

## Consensus Issues & Opportunities

# CONSENSUS ISSUES

(revised 06-10-2024)

- Glendale is a fully-built-out community; **any new development will come in the form of redevelopment** of existing properties.
- Glendale's **population has decreased slightly since 2020**, in line with St. Louis County as a whole.
- Housing stock in Glendale is aging, which **increases pressure for substantial renovations, additions, or teardowns and redevelopment**.
- Incremental redevelopment of housing in Glendale **must preserve the existing character of the community**, as this character is a key factor in **Glendale's desirability and stable, high property values**.
- Nearly 17% of homeowner households and nearly 45% of renter households in Glendale are **cost burdened** (housing cost greater than 30% household income); **likely due to a growing, fixed-income senior population**.
- Glendale is primarily a residential community, with a **small jobs base with limited diversity**; Glendale's jobs are primarily in the recreation (country clubs), real estate, and retail sectors.
- It is **unlikely that Glendale will add significant population or numbers of jobs**.



## Consensus Issues & Opportunities

### CONSENSUS ISSUES (continued)

(revised 06-10-2024)

- **Most of Glendale's streets lack sidewalks**, and existing sidewalks on roads other than Sappington Road, Lockwood Avenue, Kirkham Avenue, and the streets in Glendale Terrace are **generally in fair or poor condition**.
- **Forty-five percent (45%) of Glendale's residential lots are non-conforming** under the City's zoning code, and 51% percent of the 79 houses newly-built or added on to since 2010 are non-conforming.
- Glendale has **two separate sets of zoning regulations depending on when a lot was established**; these two sets of zoning regulations do not relate to each other.
- Glendale's **zoning code does not relate to the existing built character** of the City.
- Virtually none of the trees in Glendale are located on public property, **making the management of Glendale's urban forest more difficult**.
- The **visual quality of the Manchester Road corridor is perceived as poor** and does not represent the identity and aspirations of Glendale as a whole.
- Ensure that the Comprehensive Plan is structured around future implementation, **with clear priorities for the short term, medium term, and longer-term opportunities and issues**.



## Consensus Issues & Opportunities

# CONSENSUS OPPORTUNITIES

(revised 06-10-2024)

- Glendale is a **high-income community, with median household income more than double** those of St. Louis County as a whole.
- Property values in Glendale **remain high, with median housing values almost double** those of St. Louis County as a whole.
- Glendale is a **commuter suburb**, and Glendale's residents are primarily employed in the health care, scientific and technical, and finance sectors.
- It is **unlikely than Glendale will lose significant population or numbers of jobs.**
- **Thirty-eight (38) new homes have built** on lots on which an existing home was demolished since 2010.
- **Forty-one (41) homes have modified** with an addition since 2010.
- Glendale is a **naturally-walkable community, and many residents bike and walk** throughout the City.
- Glendale residents are proud of their community, and **over 80% of survey respondents rate the sense of community in Glendale as Above Average or Excellent.**



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### CONSENSUS OPPORTUNITIES (continued)

(revised 06-10-2024)

- Glendale is perceived as having high quality housing and neighborhood character, and **80% of survey respondents rate the quality and character of houses as Above Average or Excellent.**
- Glendale has an **extensive urban forest of large, old trees that contribute positively** to the visual character of the City.
- Glendale's **government and community services and communication are highly-rated** by residents.
- **Business owners in Glendale are proud to be located in the City** and consider themselves part of the Glendale community.
- **Maintain and support the local, "small town" character** of Glendale's existing commercial amenities like Hanneke's and Vitale's Deli.
- Enhance Glendale's walkability and bikeability **with new and improved sidewalks and bike facilities** on selected streets.
- Consider the **development of a public park** in Glendale.

