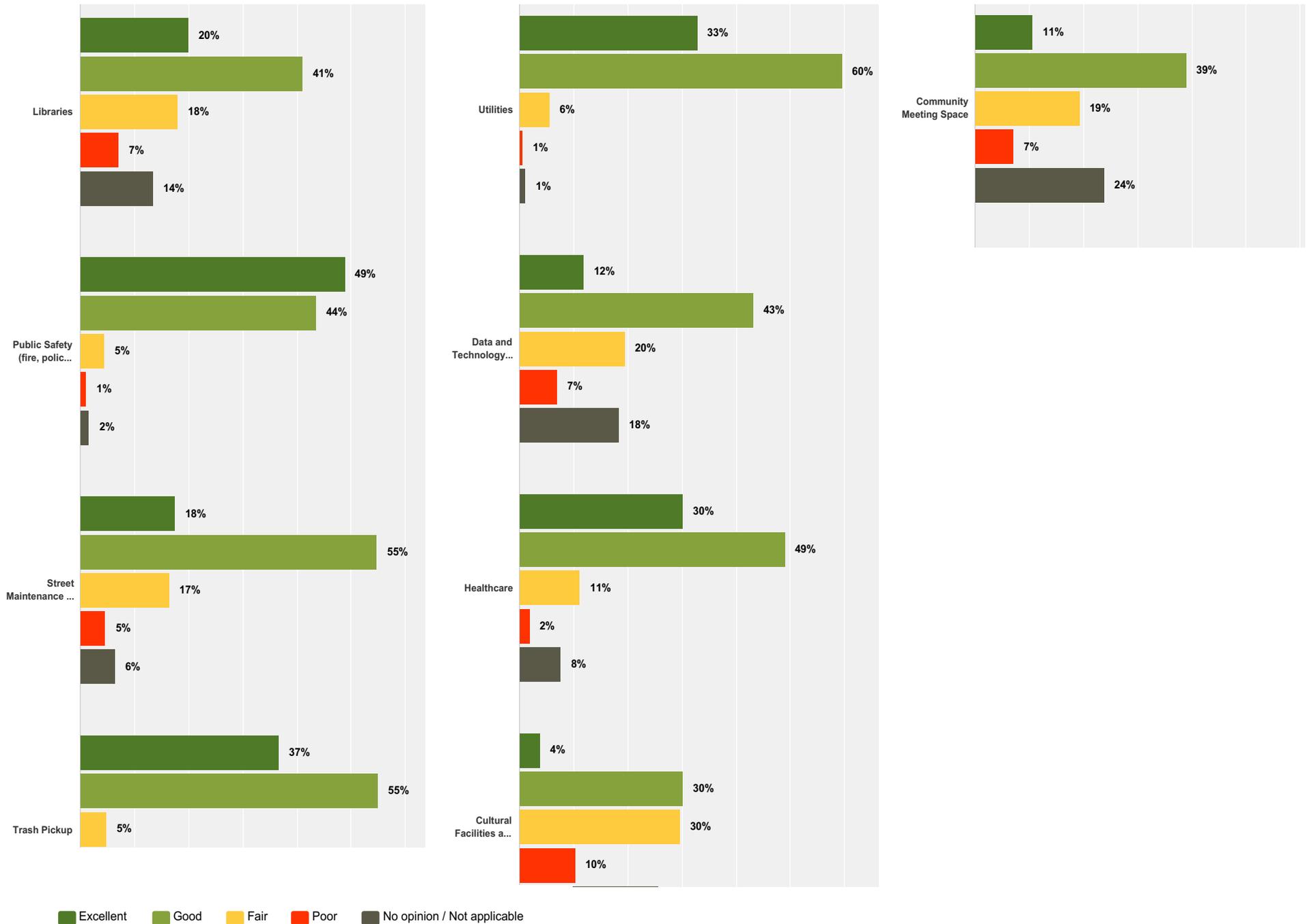


**Q27. What are your top three priorities for transportation in Lake Saint Louis? (Choose up to three)**

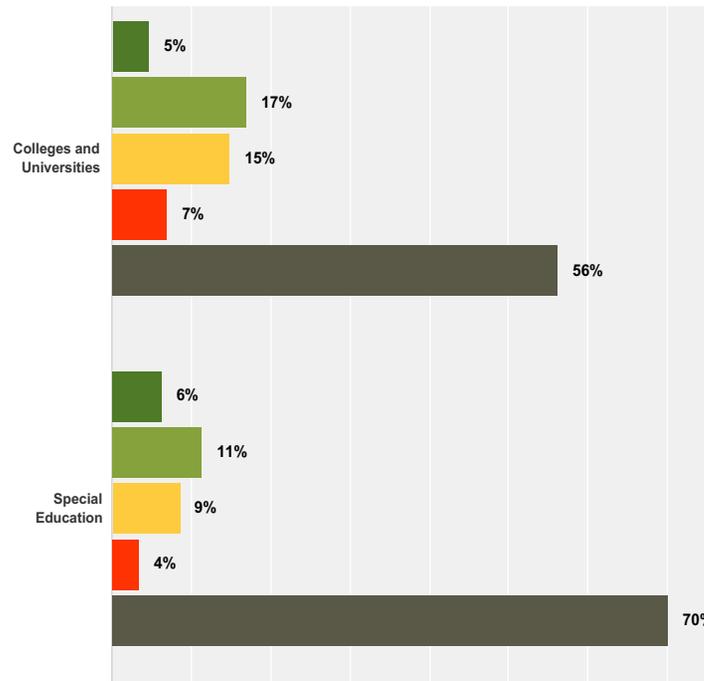
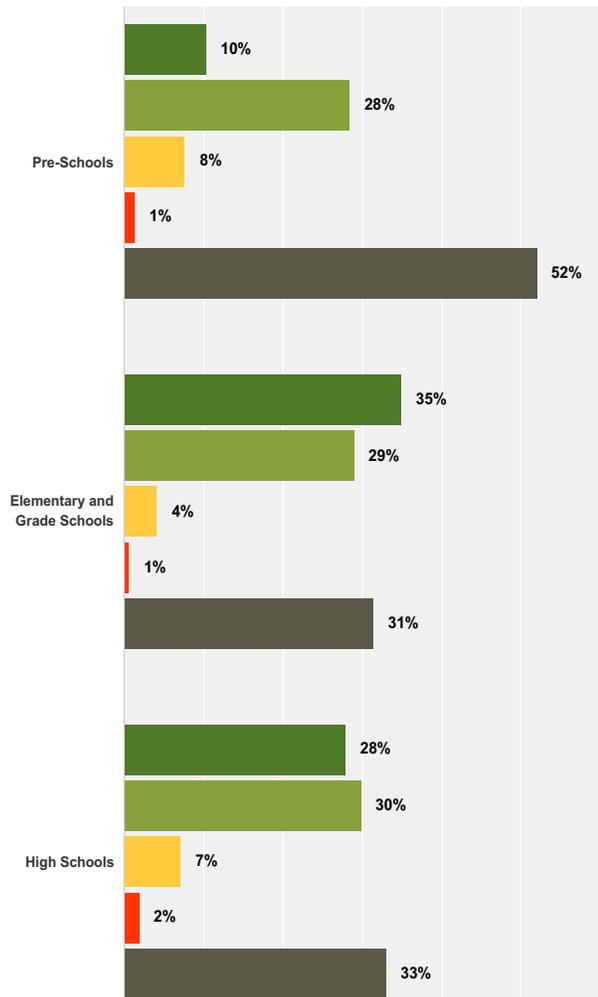


‘More sidewalks’ was the top response by all residents. The second tier of priorities included ‘Increased street maintenance’, ‘More off-road bicycle trails’, and ‘Improved intersection crossings for pedestrians and bicyclists’. These priorities were fairly consistent among various groups within the City, however younger residents placed a greater priority on ‘More sidewalks’ and ‘Improved intersection crossings for pedestrians and bicyclists’.

**Q28. How would you rate the following community services and facilities (in terms of quality, proximity, availability, etc)?**



**Q28. How would you rate the following community services and facilities (in terms of quality, proximity, availability, etc)?**



Additional comments focused on schools, library, internet service, and cultural facilities. Representative comments include:

“Some of the Cultural programs and meeting space is focused on the CA not the non-CA.”

“Schools are great but we have but one elementary school in the City limits.”

“For the most part city services are good to excellent; elementary and secondary schools are very good.”

“The Wentzville School District has done an amazing job with unprecedented growth. They have somehow maintained good ratings and test scores.”

“There are no special needs schools in the area! All require long bus rides and high tuitions to schools across the river.”

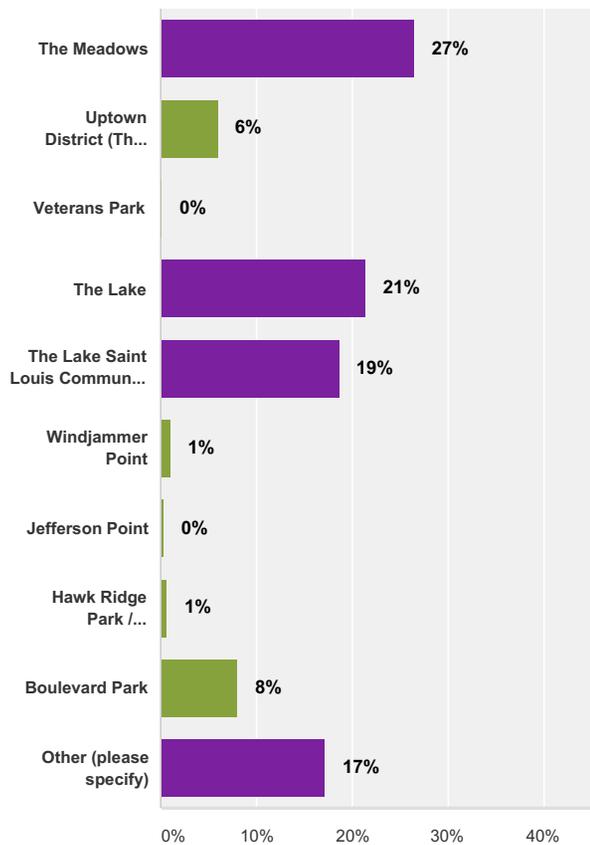
“It would be nice to have a library within the city limits.”

“The library on Corporate Parkway is too small and in need of remodeling.”

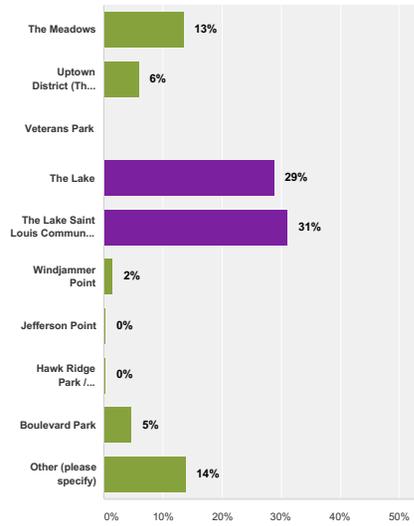
“There are cultural programs but no building.”

■ Excellent   
 ■ Good   
 ■ Fair   
 ■ Poor   
 ■ No opinion / Not applicable

**Q29. For many communities, there is often a "center" or "heart" of a community such as a downtown, main street, park, or neighborhood that residents consider to be the "heart" of the community. For Lake Saint Louis, where do you consider the "heart" of the City to be?**



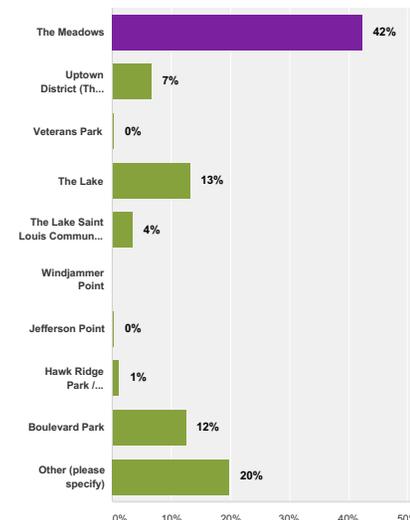
All Residents



Residents - LSL Community Association Members

For all residents, the question of the "heart" of the community was fairly evenly split between 'The Meadows', 'The Lake', the 'LSL CA Clubhouse' and 'Other'.

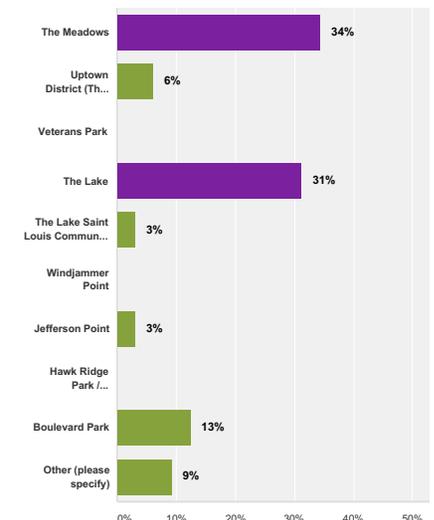
However, there was significant differences between constituencies in the City. LSL Community Association members ranked 'The Lake' and the 'LSL CA Clubhouse' as their top choices. Residents who are not members of the LSL CA ranked 'The Meadows' well ahead of other choices.



Residents - Not Members of LSL CA

Interestingly, younger residents, who may not have access to LSL Community association amenities, still ranked 'The Lake' almost on par with 'The Meadows'.

'Other' comments included that there are multiple "hearts", there is not a "heart" (or a need for one), and that the Uptown area has potential especially if it allows residents to have access to the lake.



Residents - 34 Years Old and Younger, Not Members of LSL CA



[www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com)

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