

Blueprint Glendale Community Vision

Glendale will preserve, protect, and strengthen its charming neighborhoods, high-quality housing, distinctive landscape, unique local businesses, and strong sense of community to remain a **premier place to live, work, and visit with an excellent quality life** for current and future residents, businesses, and visitors.

Blueprint Glendale Goals

Goal 1: **Community Identity and Sense of Place**

Glendale will maintain its identity as a desirable residential community by preserving and enhancing its traditional village charm; maintaining community-focused City services with good relationships with City residents; facilitating thoughtful development that respects Glendale's sense of place; and prioritizing family-friendly neighborhoods and amenities.

Goal 2: **Distinctive Neighborhoods and Housing**

Glendale will preserve its desirable neighborhoods and stable residential property values by preserving existing homes; requiring that new homes and additions are thoughtful, well-designed, and built with high-quality materials, methods, and details compatible with Glendale's existing built environment; and support the ability of existing residents to remain in their homes.

Goal 3: **Local Businesses and Neighborhood Business Districts**

Glendale will help to maintain existing and attract new unique, community-based businesses by preserving and enhancing the City's local business districts on Sappington Road and Manchester Road.

Goal 4: **Accessibility and Mobility**

Glendale will maintain its regional vehicular accessibility; enhance community walkability and bikeability; improve bike and pedestrian safety and comfort; and strategically-connect to regional trail networks to support an equity of mobility for all residents, no matter their age, income, or ability.

Goal 5: **Community Health, Well-Being, and Resilience**

Glendale will integrate healthy and active living; civic and community services; fiscal and economic health; environmental beauty and enhancement; well-maintained public infrastructure; community safety; and support for people of all ages with an exemplary quality of life to remain a choice community.

Goal 1: **Community Identity and Sense of Place**

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- Strategy 1.1: **Preserve the high quality of and enhance the character of Glendale's subdivisions, neighborhoods, and commercial areas.**
- Strategy 1.2: **Coordinate with neighboring communities to develop and implement a consistent and identifiable physical character for Manchester Road and adjacent commercial development.**
- Strategy 1.3: **Develop streetscape enhancements to key Glendale streets as part of Glendale's physical character and regional identity.**
- Strategy 1.4: **Encourage and facilitate the maintenance, preservation, and enhancement of Glendale's tree canopy.**
- Strategy 1.5: **Strengthen Glendale's identity with gateway features along regional corridor entrances to the City.**

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Strategy 2.1: **Ensure that Glendale’s zoning code permits compatible infill housing development that responds to current and future demographic trends and market preferences.**

Strategy 2.2: **Maintain and enhance Glendale’s architectural design guidelines and architectural review process to ensure that they are easy to understand, enforceable, and compatible with the City’s built environment.**

Strategy 2.3: **Support the ability of existing residents—in particular senior citizens and those living on fixed incomes—to maintain and remain in their homes.**

Goal 3: **Local Businesses and Neighborhood Business Districts**

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Strategy 3.1: **Maintain and support local businesses in the Sappington Road business district.**

Strategy 3.2: **Maximize the economic productivity of commercial properties along Manchester Road.**

Strategy 3.3: **Explore opportunities for enhancing Glendale's economic development capacity and ability to attract and retain desirable businesses.**

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Strategy 4.1: **Maintain Glendale’s regional vehicular accessibility and improve the visual character of the Manchester Road corridor.**

Strategy 4.2: **Enhance the safety and comfort of key streets in Glendale for biking and walking.**

Strategy 4.3: **Repair and maintain Glendale’s existing roads and sidewalks.**

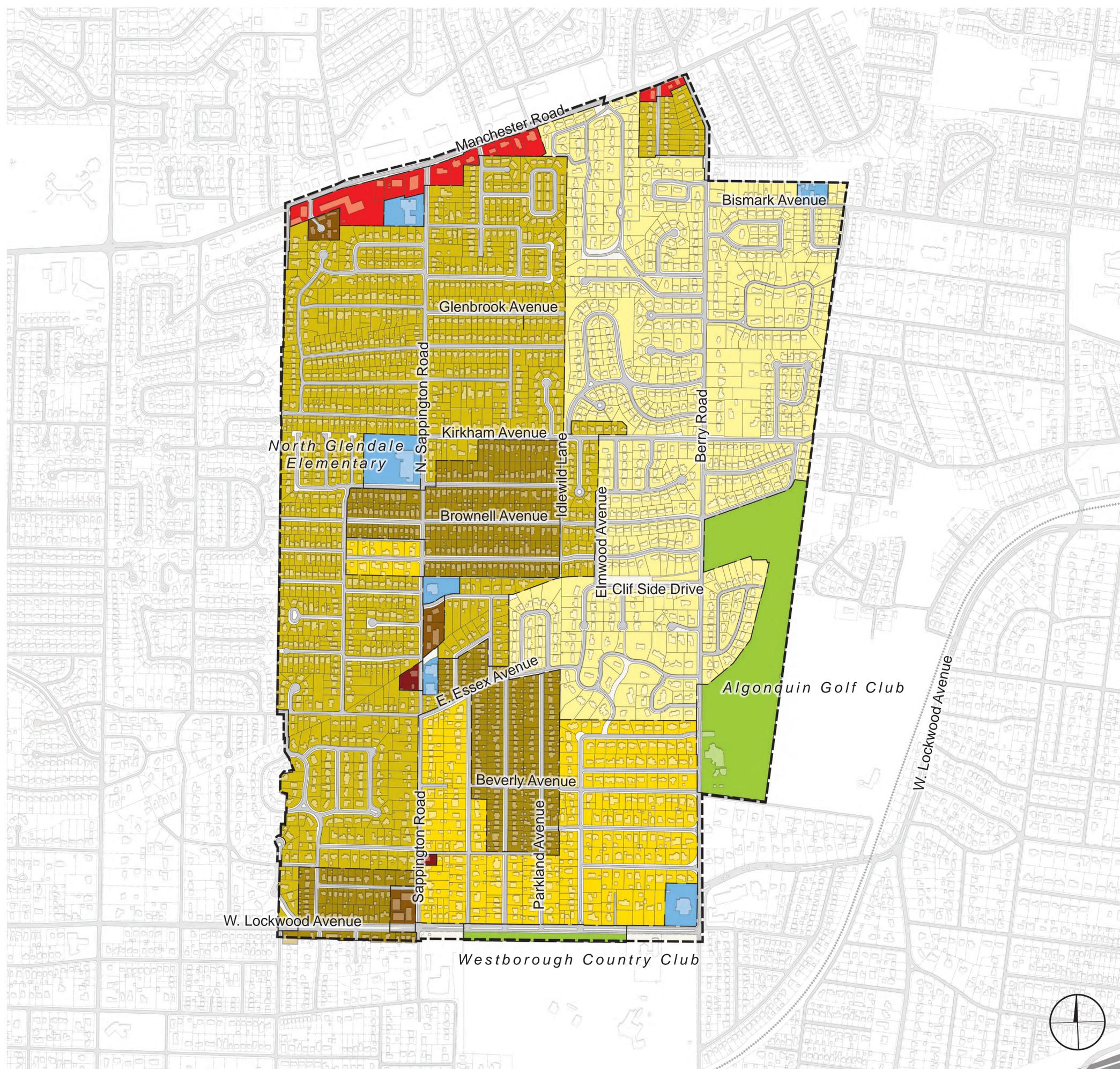
Strategy 4.4: **Improve vehicular traffic flow and safety for all users.**

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- Strategy 5.1: **Properly manage and mitigate stormwater runoff and reduce flooding and erosion impacts on residential and commercial properties.**
- Strategy 5.2: **Actively manage and maintain Glendale's tree canopy through partnerships with homeowners, subdivisions, and utility providers.**
- Strategy 5.3: **Repair and maintain Glendale's aging infrastructure.**
- Strategy 5.4: **Consider the identification of property for future purchase and development of a City park within Glendale.**
- Strategy 5.5: **Continue recreation facility use partnerships with Kirkwood and Webster Groves**
- Strategy 5.6: **Ensure effective emergency service access, alternative communication, and energy security in the event of natural disasters and social unrest.**

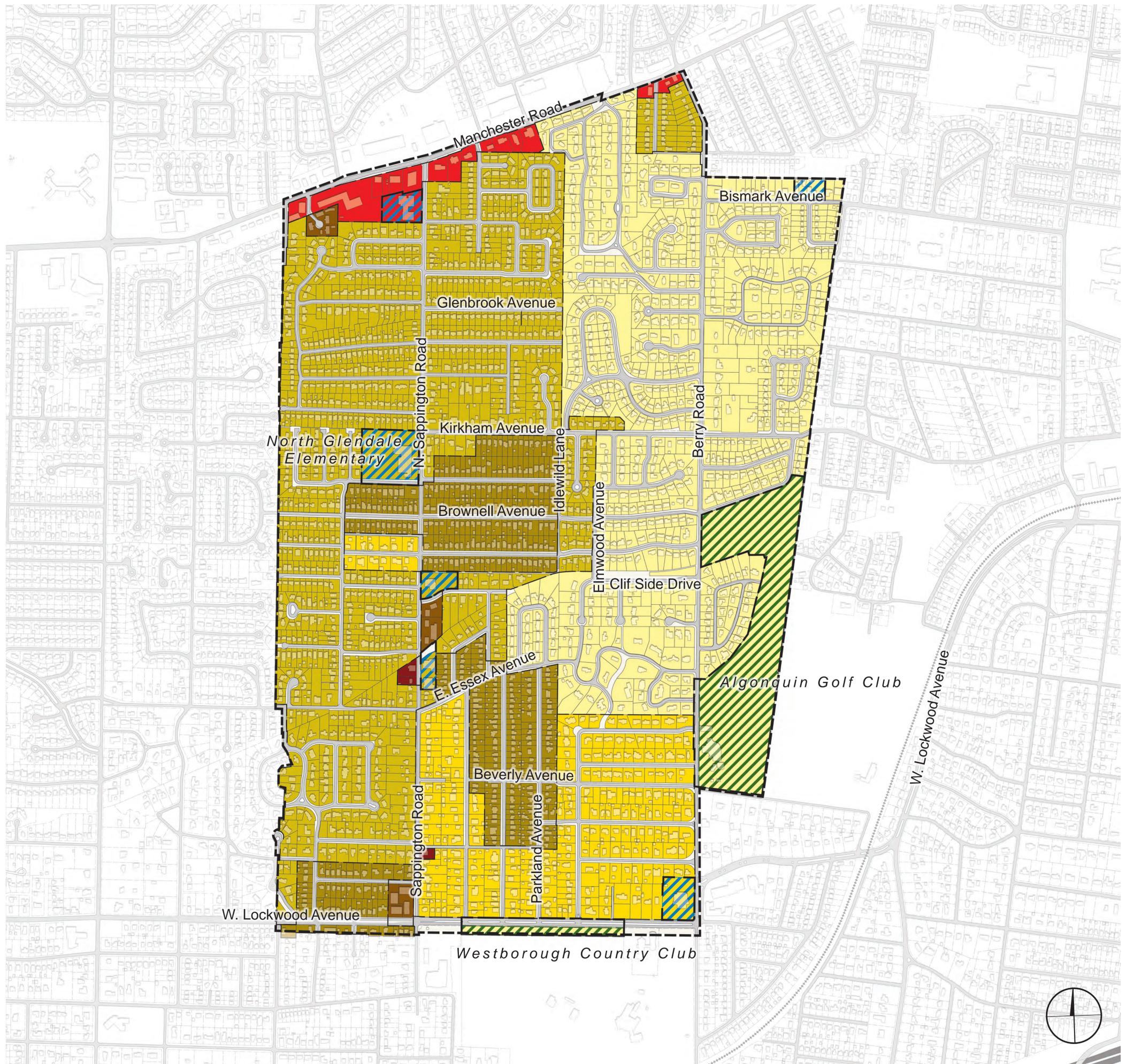
Glendale Community Place Types & Future Land Use



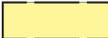
MAP KEY

- | | |
|---|---|
| Type I County Club Subdivision (CC) | Type VI Corridor Mixed-Use (C-MU) |
| Type II Streetcar Suburb (SS) | Type VII Neighborhood Commercial (NC) |
| Type III Suburban Neighborhood 1 (SN-1) | Type VIII Civic / Institutional (CV) |
| Type IV Suburban Neighborhood 2 (SN-2) | Type IX Recreation (REC) |
| Type V Suburban Multifamily (S-MF) | |

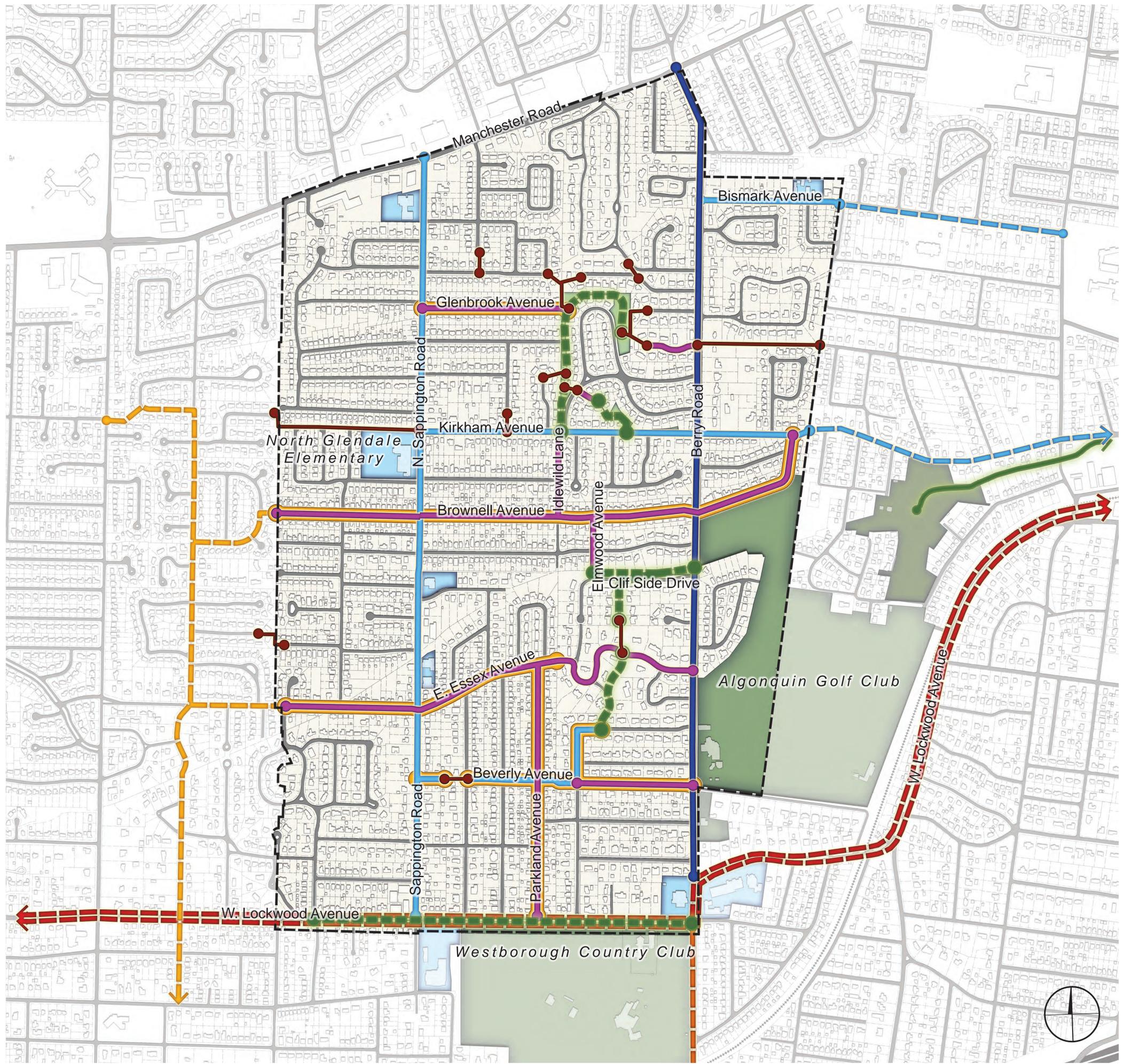
Glendale Proposed New Zoning Districts and Map



MAP KEY

- | | | | |
|--|---------------------------------|---|-------------------------------|
|  | "R-1" Single-Family Residential |  | "C-1" Neighborhood Commercial |
|  | "R-2" Single-Family Residential |  | "C-2" Corridor Mixed-Use |
|  | "R-3" Single-Family Residential |  | "CVO" Civic Overlay |
|  | "R-4" Single-Family Residential |  | "RCO" Recreation Overlay |
|  | "R-5" Multi-Family Residential | | |

Glendale Public Infrastructure Recommendations



- MAP KEY**
- Existing Greenways
 - - - Existing Bike Lanes
 - Proposed Berry Road Sidepath
 - Proposed New Sidewalks
 - - - Proposed New Sharrows
 - Proposed New Bike Boulevards
 - - - Proposed New Greenways
 - Proposed Cul-de-Sac Connectors

Bicycle and Pedestrian Facility Type Examples

Bike Sharrows



Bike Boulevards



Sidepath



Cul-de-sac Connectors



Glendale Implementation Action Plan

Early Action Items

The following five (5) early action items should be initiated and, when possible, completed within five (5) years of plan adoption.

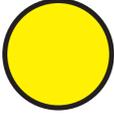
- 1. Update Glendale's zoning code.** Complete and adopt amendments to the City's zoning code to bring it into compliance with the Comprehensive Plan. ***The zoning code amendment should be adopted within six (6) months of adoption of the Comprehensive Plan Update.***
- 2. Establish an outcome reporting system.** Develop and establish an Outcome Measurement Reporting system—or incorporate Comprehensive Plan Strategies into an existing system—to track implementation progress. ***The outcome reporting and management system should be established within six (6) months of adoption of the Comprehensive Plan Update.***
- 3. Firehouse Run Route.** Establish the Firehouse Run route as a permanent feature with signage and pavement markings. ***Research and develop application for funding from the Municipal Park Grants Commission within six (6) months of adoption of the Comprehensive Plan Update.***
- 4. Traffic Calming Task Force.** Establish a traffic calming task force and complete a traffic calming study to identify infrastructure improvement initiatives following completion of Proposition S projects. ***This item should be completed within two (2) years of adoption of the Comprehensive Plan.***
- 5. Enhanced Streetscape Improvements.** Design landscaping enhancements, including street tree planting, for 2026 sidewalk and street resurfacing projects in Proposition S, and include this enhancements in the improvement program. ***This item should be completed within one (1) year of adoption of the Comprehensive Plan.***

Glendale Implementation Action Plan

Goal 1: Community Identity and Sense of Place

Implementation Strategies

Timeframe

Strategy 1.1:	Preserve the high quality of and enhance the character of Glendale's subdivisions, neighborhoods, and commercial areas.	 Short-Term (0 to 3 years)
Strategy 1.2:	Coordinate with neighboring communities to develop and implement a consistent and identifiable physical character for Manchester Road and adjacent commercial development.	 Medium-Term (7 to 7 years)
Strategy 1.3:	Develop streetscape enhancements to key Glendale streets as part of Glendale's physical character and regional identity.	 Medium-Term (7 to 7 years)
Strategy 1.4:	Encourage and facilitate the maintenance, preservation, and enhancement of Glendale's tree canopy.	 Short-Term (0 to 3 years)
Strategy 1.5:	Strengthen Glendale's identity with gateway features along regional corridor entrances to the City.	 Short-Term (0 to 3 years)

Glendale Implementation Action Plan

Goal 2: Distinctive Neighborhoods and Housing

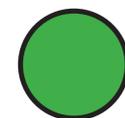
Implementation Strategies

Timeframe

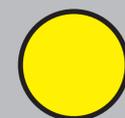
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 Short-Term
(0 to 3 years)

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 Medium-Term
(7 to 7 years)

Glendale Implementation Action Plan

Goal 3: Local Businesses and Neighborhood Business Districts

Implementation Strategies

Timeframe

Strategy 3.1: **Maintain and support local businesses in the Sappington Road business district.**  **Short-Term (0 to 3 years)**

Strategy 3.2: **Maximize the economic productivity of commercial properties along Manchester Road.**  **Long-Term (7+ years)**

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Glendale Implementation Action Plan

Goal 4: **Accessibility and Mobility**

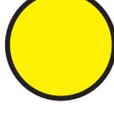
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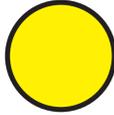
Glendale Implementation Action Plan

Goal 5: Community Health, Well-Being, and Resilience

Implementation Strategies

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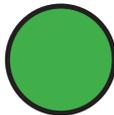
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