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## Planning Commission Report

**Meeting Date:** May 27, 2020

**From:** Mike Knight, Assistant City Planner *mk*

**Project:** City of Chesterfield – Travel Demand Model Update

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### Summary

Legislation enabling planning in the State of Missouri specifically calls out that in creating a plan for the physical development and uses of land, the Planning Commission may include the “general location, character and extent of streets and other public ways.” In order to closely align land use and transportation planning, the City has historically embedded the transportation element, a required element of the Comprehensive Plan dictated by City Code, into the Comprehensive Plan process. While this adds complexity to the process, the end result has been very positive in providing a clear vision for the future of the transportation network when evaluating private developments and when coordinating with other local agencies (MoDOT and St. Louis County Department of Transportation) to promote a transportation network that supports the vision of the City of Chesterfield.

The City created its first travel demand model which resulted in the 2003 City-Wide Transportation Study. This study identified areas of future concern as development continued in accord with the land use element of the Comprehensive Plan. Specific recommendations for each of the areas of concern were created to provide a framework for evaluating public projects and improvements associated with private development.

The model was updated in 2007, which included a conversion to a new software, Visum. This process built on the prior process that relies on scenario-based modeling and roadway improvements. However, as a major update to the plan was not completed, this update simply updated inputs into the model (include existing network improvements and land use inputs) to create a new baseline for evaluation that accurately reflected existing conditions and provided a better resource in evaluating public expenditures. In 2009, the model was again updated with revised street data and land use inputs.

Since 2002, the City of Chesterfield has retained George Butler and Associates (GBA) as our transportation consultant. GBA created the original model for the City and worked on the conversion

into the VISUM software. Additionally, GBA has modeled various scenarios over the years at the request of the City.

In 2018, the City of Chesterfield retained the services of GBA to provide a travel demand model update. The Comprehensive Plan update was utilized within the update of the Travel Demand Model. For example, anticipated build-out associated with the Future Land Use Plan was applied to the creation of a model scenario to determine the impact of full development of the City, on the City's roadway network. It is also critically important to understand that the travel demand model is both a science and an art. Over time, Staff has worked with GBA to refine, correct, calibrate, and adjust the model.

On May 27<sup>th</sup>, 2020, GBA will present the updated Travel Demand Model and answer any questions the Planning Commission may have. Attached is a copy of the report generated by GBA associated with the Travel Demand Model Update.

#### Attachments

1. Travel Demand Model Update

# TRAFFIC DEMAND MODEL

## MODEL UPDATE

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## Table of Contents

Executive Summary .....	3
Introduction .....	4
Existing Conditions .....	4
Traffic Counts .....	4
Traffic Analysis Zones (TAZs) .....	6
Land Use and Trip Types .....	6
Links.....	7
Model Procedures .....	8
Model Validation.....	9
Link Volumes.....	11
Level of Service.....	12
Future Conditions .....	13
Traffic Forecasting.....	13
Future No Build Model.....	15
Future No Build Volumes.....	16
Future No Build Levels of Service .....	16
Future Recommended Improvements .....	18
Future Improvements Model.....	23
Future Improvements Volumes.....	23
Future Improvements Levels of Service .....	24
Conclusion.....	26

## List of Figures

Figure 1: Count Locations.....	5
Figure 2: Traffic Analysis Zone Boundaries.....	6
Figure 3: Existing Functional Classification Network .....	7
Figure 4: Operation Sequence .....	8
Figure 5: Goodness of Fit .....	10
Figure 6: Existing Link Volumes .....	11
Figure 7: Level of Service .....	12
Figure 8: Existing Levels of Service .....	13
Figure 9: Growth Rates.....	14

Figure 10: Future No Build Link Volumes..... 16

Figure 11: Future No Build Levels of Service ..... 17

Figure 12: Future No-Build Level of Service Comparison..... 18

Figure 13: Future Improvements.....20

Figure 14: Clarkson Road Level of Service .....21

Figure 15: Olive Boulevard Level of Service .....21

Figure 16: Clayton Road Level of Service .....21

Figure 17: Long Road Level of Service .....22

Figure 18: Chesterfield Parkway Level of Service .....22

Figure 19: MO-141 Level of Service.....22

Figure 20: Future Improvements Link Volumes.....23

Figure 21: Future Improvements Levels of Service .....24

Figure 22: Future Improvements Level of Service Comparison.....25

## List of Tables

Table 1: Count Locations .....5

Table 2: Tiered Growth Rates ..... 15

## Appendices

- Appendix A – Land Use Data
- Appendix B – Productions and Attractions
- Appendix C – Link Functional Classification



## Executive Summary

In 2018, GBA was retained by the City of Chesterfield, MO to complete an update of their existing PM peak hour travel demand model that had been most recently updated in 2009. The scope of work included a model update of existing land use and infrastructure, data collection, model calibration, long-term Master Plan model scenarios with future land use and anticipated infrastructure improvements, capacity analyses and other infrastructure improvement recommendations.

The update of the Existing Model and the creation of the new Future No-Build Model and Future Improvements Model produced volumes and level of service results in line with expectations. With the projected increases in land use density and external pass-through traffic, and the associated significant increases in traffic generation, the Chesterfield roadway network will experience significant increases in delay and decreased traffic operations across the City. The Future No-Build model was used to identify corridors and intersections either with poor overall level of service, significantly decreased level of service, or a level of service or capacity that was inconsistent with the rest of the corridor. Numerous future improvements have been proposed to mitigate these increases in traffic volumes at intersections, as well as improve corridor congestion across the City, as shown in the Future Improvements Model.

As overall growth and significant large-scale development continue within the City, continued improvements to the roadway network and additional traffic control infrastructure will be vital to maintaining traffic flow within and through the City of Chesterfield. Many of the corridors with expected undesirable levels of service are adjacent to larger proposed developments, like Olive Street Road on the western end of the City and Chesterfield Parkway near the Bayer facility. To remedy the poor traffic operations on Olive Street Road and other routes adjacent to the development, a number of roadway and intersection improvements were recommended to add capacity and improve travel times. Interchange improvements on I-64 at Chesterfield Parkway W and Chesterfield Parkway E and an additional access to Bayer will help improve traffic operations on roadways adjacent to the facility.

Other corridors, including I-64, Clayton Road, Clarkson Road, Olive Boulevard, and MO-141, are also expected to operate poorly in the future due to traffic growth. The addition of an eastbound auxiliary lane on I-64 is expected to improve operations on the segment between Clarkson Road and MO-141. Grade-separated intersections, additional through lanes or updated signal timings along Clarkson Road will improve corridor operations. Intersection improvement and optimized signal times along Olive Boulevard will decrease travel times. The removal of at-grade intersection along the southern end of MO-141 and modifying the interchange at I-64 with MO-141 will increase capacity near the existing interchange.

## Introduction

In 2018, GBA was retained by the City of Chesterfield, MO to complete an update of their existing PM peak hour travel demand model that had been most recently updated in 2009. The scope of work included a model update of existing land use and infrastructure, data collection, model calibration, long-term Master Plan model scenarios with future land use and anticipated infrastructure improvements, capacity analyses and other infrastructure improvement recommendations.

## Existing Conditions

To update the Existing Model, traffic counts were collected during the typical weekday peak hours, existing land uses were updated by the City with the most accurate information and network links were updated to match characteristics of the existing roadway network.

### Traffic Counts

Turning movement traffic counts were collected on a typical Tuesday, Wednesday or Thursday with the MioVision Scout video technology system at thirty-nine (39) locations across Chesterfield between October 3, 2018 and October 9, 2018. These counts were used in the model validation process. **Figure 1** below depicts the location of each traffic count and the corresponding locations are further described in **Table 1**. It was determined that the critical network PM peak hour occurred between 4:30 and 5:30 p.m.

**Figure 1: Count Locations**



Count Locations

**Table 1: Count Locations**

Intersection Number	Intersection Name	Intersection Number	Intersection Name
1	Chesterfield Airport Road with Oliver Street Road	21	M-141 with WB I-64 Ramps
2	Chesterfield Airport Road with Spirit of St. Louis Blvd	22	M-141 with EB I-64 Ramps
3	Chesterfield Airport Road with Long Road	23	Clayton Road with NB M-141 Ramps*
4	Chesterfield Airport Road with Boone's Crossing	24	Clayton Road with SB M-141 Ramp*
5	EB I-64 Ramps with Boone's Crossing	25	Clayton Road with Woods Mill Road*
6	WB I-64 Ramps with Boone's Crossing	26	Clayton Road with Baxter Road
7	Chesterfield Airport Road with Baxter Road	27	Chesterfield Parkway East with Conway Road
8	Chesterfield Parkway West with Wild Horse Creek Road	28	Chesterfield Parkway East with WB I-64 Ramp
9	Chesterfield Parkway West with WB I-64 Ramps	29	Chesterfield Parkway East with EB I-64 Ramp
10	Clarkson Road with Kehrs Mill Road	30	Wild Horse Creek Road with Long Road
11	Clarkson Road with Wilson Avenue	31	Wild Horse Creek Road with Kehrs Mill Road
12	Clarkson Road with Baxter Road	32	Wild Horse Creek Road with Wilson Road
13	Clarkson Road with Chesterfield Parkway	33	Wild Horse Creek Road with Baxter Road
14	Clarkson Road with EB I-64 Ramps	34	Boone's Crossing with North Outer Forty Road
15	Oliver Blvd with WB I-64 Ramps	35	Baxter Road with Edison Avenue
16	Olive Blvd with Chesterfield Parkway	36	Long Road with Edison Avenue
17	Olive Blvd with Ladue Road	37	Olive Boulevard with Woods Mill Road
18	M-141 with Olive Blvd	38	Clayton Road with Schoettler Road
19	M-141 with Ladue Road	39	Schoettler Road with South Outer Forty Road
20	M-141 with Conway Road		

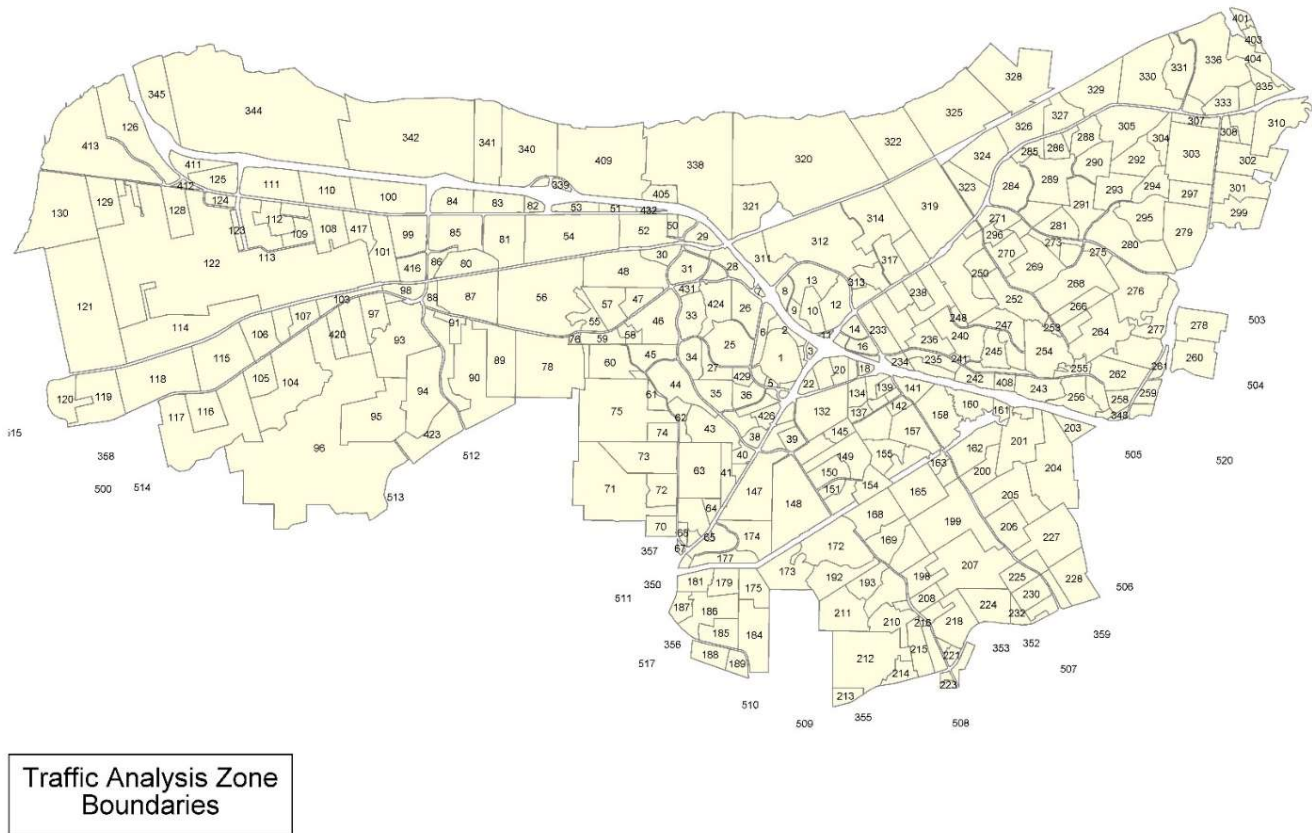
\*Count location in City of Town and Country



## Traffic Analysis Zones (TAZs)

Prior to the start of this project, City staff updated TAZ boundaries and, where necessary, added new TAZs across Chesterfield to better reflect existing and anticipated future development patterns. The updated TAZs were provided as GIS Shapefiles and imported into the model. The TAZs, as shown in **Figure 2**, were used in both the existing and future models and include 364 internal zones and 23 external zones.

**Figure 2: Traffic Analysis Zone Boundaries**



## Land Use and Trip Types

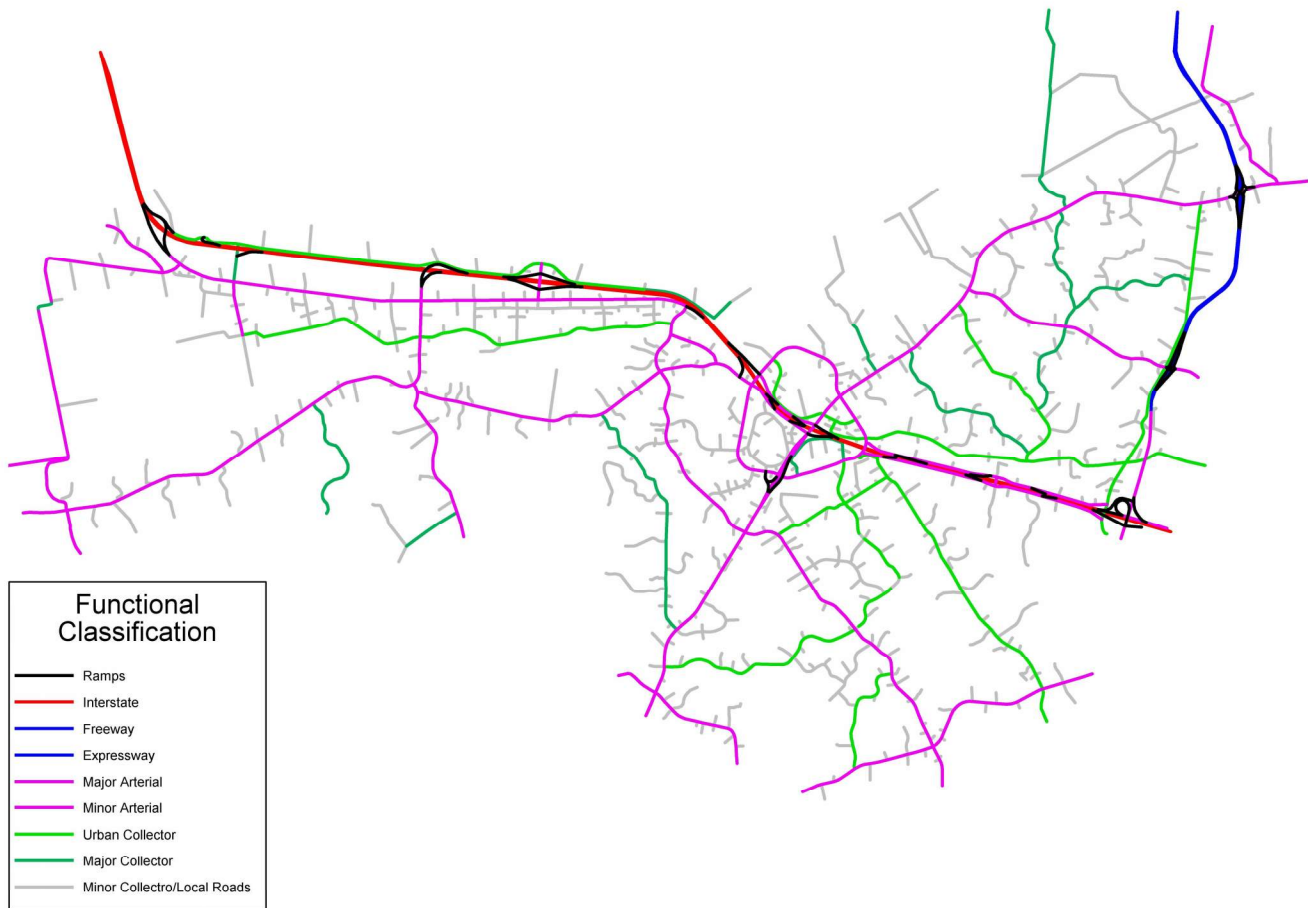
In addition to revised TAZ boundaries, the City also provided Excel spreadsheets that list the current land use and the anticipated future land use for each TAZ. The land uses were sorted into ten main trip generation categories for analysis: single family suburban (SF), multi-family (MF), apartment (APRT), hotel (HOTL), office (OFF), retail (RETL), service (REST), industrial (IND) and undeveloped (UND). Special generators, such as daycares and schools, parks, golf courses, gas stations, churches, and assisted living facilities, were also included in the land use data. The detailed existing and future land use data for each zone and a summary of land use by zone can be found in **Appendix A**.

For modeling purposes, production and attraction rates were developed by trip type for each of the trip generation categories described above. Trip types used in this analysis were home-based work (HBW), home-based other (HBO) and non-home-based (NHB). A summary of the production and attraction rates for each trip type can be found in **Appendix B** along with production and attraction rates for each of the special generators and trip generation information for the external zones.

### Links

Along with updating the TAZ boundaries and land uses, the functional classification for each roadway in Chesterfield was reviewed and updated to match the current functional classifications of the Chesterfield roadway network. The functional classifications for roadways in the city range from local roads to interstate facilities. Each link was updated with the correct link type, number of lanes, roadway capacity and speed. **Figure 3** depicts the functional classifications for the existing roadway network. Detailed classification information for links can be found in **Appendix C**.

**Figure 3: Existing Functional Classification Network**



### Model Procedures

After updating the land use and link information, the general production and attraction rate functions for the three trip types were applied to the TAZ land uses to determine the specific production and attraction rates for each TAZ. These rates, along with a base travel time calculation between each TAZ, were then input into a TModel trip distribution, balancing the productions and attractions to create the origin-destination trip distribution for all trips (HBW, HBO, and NHB) in the network. These trips were then incrementally applied and balanced until equilibrium across the entire network was reached. The specific Operation Sequence for developing network trips is depicted in **Figure 4** and each procedure is described below.

**Figure 4: Operation Sequence**

Number: 18	Execution	Active	Procedure	Reference object(s)	Variant/file	Messages	Comment
1		<input checked="" type="checkbox"/>	Calculate PrT skim matrix	AIP All Purpose Traffic			Calculate distances between zones
2		<input checked="" type="checkbox"/>	Trip generation	All DEFAULT demand strata			Generate production and attraction functions
3		<input checked="" type="checkbox"/>	Init assignment		PrT		Reset existing network assignments
4		<input checked="" type="checkbox"/>	Read filter		XX_New.fl		Filter out XX trips
5		<input checked="" type="checkbox"/>	Calculate PrT skim matrix	AIP All Purpose Traffic			Calculate travel times between zones
6		<input checked="" type="checkbox"/>	Combination of matrices and vectors	Matrix(2) := Matrix(2) + Matrix(6)			Add delay matrix to prevent zone trips to themselves
7		<input checked="" type="checkbox"/>	Trip distribution	All DEFAULT demand strata			Create OD matrices
8		<input checked="" type="checkbox"/>	Combination of matrices and vectors	Matrix(13) := Matrix(11)			Save out combined OD matrix from step n-1
9		<input checked="" type="checkbox"/>	Combination of matrices and vectors	Matrix(11) := Matrix(3) + Matrix(5) + Matrix(7)			Create combined OD matrix at step n
10		<input checked="" type="checkbox"/>	Combination of matrices and vectors	Matrix([NO]=11) := If(IterationCounter()=0, 0, MSA(n			Average previous OD matrix with current
11		<input checked="" type="checkbox"/>	PrT assignment	All DSeg		Equilibrium assignment	Assign trips to network
12		<input checked="" type="checkbox"/>	Go to the procedure	Procedure 5			Back to Step 5, iterate until OD matrix convergence
13		<input checked="" type="checkbox"/>	Assignment analysis				Compare calculated and actual turning counts
14		<input type="checkbox"/>	Combination of matrices and vectors	Matrix([NO] = 19) := Matrix([NO] = 11)			Save out unmodified OD matrix before TFlowFuzzy
15		<input type="checkbox"/>	Demand matrix correction	AIP All Purpose Traffic	TFlowFuzzy		Apply TFlowFuzzy to calibrate OD matrix with turning counts
16		<input type="checkbox"/>	PrT assignment	All DSeg		Equilibrium assignment	Assign calibrated trips to network
17		<input type="checkbox"/>	Initialize all filter settings				Remove XX trip filter
18		<input type="checkbox"/>	Assignment analysis				Compare calculated and actual turning counts after TFlowFuzzy

**Step 1: Calculate PrT skim matrix** – The shortest possible trip distance between each pair of zones is calculated and saved in a matrix.

**Step 2: Trip generation** – The general production and attraction functions are applied to the land use data from each zone to create the specific production and attraction rates for each zone for each of the three trip types (HBW, HBO, and NHB).

**Step 3: Init assignment** – Any existing assignments in the network are deleted.

**Step 4: Read filter** – An existing filter is applied to the origin and destination (OD) matrix to prevent trips from being assigned from one external zone to another external zone (XX trips).

**Step 5: Calculate PrT skim matrix** – The current travel time between each pair of zones is calculated and saved in a matrix.

**Step 6: Combination of matrices and vectors** – Values are added to the travel time matrix from Step 5 to prevent trips from being assigned from a zone to itself.

**Step 7: Trip distribution** – The specific production and attraction rates for each zone and trip type, and the current travel time matrix, are input into a TModel distribution to calculate the number of trips between each pair of zones, also known as the OD matrix. The number of origin and destination trips are balanced, and the results are saved into three separate matrices, one for each trip type (HBW, HBO, and NHB).

**Step 8: Combination of matrices and vectors** – The existing combined OD matrix is copied because it is overwritten in Step 9.

**Step 9: Combination of matrices and vectors** – The three individual OD matrices for the three trip types (HBW, HBO, and NHB) are combined into one OD matrix.

**Step 10: Combination of matrices and vectors** – The OD matrix generation and assignment to the network is iterative. For the first iteration of calculations, the OD matrix is reset to blank, so no old results are used in calculations. For all subsequent iterations, the current combined OD matrix and the previous iteration's OD matrix are averaged.

**Step 11: PrT assignment** – The OD matrix trips and the XX trips are assigned incrementally to the network and balanced until an equilibrium across the entire network is reached.

**Step 12: Go to the procedure** – The TModel distribution, which calculates the number of trips between each pair of zones, is dependent on the travel time between the zones. Therefore, the entire procedure sequence loops back to Step 5 and uses a now-updated set of travel times based on the current iteration. This is repeated until the old and new OD matrices converge.

**Step 13: Assignment analysis** – Statistics are generated comparing the calculated turning movements in the model to the actual traffic counts measured in the real world.

Following completion of Step 13, in most cases, no additional procedures will be executed. Regardless of which model is being created, Steps 1 through 13 are sufficient to calculate and apply the trips to the network and generate a complete model. However, for the existing model which has the existing land use and the existing roadway network, additional procedure Steps 14 through 18 are executed in order to calibrate the calculated OD matrix and trip distribution using the actual traffic counts. These procedures were also used for the future models for slightly different purposes, which will be discussed in the "Future Conditions" section.

**Step 14: Combination of matrices and vectors** – The existing combined OD matrix is copied because it is overwritten in Step 15.

**Step 15: Demand matrix correction** – The OD matrix is calibrated using the actual traffic counts and the TFlowFuzzy algorithm.

**Step 16: PrT assignment** – The calibrated OD matrix trips and the XX trips are assigned incrementally to the network and balanced until an equilibrium based on across the entire network is reached.

**Step 17: Initialize all filter settings** – The XX trip filter from Step 4 is removed so that the network shows all internal and external trips.

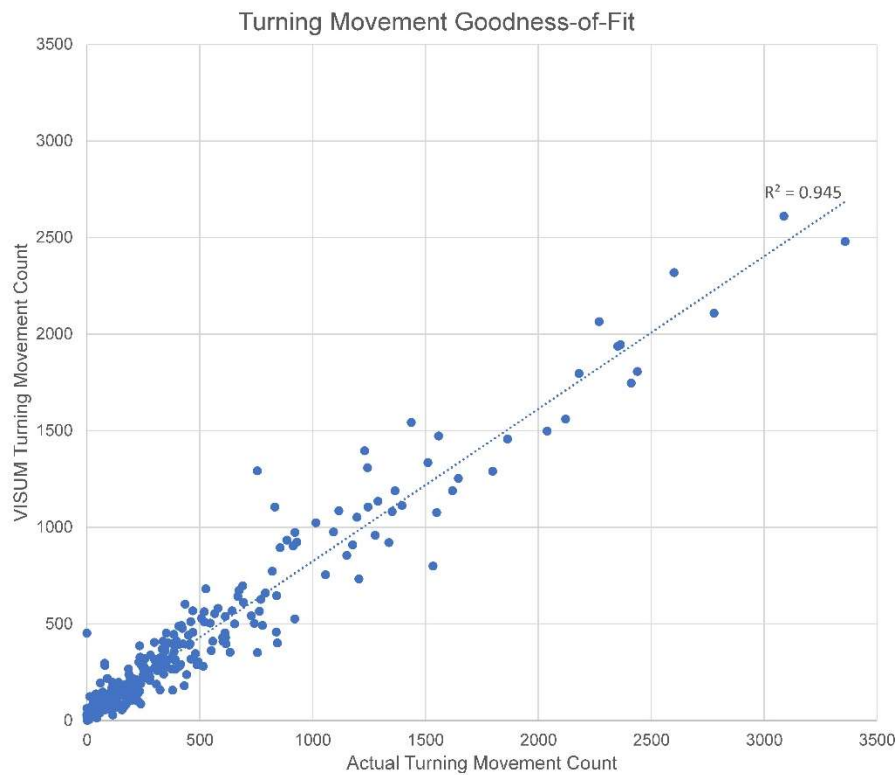
**Step 18: Assignment analysis** – Statistics are generated comparing the calculated turning movements in the model following the calibration to the actual traffic counts measured in the real world.

## Model Validation

The travel demand model was validated to the existing traffic counts to ensure the model was replicating the existing conditions as closely as possible. At locations where there were discrepancies between the traffic counts and model volumes, individual model inputs, such as delay and capacity, were modified and the model was rerun. This iterative process was repeated many times until the Existing Model volumes closely matched the traffic counts.

As part of the validation process, the traffic counts were compared to the model generated traffic volumes to measure the overall model accuracy. This comparison is called the coefficient of determination or  $R^2$  and is a measure of how well the regression line represents the assignment data. A minimum acceptable  $R^2$  is 0.85 with 1.00 indicating a perfect fit. The Existing Model has been validated to an  $R^2$  of 0.945, as shown in **Figure 5**.

**Figure 5: Goodness of Fit**



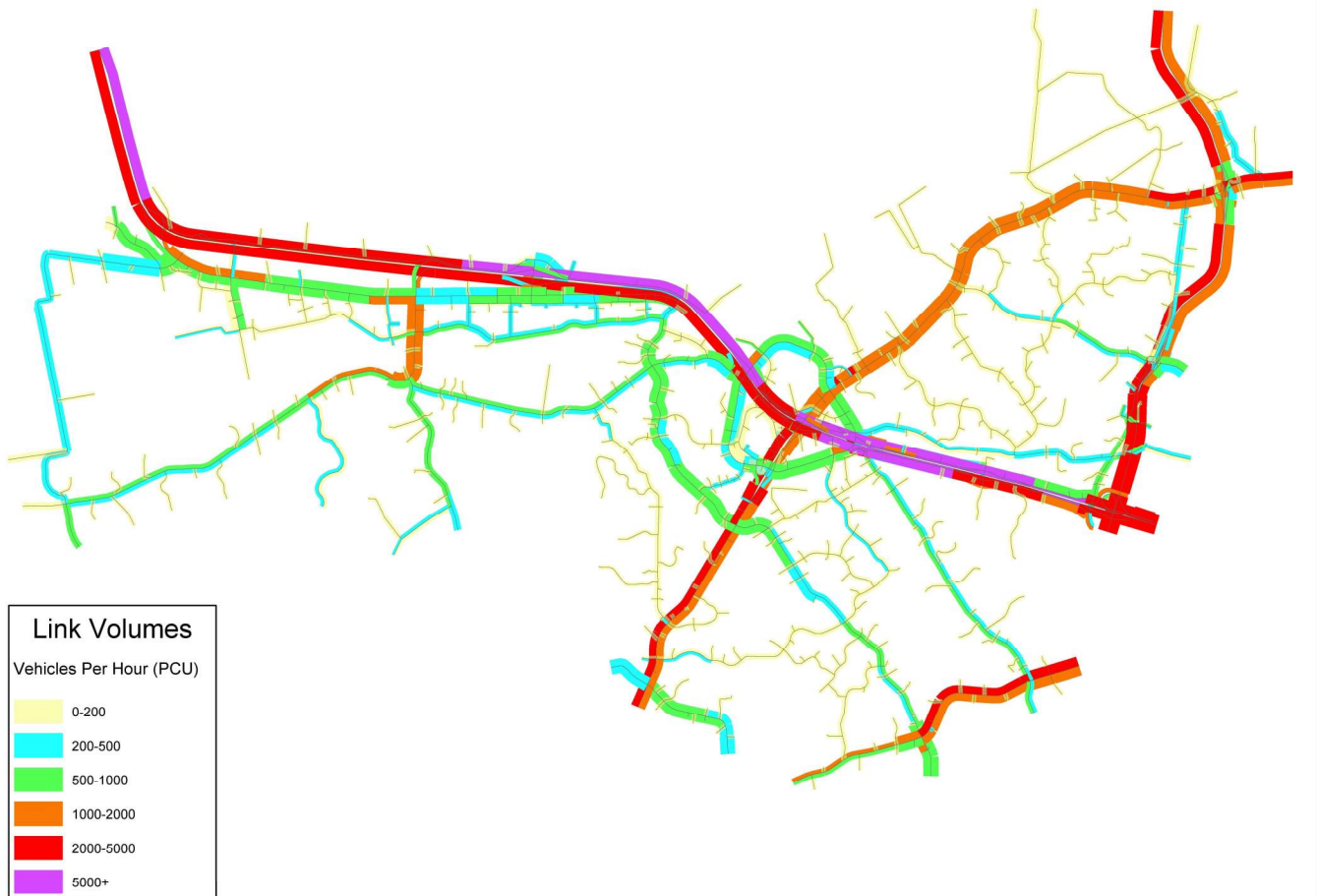


## Link Volumes

A graphical presentation of existing traffic volumes during the PM peak hour across the City of Chesterfield are shown in **Figure 6**. The existing volume on eastbound I-64 is generally between 2,000 and 5,000 vehicles per hour (vph) with the exception of the segment between Chesterfield Parkway East and Timberlake Manor Parkway that carries over 5,000 vph. Westbound I-64 carries over 5,000 vph during the PM peak hour.

Southbound Clarkson Road carries between 2,000 vph and 5,000 vph and northbound carries over 1,000 vph. Olive Boulevard, MO-141 and Clayton Road serve as the primary routes both within and through the City, with many segments carrying between 2,000 and 5,000 vph.

**Figure 6: Existing Link Volumes**



**Level of Service**

Level of Service (LOS) is a concept defined by the Highway Capacity Manual (HCM) to qualitatively describe operating conditions within a traffic stream. LOS is typically stratified into six categories (A through F). These categories range from LOS A, indicating free-flow, low density, or nearly negligible delay conditions, to LOS F, where demand exceeds capacity and large queues are experienced. A graphical representation of LOS is presented in **Figure 7**.

For I-64 and the expressway portions of MO-141, the LOS was calculated using the HCM’s uninterrupted flow LOS equations. For freeways and expressways, the LOS is based on density of vehicles on the roadway.

For all other roadways in the network, the LOS was calculated using the HCM’s interrupted flow LOS. This LOS is based on the average travel speed through each segment of roadway between controlled intersection, either signalized or unsignalized. The delay experienced by vehicles due to congestion while traveling the segment, as well as the delay from the downstream intersection control, are both used to calculate an average travel speed for the segment. This average travel speed is then compared to the free-flow speed of the roadway, usually taken as the posted speed limit, and a LOS is assigned based on the difference.

Due to limitations of the software and the negative effects that short segment distances have in calculating average travel speeds for roadway segments, some short network links may show poorer levels of service than conditions in the field.

As can be seen in **Figure 8**, most sections of eastbound I-64 operate at LOS C or better during the PM peak hour. Westbound I-64 operates at LOS C or LOS D during the PM peak hour, with the exception of the segment between the Chesterfield Parkway West interchange and the Boone’s Crossing interchange operating at LOS E. Many of the local roads operate at LOS C or better, with a few exceptions on Clarkson Road around the intersections at Baxter Road and at Kehrs Mill Road and on MO-141 between I-64 and Ladue Road.

**Figure 7: Level of Service**

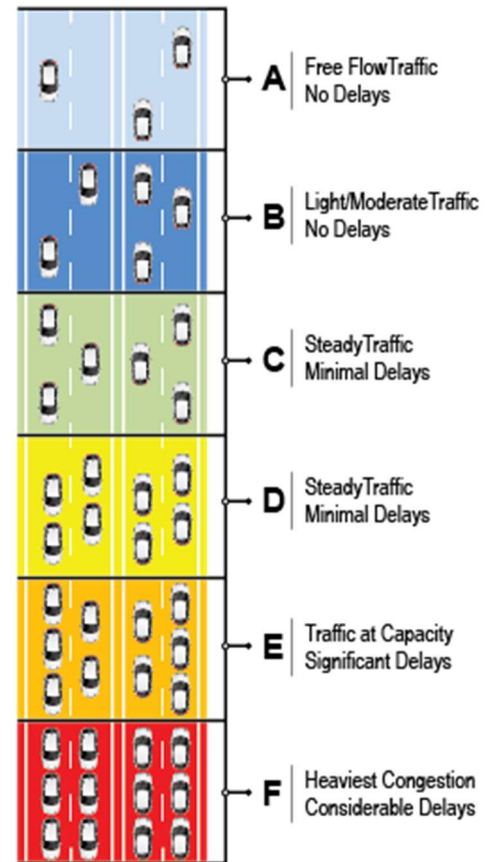


Figure 8: Existing Levels of Service



## Future Conditions

To develop future conditions, the Missouri Department of Transportation (MoDOT) and St. Louis County were consulted for input on expected traffic growth rates throughout the regional. This information was used to populate trips to and from external zones – external zone to external zone, internal zone to external zone, and external zone to internal zone. These partner agencies also provided information on additional capacity improvement projects within the study area.

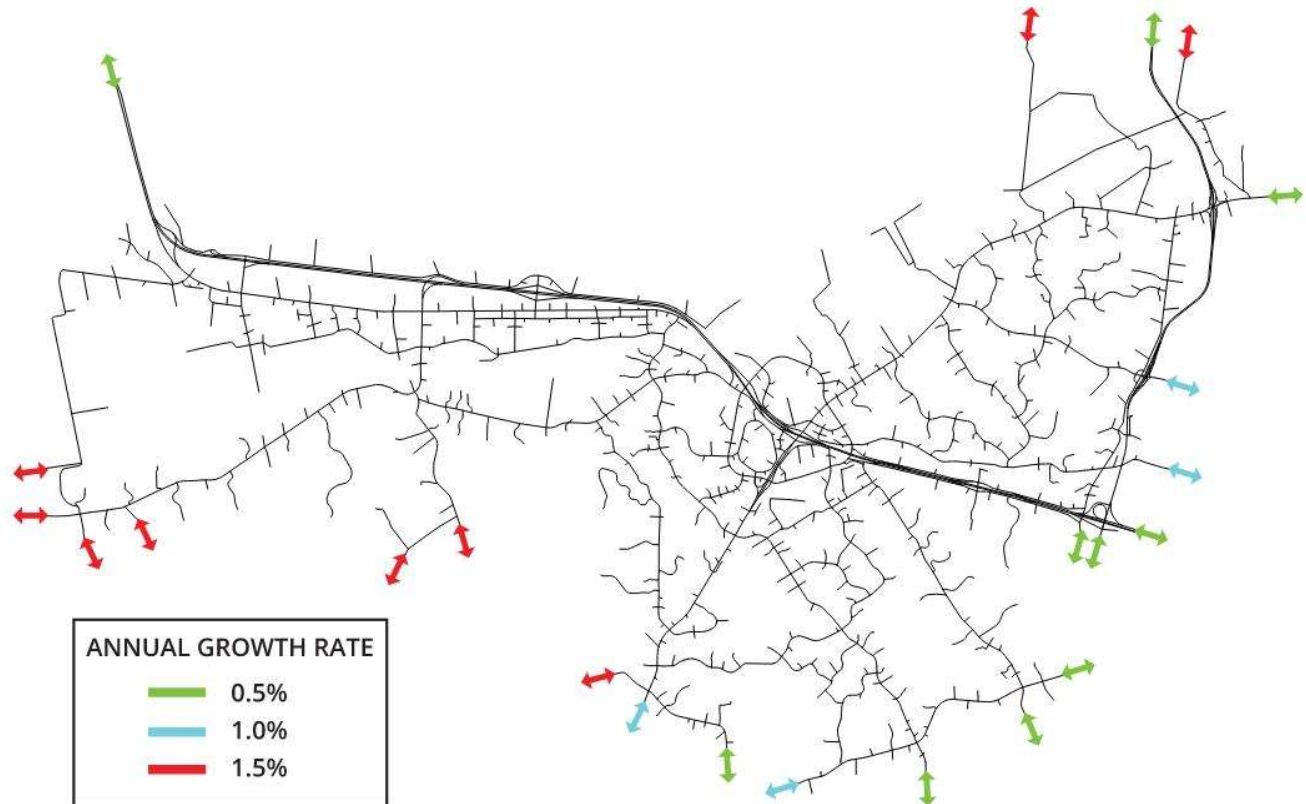
Future models were developed using background growth rates to and from external zones, land use data provided by the City, and various future roadway networks. Two roadway scenarios are included in this report: the existing roadway network and a future network with planned but not funded improvements as well as proposed conceptual roadway improvements.



Traffic Forecasting

A tiered approach was used to grow trips to and from external zones. The average yearly growth rate ranged from 0.5% to 1.5%. Growth rates for each route were determined in conjunction with City of Chesterfield staff based on the size and capacity of the facility, the available vacant land for additional development along the corridor, and information provided by MoDOT and St. Louis County. The tiered yearly growth rates for each external zone are shown in **Figure 9** and further detailed in **Table 2**. As shown below, traffic on I-64 and Route 141 is expected to grow at a rate of 0.5% per year, consistent with the growth rate projections from MoDOT for these major corridors. This growth rate was also applied to the Olive Road, as well as several of the major arterials on the east side of Chesterfield. External zones near the less developed, southwestern portion of the study area would expect to experience a higher growth rate of 1.5% per year. Additional external trip generation information can be found in **Appendix B**.

Figure 9: Growth Rates



**Table 2: Tiered Growth Rates**

Zone	Route	Growth (%/yr)	Growth (total %)
500	Mo Rte 109	1.50%	34.70%
501	Hog Hollow Rd	1.50%	34.70%
502	Creve Couer Rd	1.50%	34.70%
503	Ladue Rd	1.00%	22.00%
504	Conway Rd	1.00%	22.00%
505	S. Woods Mill Rd	0.50%	10.50%
506	Clayton Rd (HH) (East)	0.50%	10.50%
507	Schoettler Rd	0.50%	10.50%
508	Baxter Rd	0.50%	10.50%
509	Clayton Rd (HH) (West)	1.00%	22.00%
510	Kehr's Mill Rd (South)	0.50%	10.50%
511	Kehr's Mill Rd (Middle)	1.50%	34.70%
512	Kehr's Mill Rd (North)	1.50%	34.70%
513	Strecker Rd	1.50%	34.70%
514	Old Eatherton Rd	1.50%	34.70%
515	Wild Horse Creek Rd	1.50%	34.70%
516	Centaur Rd	1.50%	34.70%
517	Clarkson Rd (340)	1.00%	22.00%
518	Olive Rd (340)	0.50%	10.50%
519	Rte 141 to the south	0.50%	10.50%
520	I-64 (East) (Based on MoDOT)	0.50%	10.50%
521	I-64 (West) (Based on MoDOT)	0.50%	10.50%
522	Route 141 to North	0.50%	10.50%

Using the future land use, the future OD matrix was calculated in VISUM. This OD matrix was adjusted to better fit real-world driving patterns using a comparison of the existing OD matrix pre- and post-TFlowFuzzy calibration. Individual modification factors were calculated for each OD pair from the original, pre-TFlowFuzzy value to the post-TFlowFuzzy value. This factor was then applied to the same OD pair in the future OD matrix.

Following the adjustment of the future OD matrix, additional procedure Steps 14 through 18 were also executed. The adjustment of the OD matrix using the TFlowFuzzy modification factors resulted in a slightly unequal number of productions and attractions, that is, origin and destination trips. In order to balance these trips in the adjusted future OD matrix, TFlowFuzzy was applied, but the only calculation condition was to equalize the number of trips to an average of the adjusted productions and attractions. This adjusted, corrected OD matrix was then applied to the network.

**Future No Build Model**

The Future No Build Model was developed using the future land use provided by the City, the tiered growth rates to and from the external zones and the existing roadway network. This scenario represents future traffic volumes and expected operational congestions if no geometric or capacity improvements are made to the roadway network.

**Future No Build Volumes**

Again, volumes on eastbound I-64 are generally between 2,000 and 5,000 vehicles per hour (vph) with the exception of the segment between Chesterfield Parkway East and Timberlake Manor Parkway, which is over 5,000 vph. Westbound I-64 volumes are over 5,000 vph during the PM peak hour. Future traffic volumes on MO-141 are expected to exceed 2,000 vph in the northbound and southbound direction between I-64 and Olive Boulevard. During the PM peak hour, many segments of Olive Boulevard/Clarkson Road and Clayton Road carry over 2,000 vph. The future volumes are shown in **Figure 10**.

**Figure 10: Future No Build Link Volumes**



**Future No Build Levels of Service**

Expected future of levels of service are shown in **Figure 11**. Eastbound I-64 operates at LOS C or better during the PM peak hour. Like in the Existing model, westbound I-64 operates at LOS C or LOS D during the PM peak hour, with the exception of the segment between the Chesterfield Parkway West interchange and the Boone’s Crossing interchange, which operates at LOS E. MO-141 and segments of Clarkson Road operate at LOS F during the PM peak hour. Similar to the Existing scenario, many of the local streets operate at LOS C or better and most operate at LOS A.

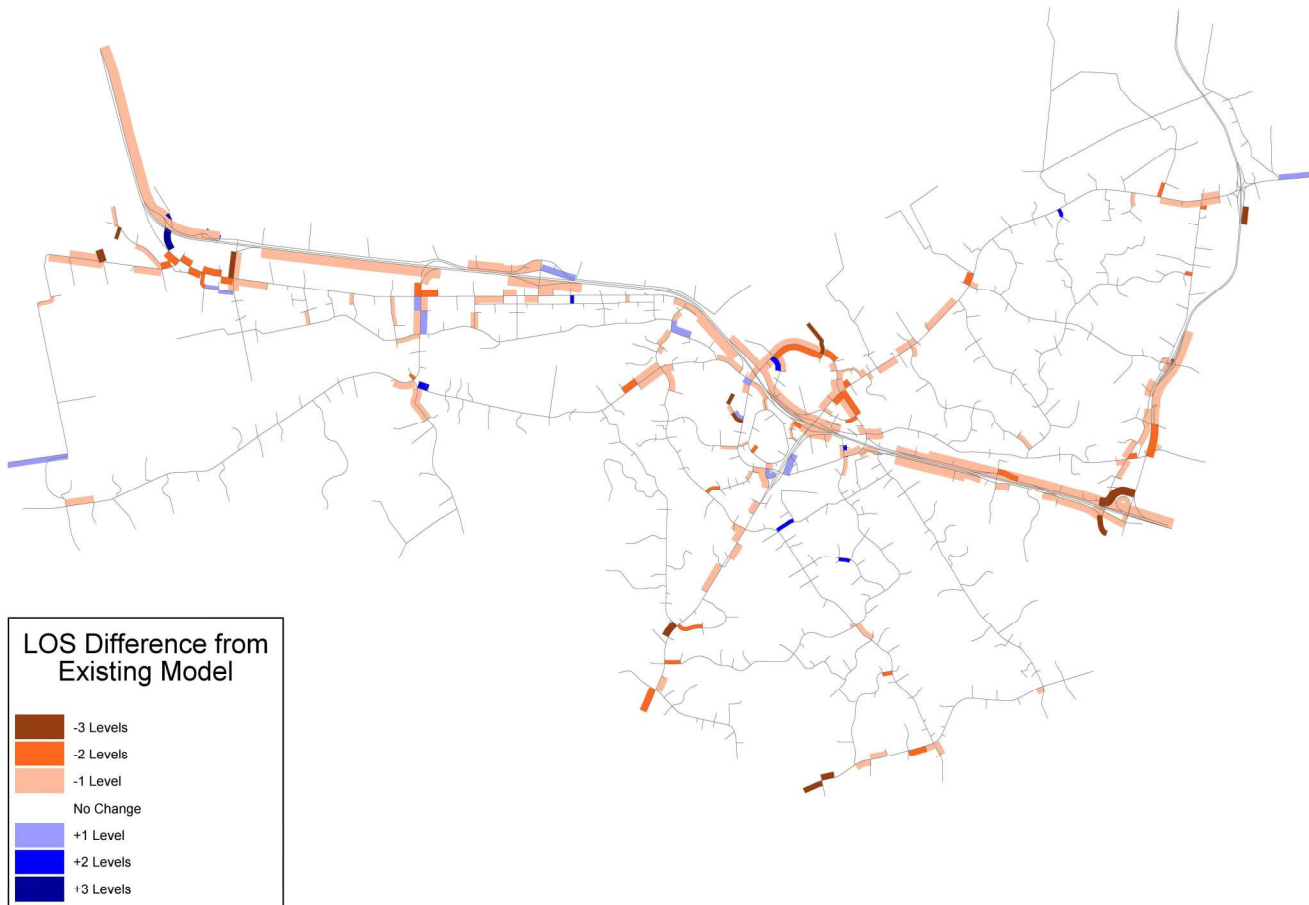
Figure 11: Future No Build Levels of Service



A comparison of the Existing LOS and Future No-Build LOS is shown in **Figure 12**. As would be expected with an increase in trips associated with future land use within Chesterfield, additional trips related to background growth throughout the City and no change to the existing infrastructure, the LOS declines across the roadway network. Generally, the LOS decrease along I-64, Clayton Road, Clarkson Road, Olive Boulevard, and MO-141 is due to regional traffic growth. The increase in proposed industrial, office and retail development in the western end of the city contributes to the decline in LOS on Chesterfield Airport Road and on Olive Street Road. The decrease in traffic operations along Chesterfield Parkway north of I-64 is mostly due to the expansion of the Bayer facility located near Chesterfield City Hall. The LOS decrease at the I-64 interchange with MO-141 is related to additional development of office space and at St. Luke's Hospital. Many of the recommended future improvements address these operational issues.

There are a number of exceptions where the LOS is improved on segments. For example, the ramp from Chesterfield Airport Road to westbound I-64 improves from LOS D to LOS A. Due to the delay on the segment of Chesterfield Airport Road between Olive Street Road and Spirit of St. Louis Boulevard, westbound trips previously using the ramp are diverting to the Spirit of St. Louis Boulevard interchange to continue west on I-64. The delay on the Chesterfield Airport Road segment also improves LOS on Centaur Road by rerouting trips to Wild Horse Creek Road rather than Chesterfield Airport Road.

Figure 12: Future No-Build Level of Service Comparison



**Future Recommended Improvements**

The improvements identified below were selected after evaluating intersections and roadway segments with either poor overall level of service, significantly decreased level of service, or a level of service or capacity that was inconsistent with the rest of the corridor. Intersection and roadway segment capacity, turning movement counts, and overall demand were analyzed to determine the cause of the issue. Then number of lanes, intersection configuration, and corridor characteristics improvements were considered to determine which improvement would be most appropriate to address the concern.

The locations of the future roadway improvements are shown in **Figure 13**. The roadway improvements include:

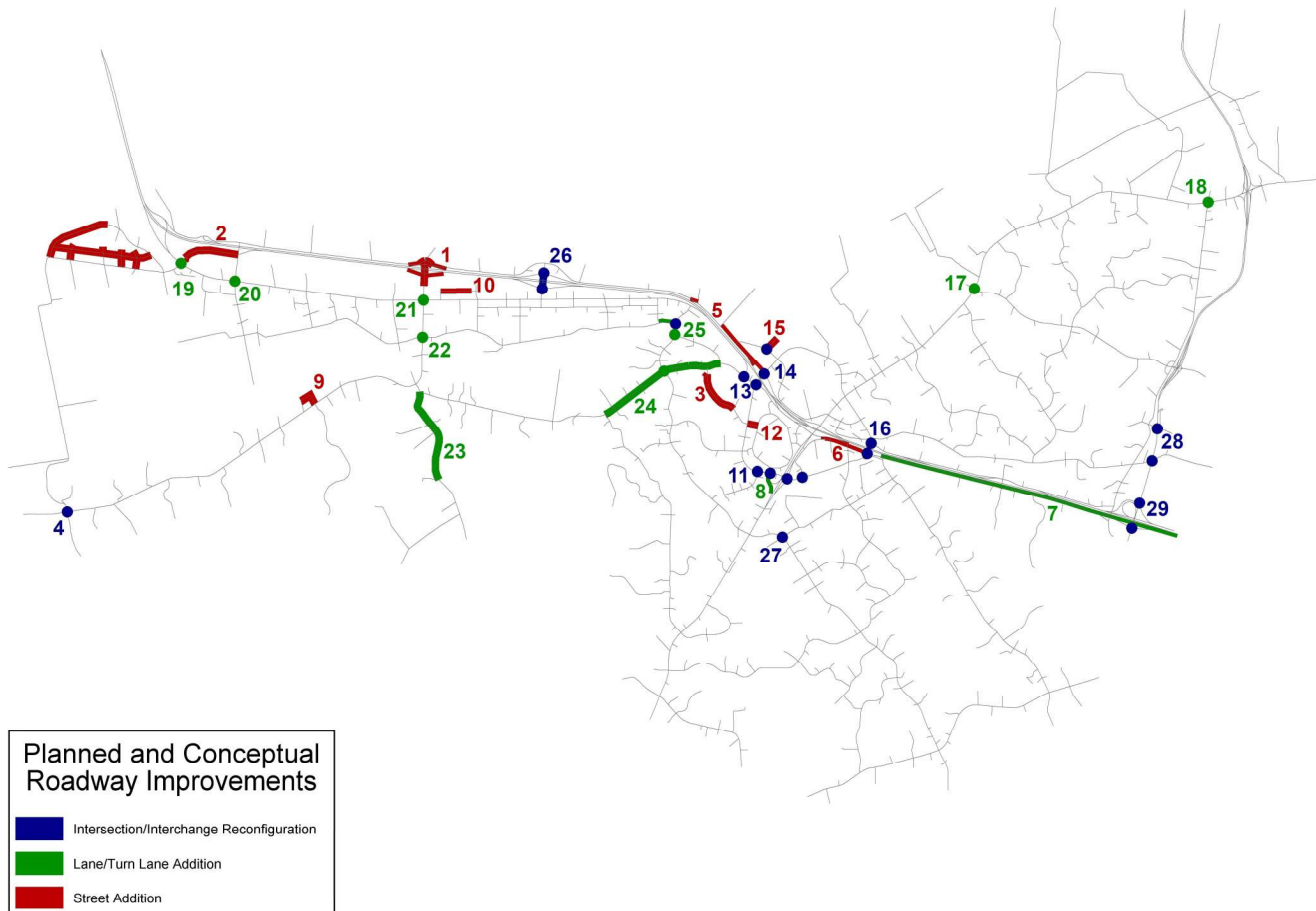
1. Full diamond interchange at I-64 and Long Road
2. Olive Street Road extension to Spirit of St. Louis Boulevard/I-64 eastbound on-ramp intersection
3. Burkhardt Place extension to Wild Horse Creek Road
4. Wild Horse Creek Road and Route 109 roundabout
5. North Outer Road extension and Swingley Ridge connection

6. South Outer Road extension and connection to Chesterfield Parkway East
7. I-64 eastbound auxiliary lane from Clarkson Road to MO-141
8. Westbound double left turn lane at intersection of Chesterfield Parkway W and Fontaine Drive/Clarkson Road southbound on-ramp. Widen ramp to two lanes and drop one lane prior to merge
9. Silver Buck Lane extension to Wild Horse Creek Road
10. Arnage Road extension
11. Corridor improvements on Chesterfield Parkway between Justus Post Road and Elbridge Payne Road including geometric and signal timings
12. Burkhardt Place extension east to Chesterfield Center Road; existing grades will impact connection
13. Southbound double right turn lane, two through lanes and double left turn lane at Chesterfield Parkway West at Wild Horse Creek Road
14. Interchange improvements at Chesterfield Parkway W and I-64 to increase capacity
15. Additional access to Bayer facility
16. Interchange improvements at Chesterfield Parkway E and I-64 to increase capacity
17. Westbound double left turn lane at Olive Boulevard and Ladue Road intersection
18. Westbound double left turn lane at Olive Boulevard and Woods Mill Road intersection
19. New four leg intersection at Olive Street Road and Chesterfield Airport Road with appropriate turn lanes
20. Northbound double left turn lane at Spirit of St. Louis Boulevard and Chesterfield Airport Road intersection
21. Two through lanes northbound and southbound and eastbound double left turn lane at Long Road and Chesterfield Airport Road intersection
22. Northbound right turn lane and westbound double left turn lane at Long Road and Edison Avenue intersection
23. Capacity improvements along Kehr's Mill Road to serve as alternate route between Chesterfield Airport Road/I-64 and Clarkson Road
24. Capacity improvements on Wild Horse Creek Road between Wilson Avenue and Old Chesterfield Road
25. Improvements along Baxter Road between Old Chesterfield Road and Edison Avenue including coordinated signal timings and intersection improvements
26. Interchange improvements at Boones Crossing and I-64 to increase capacity



- 27. Intersection capacity improvements at Baxter Road at Old Clarkson Road/Highcroft Drive intersection
- 28. Improvements at Conway Road and MO-141 intersection and at Brooking Park Drive and MO-141 intersection; convert to interchanges
- 29. Interchange improvements at MO-141 and I-64 to increase capacity

**Figure 13: Future Improvements**

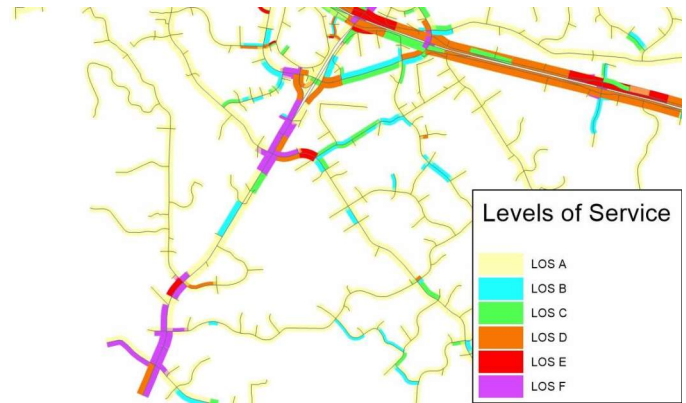


In addition to the improvements listed above, grade-separated intersections or additional through lanes improvements along Clarkson Road would improve corridor operations shown in **Figure 14** and decrease travel time during the critical peak hours. Likewise, an extension of Baxter Road north of I-64, would alleviate congestion along Olive Boulevard, shown in **Figure 15**.

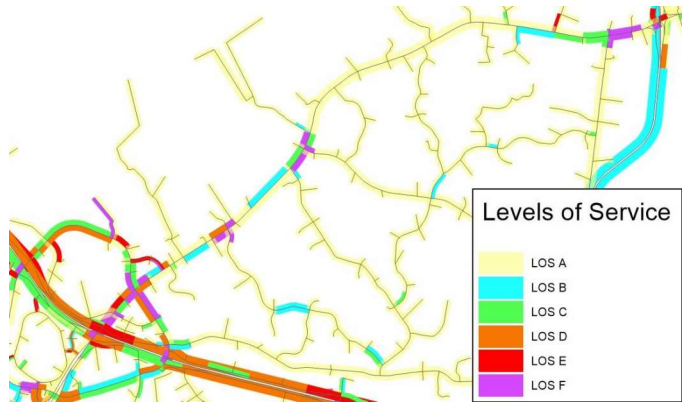
Although these improvements would be very beneficial to the operation of the corridor, they would be very costly and significantly impact adjacent properties. Other, less costly capacity improvements along the corridor could include geometric intersection improvements, updated/revised traffic signal phasing and timing, or installation of technology for adaptive traffic control or automated traffic signal performance measures (ATSPMs). Any improvements along the corridor however, need to focus on the corridor as a whole. While individual intersections have poor levels of service, these are not bottlenecks that can be improved in isolation, as the capacity of the corridor must be improved as a whole. Any isolated improvements are likely to cause greater delay at the next downstream intersection or roadway segment.

As shown by the poor Level of Service in **Figure 16**, costly capacity improvements were also identified along the Clayton Road corridor between the western city limits and Schoettler Road. Due to projects costs and property impacts, other low cost, technology-based improvements should be considered, such as coordinated signal timings and adaptive signal systems. As with Clarkson Road, isolated intersection improvements should be avoided, because the primary cause of poor levels of service is overall corridor capacity, rather than bottlenecks at specific intersections or roadway segments.

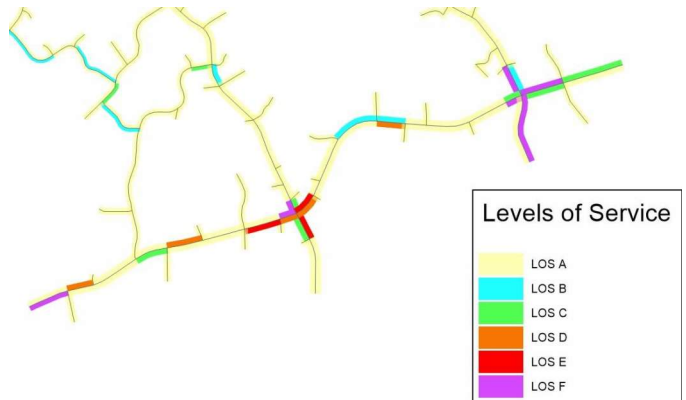
**Figure 14: Clarkson Road Level of Service**



**Figure 15: Olive Boulevard Level of Service**



**Figure 16: Clayton Road Level of Service**





Improvements to Long Road (Figure 17), Chesterfield Parkway (Figure 18), and the southern end of MO-141 (Figure 19) are likely to improve conditions and overall corridor flow if either individual key intersections or a small number of critical intersections are improved. For both Long Road and Chesterfield Parkway, this is because the signalized intersections identified for improvements are key bottlenecks along corridors that otherwise have sufficient capacity and well-functioning intersections.

While improvements to Long Road do not completely mitigate poor levels of service, this is primarily due to the large increase in volumes from the conversion of the existing interchange into a full diamond. The improvements identified however should alleviate the increase in congestion and decrease travel times along the corridor, as well as limiting the impacts to specific, high-volume, signalized intersections. Additional signal capacity improvements at key locations on Chesterfield Airport Road, especially on the west end near Spirit of St. Louis Boulevard, alleviate specific bottlenecks for traffic moving to and from the retail and industrial areas along the corridor.

On Chesterfield Parkway, the addition of a second primary access for the Bayer facility would allow the increased traffic to disperse more effectively to both Olive Boulevard and I-64, helping improve key intersections along both corridors.

For the southern end of MO-141, conversion of the signalized intersections at I-64, Conway Road, and Brooking Park Drive to grade separated intersections/interchanges would remove the only three signalized intersections along MO-141 in Chesterfield, and more broadly, south to the Clayton Road interchange. This would allow MO-141 to utilize its full roadway capacity, functioning as an expressway with uninterrupted flow and constrained only by the physical capacity of the road itself, rather than being a signalized arterial with levels of service dictated by the capacities of the signalized intersections and the additional delays from normal signal operations.

Figure 17: Long Road Level of Service

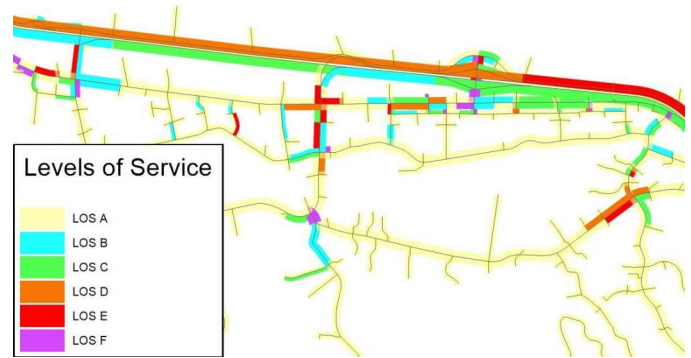


Figure 18: Chesterfield Parkway Level of Service

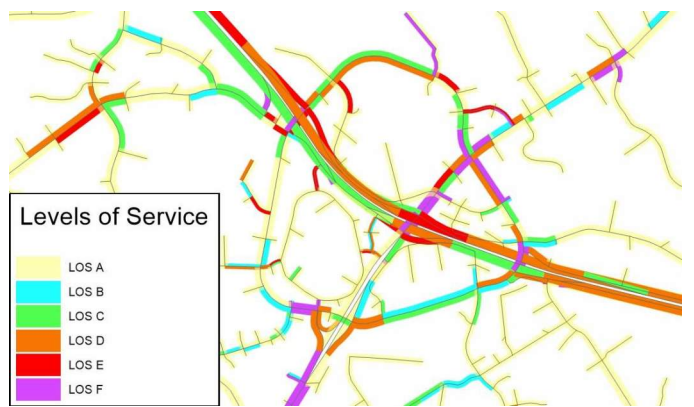
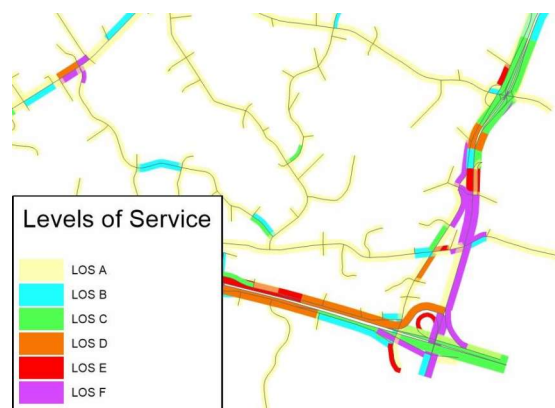


Figure 19: MO-141 Level of Service



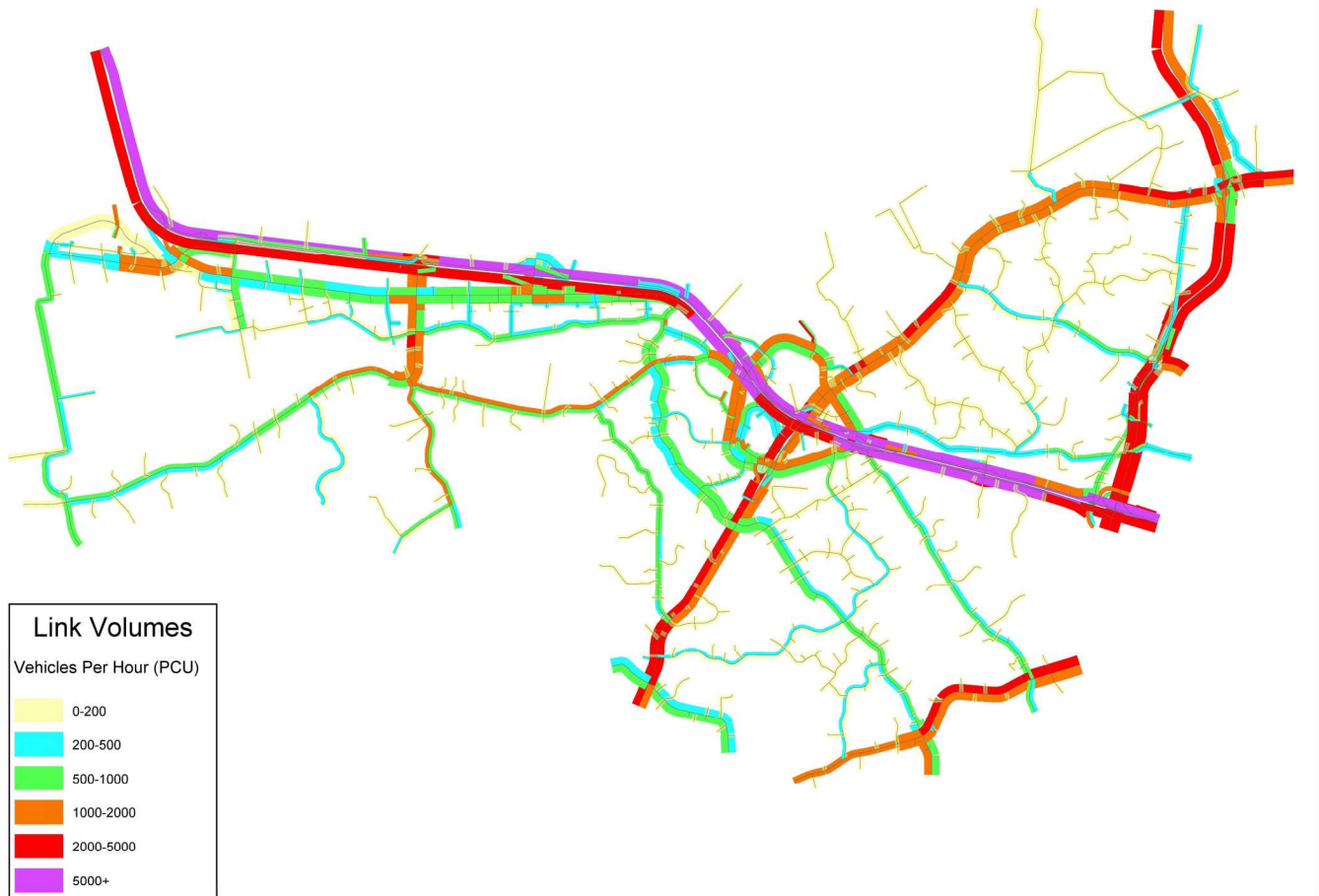
**Future Improvements Model**

Using the future land use and growth rates from the Future No-build scenario and an improved roadway network that includes previously planned, but not necessarily programmed or funded, projects as well as projects identified as part of this analysis, the Future Improvements Model was developed.

**Future Improvements Volumes**

Similar to the Future No Build Model, volumes on eastbound I-64 between the western model limits and near Baxter Road are between 2,000 and 5,000 vph and volumes exceed 5,000 vph during the PM peak hour east of Baxter Road. As shown in **Figure 20**, westbound I-64 volumes are over 5,000 vph. During the PM peak hour, volumes on MO-141 are expected to be over 2,000 vph between I-64 and Olive Boulevard.

**Figure 20: Future Improvements Link Volumes**



Future Improvements Levels of Service

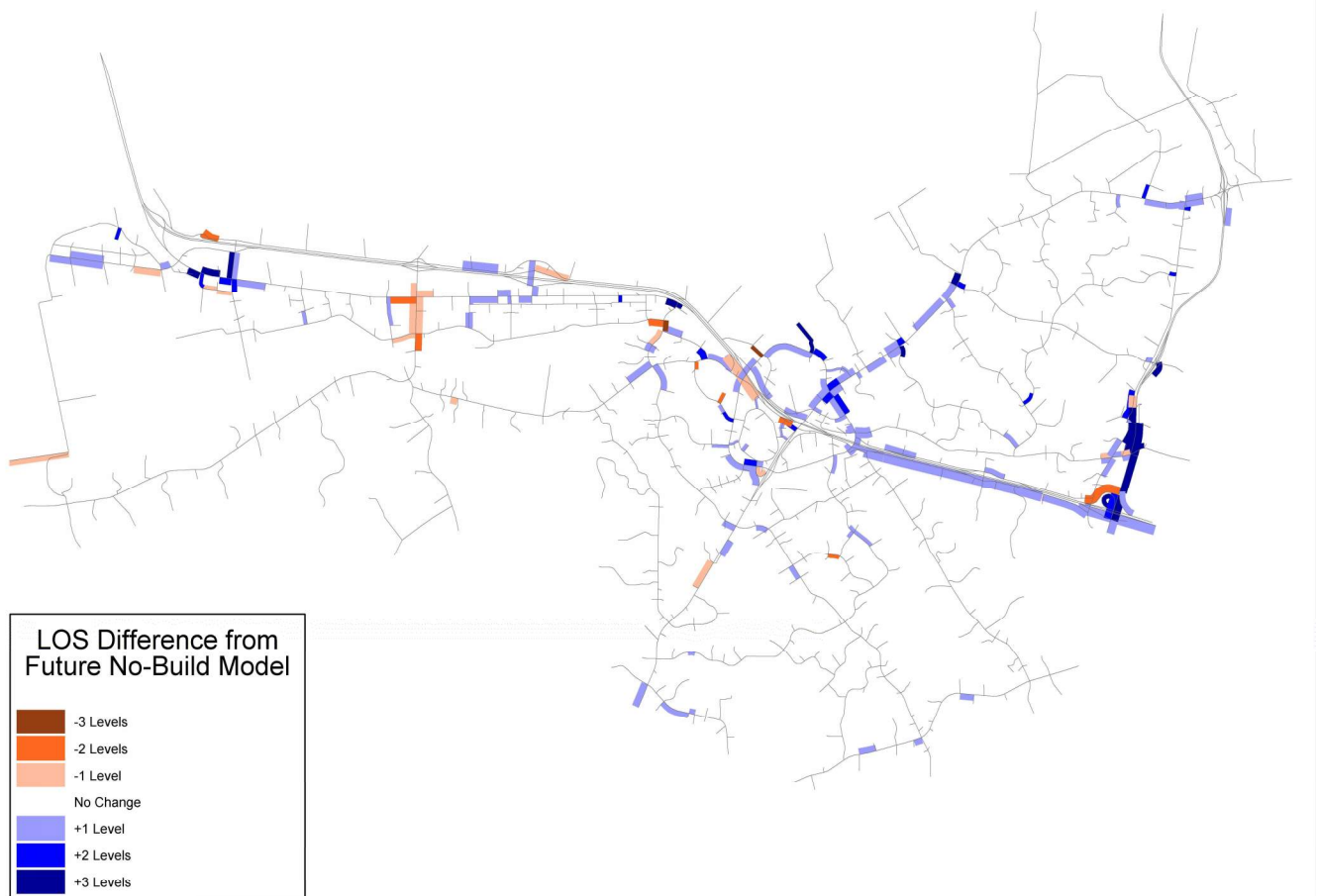
As can be seen in **Figure 21**, many of the conceptual recommendations improve the roadway levels of service. With a focus on major roadway areas of concern, the levels of service along eastbound Chesterfield Parkway between I-64 and Olive Boulevard improved from LOS D to LOS C. Modifying access on MO-141 between I-64 and Ladue Road improves the levels of service from LOS F to LOS C.

**Figure 21: Future Improvements Levels of Service**



A comparison of the change in LOS between the Future No-Build scenario and the Future Improvements scenario is shown in **Figure 22**. As can be seen in the figure, many of the improvements have a positive impact, shown in various shades of blue, on the network and surrounding roadways. There are several locations within the Chesterfield network that show a decline in LOS. One specific area of decline in LOS can be seen on Long Road between Chesterfield Airport Road and Edison Avenue. This change is due to the additional of the fully directional interchange at I-64 and Long Road, making a more direct route to this area of the city. In general however, these areas are isolated locations which experience decreased operations as a result of improved upstream operations at previously bottlenecked locations. For example, at the westbound ramp from MO-141 to westbound I-64, capacity improvements on MO-141 increase traffic to and onto the westbound ramp, causing additional delay.

**Figure 22: Future Improvements Level of Service Comparison**



## Conclusion

With the expected regional traffic growth and the anticipated future development within the City, a number of roadway corridors throughout Chesterfield will experience a decline in traffic operations. The Future No-Build model was used to identify corridors and intersections either with poor overall level of service, significantly decreased level of service, or a level of service or capacity that was inconsistent with the rest of the corridor. Many of the corridors with undesirable levels of service are adjacent to larger proposed developments, like Olive Street Road on the western end of the City and Chesterfield Parkway near the Bayer facility. To remedy the poor traffic operations on Olive Street Road and other routes adjacent to the development, a number of roadway and intersection improvements were recommended to add capacity and improve travel times. Interchange improvements on I-64 at Chesterfield Parkway W and Chesterfield Parkway E and an additional access to Bayer will help improve traffic operations on roadways adjacent to the facility.

Other corridors, including I-64, Clayton Road, Clarkson Road, Olive Boulevard, and MO-141, are also expected to operate poorly in the future due to traffic growth. The addition of an eastbound auxiliary lane on I-64 is expected to improve operation on the segment between Clarkson Road and MO-141. Grade-separated intersections, additional through lanes or updated signal timings along Clarkson Road will improve corridor operations. Intersection improvement and optimized signal times along Olive Boulevard will decrease travel times. The removal of at-grade intersection along the southern end of MO-141 and modifying the interchange at I-64 with MO-141 will increase capacity near the existing interchange.



**APPENDIX A**  
LAND USE DATA



# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
1	1	Chesterfield Village Mall		RETL	9000		6/18	Cheesecake
1	2	Chesterfield Village Mall		OMIT	0		6/18	Dillards Closed (248,697 sq. ft.)
1	3	Chesterfield Village Mall		RETL	85097	405000	6/18	Est. 15% occupied (567,312 total sq. ft.)
1	4	Chesterfield Village Mall		RETL	240023		6/18	Macy's
1	5	Chesterfield Village Mall		OMIT	0		6/18	SearsClosing Soon (170,298 sq. ft.)/includes auto center sq. ft.
1	6	Chesterfield Village Mall		Special	2600		6/18	60,330 sq. ft. theater (est. number of seats)
1	7	Chesterfield Village Mall		OMIT	0		6/18	Part of parking lot
1	8	Chesterfield Village Mall		OMIT	0		6/18	
1	9	Chesterfield Village Mall		APRT	0	2650	6/18	
1	10	Chesterfield Village Mall		OFF	0	2300000	6/18	
2	1	Chesterfield Village Mall (Midwest Bank Building)		OFF	39081		6/18	Bank
2	2	Chesterfield Village Mall (Midwest Bank Building)		REST	8318	50000	6/18	Edgewild restaurant
2	3	Chesterfield Village Mall (Midwest Bank Building)		OMIT	0		6/18	
3	1	Drury Plaza Hotel (Drury Plaza Hotel)		HOTL	145		6/18	145 Guest Rooms
3	2	Drury Plaza Hotel (Drury Plaza Hotel)		HOTL	289		6/18	289 Guest Rooms
3	3	Drury Plaza Hotel (Drury Plaza Hotel)		REST	6700		6/18	
4	1	Chesterfield Village Mall (C-102 and 105)		OFF	109048		6/18	
5	1	K C Masterpiece		REST	9200	5000	6/18	Other vacant restaurant not counted in sq. ft.
6	1	Stages of St. Louis		UND	1		6/18	Cemetery
6	2	Stages of St. Louis		OMIT	0		6/18	
7	1	Downtown Area 3		UND	1		6/18	
7	2	Downtown Area 3		OFF	0	10000	6/18	
8	1	Chesterfield Ridge center		UND	1		6/18	VACANT
8	2	Chesterfield Ridge center		OFF	0	700000	6/18	
9	1	Swingly Ridge Office Bldg		OFF	332259		6/18	
10	1	Nardin		HOTL	94		6/18	94 Room Hotel hampton Inn
10	2	Nardin		OFF	63852		6/18	
10	3	Nardin		SF	4	33	6/18	
10	4	Nardin		UND	0		6/18	VACANT
11	1	Olive Forty		OFF	41314		6/18	
11	2	Olive Forty		OMIT	0		6/18	Parking for Olive 40 building
12	1	Pfizer		OFF	273090		6/18	Pfizer
12	2	Pfizer		REST	6500		6/18	
12	3	Pfizer		Special	11300		6/18	11,300 sf post office
12	4	Pfizer		OMIT	0		6/18	Parking for post office
13	1	Chesterfield Village Multi-Family		APRT	478		6/18	478 Apartment Units
13	2	Chesterfield Village Multi-Family		MF	192		6/18	Condos/Townhomes
14	1	Herman Stemme Complex		OFF	169966		6/18	
14	2	Herman Stemme Complex		REST	2121		6/18	
14	3	Herman Stemme Complex		RETL	14145		6/18	
14	4	Herman Stemme Complex		Special	16		6/18	16 gas pumps
14	5	Herman Stemme Complex		Special	4392		6/18	Waterway car wash - 4,932 SF max 10 employees per shift - 4 gas pumps
14	6	Herman Stemme Complex		OMIT	0		6/18	Parking for Waterway
15	1	Chesterfield Northeast Inc		OFF	105744		6/18	
16	1	Conway Office Center		HOTL	104		6/18	104 Room Residence Inn
16	2	Conway Office Center		HOTL	92	108	6/18	92 Room Fairfield Suites
16	3	Conway Office Center		OFF	146820		6/18	
16	4	Conway Office Center		Special	196		6/18	196 seat Church / Theatre
17	1	Sorter		SF	2	-2	6/18	
17	2	Sorter		SF	1	-1	6/18	Small office building proposed

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
17	3	Sorter		UND	0		6/18	VACANT
17	4	Sorter		OFF	0	11000	6/18	
18	1	Norman Acres		OFF	119910		6/18	
18	2	Norman Acres		OMIT	0		6/18	COMMON GROUND
19	1	Schoettler Village North		APRT	88		6/18	
20	1	Mercy Health Systems		UND	1		5/18	VACANT
21	1	Mercy Health Systems		OFF	123466	200000	6/18	Mercy Virtual Care Center
22	1	Elbridge Payne Office Park		OFF	74950		6/18	Offices
22	2	Elbridge Payne Office Park		REST	7100		6/18	240 Seats (P.F. Chang's)
22	3	Elbridge Payne Office Park		OMIT	0		6/18	Some parking spaces on parcel
23	1	16100 Chesterfield Parkway West		OFF	50000		6/18	Offices
24	1	The Sheridan		Special	96		6/18	Nursing home facility - 85,000 sq. ft.; 96 beds
25	1	Central City Park		OFF	100600		6/18	
25	2	Central City Park		OMIT	2000		6/18	2000 Seat amphitheatre
25	3	Central City Park		Special	58907		6/18	Recreation Center - YMCA
25	4	Central City Park		Special	16800		6/18	16,800 SF Library
25	5	Central City Park		UND	0		6/18	VACANT
25	6	Central City Park		OMIT	0		6/18	Parking
25	7	Central City Park		UND	0		6/18	VACANT
26	3	Downtown Area 1		APRT	0	416	6/18	
26	4	Downtown Area 1		REST	0	50000	6/18	
26	5	Downtown Area 1		RETL	0	250000	6/18	
26	8	Downtown Area 1		OFF	10000	850000	6/18	
26	9	Downtown Area 1		OMIT	0		6/18	
27	1	Monarch Trace		MF	96		6/18	Condo Unit
27	2	Monarch Trace		OMIT	0		6/18	Condo Ownership Group
27	3	Monarch Trace		OMIT	0		6/18	COMMON GROUND
28	1	Mobile Home Park		APRT	143		6/18	143 Lot Mobile Home Park
28	2	Mobile Home Park		OFF	20086		6/18	
28	3	Mobile Home Park		OMIT	0		6/18	
28	4	Mobile Home Park		OMIT	0		6/18	COMMON GROUND
28	5	Mobile Home Park		UND	0		6/18	Zoning approval for Mixed Use facility consisting of restaurant, retail, and apartment
28	6	Mobile Home Park		UND	0		6/18	Zoning approval for Mixed Use facility consisting of restaurant, retail, and apartment
28	7	Mobile Home Park		HOTL	0	100	6/18	Possible 100 room hotel
28	8	Mobile Home Park		RETL	0	12500	6/18	
28	9	Mobile Home Park		REST	0	14550	6/18	
28	10	Mobile Home Park		APRT	0	173	6/18	173 unit apartment building
29	1	Chesterfield Grove		HOTL	100		6/18	100 Room Hotel
29	2	Chesterfield Grove		OFF	106136	12000	6/18	
29	3	Chesterfield Grove		RETL	14602		6/18	
29	4	Chesterfield Grove		SF	1		6/18	
29	5	Chesterfield Grove		UND	0		6/18	VACANT
29	6	Chesterfield Grove		OMIT	0		6/18	
30	1	Villas at Chesterfield Bluffs		SF	90		6/18	
30	2	Villas at Chesterfield Bluffs		OMIT	0		6/18	COMMON GROUND
30	3	Villas at Chesterfield Bluffs		OMIT	0		6/18	Recreation center/ pool facility for residents included in this parcel; use unsure
31	1	Ascension School		OFF	9034		6/18	
31	2	Ascension School		OMIT	0		6/18	ELECTRIC UTILITY
31	3	Ascension School		RETL	8713		6/18	
31	4	Ascension School		SF	6		6/18	



# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
31	5	Ascension School		Special	73894		6/18	30 Classroom school 73,894 SF in buildings
31	6	Ascension School		Special	600		6/18	600 Seat Church
31	7	Ascension School		Special	63349		6/18	Jewish Community Center / Rec Center
31	8	Ascension School		UND	0		6/18	VACANT
32	1	Aventura		APRT	170		6/18	170 Unit Apartment Building
32	2	Aventura		OMIT	0		6/18	
33	1	Reserve at Chesterfield Village		SF	111		6/18	
33	2	Reserve at Chesterfield Village		OMIT	0		6/18	COMMON GROUND
34	1	Stonehill Village		SF	127		6/18	
34	2	Stonehill Village		OMIT	0		6/18	COMMON GROUND
35	1	Westbury Park		APRT	489		6/18	
35	2	Westbury Park		OMIT	0		6/18	COMMON GROUND
36	1	Oak		MF	123		6/18	
36	2	Oak		OMIT	0		6/18	COMMON GROUND
37	1	Sycamore		MF	89		6/18	
38	1	Clarkson Square		OFF	45140		6/18	
38	2	Clarkson Square		REST	4500		6/18	
38	3	Clarkson Square		RETL	2544		6/18	8-two sided pump gas station
38	4	Clarkson Square		RETL	101761		6/18	
39	1	Eberwein Park		UND	1		6/18	Eberwein Park
40	1	Clarkson Square II		OFF	161295		6/18	
41	1	Forest Meadows		SF	43		6/18	
41	2	Forest Meadows		OMIT	0		6/18	COMMON GROUND
42	1	Westbury Park South		OMIT	110		6/18	110 units
42	2	Westbury Park South		APRT	24		6/18	24 units
42	3	Westbury Park South		UND	0		6/18	Vacant landscape space
43	1	The Forest		SF	63		6/18	
43	2	The Forest		OMIT	0		6/18	COMMON GROUND
44	1	Baxter Crossing		APRT	390		6/18	390 Unit Baxter Crossing Apartments
44	2	Baxter Crossing		SF	32		6/18	Attached Single Family
44	3	Baxter Crossing		OMIT	0		6/18	COMMON GROUND
45	1	Baxter Crossing North		APRT	304		6/18	304 Unit Baxter Crossing Apartments
46	1	Baxter Pointe		MF	82		6/18	
46	2	Baxter Pointe		OMIT	0		6/18	TELEPHONE COMMUNICATION
46	3	Baxter Pointe		SF	123		6/18	
46	4	Baxter Pointe		OMIT	0		6/18	COMMON GROUND
46	5	Baxter Pointe		OFF	0	10000	6/18	
47	1	Appaloosa Way		SF	21		6/18	
47	2	Appaloosa Way		OMIT	75415		6/18	Sq footage from Site Development plan
47	3	Appaloosa Way		OMIT	0		6/18	COMMON GROUND
48	1	Chesterfield Farms		OMIT	0		6/18	COMMON GROUND
48	2	Chesterfield Farms		SF	359		6/18	
48	3	Chesterfield Farms		Special	250		6/18	250 Seat 20855 SF Seventh Day Church
48	4	Chesterfield Farms		OMIT	0		6/18	RECREATION CENTER (GENERAL)/PLAYGROU
49	1	Smoke House		OFF	57000		6/18	
49	2	Smoke House		REST	7022		6/18	
49	3	Smoke House		RETL	8530		6/18	
49	4	Smoke House		OMIT	0		6/18	Parking
50	1	Clock Tower Plaza		RETL	152587		6/18	
50	2	Clock Tower Plaza		UND	0		6/18	VACANT

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
51	1	Kemp Auto		OFF	60584	5000	6/18	
51	2	Kemp Auto		RETL	28806		6/18	
51	3	Kemp Auto		OMIT	0		6/18	Parking
52	1	Chesterfield Commons East		REST	6098		6/18	
52	2	Chesterfield Commons East		RETL	386925		6/18	
52	3	Chesterfield Commons East		OMIT	0		6/18	Parking
53	1	Chesterfield Commons North		OFF	96119		6/18	
53	2	Chesterfield Commons North		REST	6368		6/18	
53	3	Chesterfield Commons North		RETL	64666		6/18	
54	1	Chesterfield Commons		REST	68243		6/18	
54	2	Chesterfield Commons		RETL	786924		6/18	
54	3	Chesterfield Commons		OMIT	0		6/18	COMMON GROUND
55	1	Cittadino Place, Gamma Subdivision		SF	2		6/18	
55	2	Cittadino Place, Gamma Subdivision		UND	0		6/18	VACANT
56	1	Fienup Farms		SF	6	219	6/18	Proposed 223 Single family home development
56	2	Fienup Farms		UND	0		6/18	Proposed 223 Single family home development
57	1	Wildhorse Springs		OMIT	0		6/18	TELEPHONE COMMUNICATION
57	2	Wildhorse Springs		SF	73	3	6/18	
57	3	Wildhorse Springs		OMIT	0		6/18	COMMON GROUND
58	1	Woodcliffe Place		SF	42		6/18	
58	2	Woodcliffe Place		OMIT	0		6/18	Swimming pool for residents
58	3	Woodcliffe Place		OMIT	0		6/18	Roadway
58	4	Woodcliffe Place		OMIT	0		6/18	
59	1	Wilson Creek		SF	15		6/18	
59	2	Wilson Creek		OMIT	0		6/18	COMMON GROUND
60	1	Walnut Hill Farms		SF	12		6/18	
61	1	Wilson AVE		SF	5		6/18	
61	2	Wilson AVE		OMIT	0		6/18	COMMON GROUND
62	1	The Forest West		SF	29		6/18	
62	2	The Forest West		OMIT	0		6/18	COMMON GROUND
63	1	Chesterfield Meadows		SF	106		6/18	
63	2	Chesterfield Meadows		OMIT	0		6/18	COMMON GROUND
64	1	Walden Pond		SF	32		6/18	
64	2	Walden Pond		OMIT	0		6/18	COMMON GROUND
65	1	Clarkson Woods Common Ground		UND	1		6/18	COMMON GROUND
66	1	Bent Tree II		SF	10		6/18	
66	2	Bent Tree II		OMIT	0		6/18	COMMON GROUND
67	1	Bucholz Mortuary		Special	18922		6/18	18,922 SF Buchholtz mortuary
68	1	Wilson View Estates		SF	18		6/18	
68	2	Wilson View Estates		OMIT	0		6/18	COMMON GROUND
69	1	Bent Tree		SF	82		6/18	
70	1	Sea Beauty Farms		SF	42		6/18	
70	2	Sea Beauty Farms		OMIT	0		6/18	COMMON GROUND
71	1	Wilson Farm Estates		SF	179		6/18	
71	2	Wilson Farm Estates		OMIT	0		6/18	COMMON GROUND
72	1	Falling Leaves Estates		SF	3		6/18	
72	2	Falling Leaves Estates		UND	0		6/18	Record plat shows undeveloped lots
73	1	Wilson Manors 2		SF	74		6/18	
73	2	Wilson Manors 2		OMIT	0		6/18	COMMON GROUND
74	1	Wilson		SF	9		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
74	2	Wilson		UND	0		6/18	VACANT
75	1	Chesterfield Lakes		SF	52		6/18	
75	2	Chesterfield Lakes		OMIT	0		6/18	COMMON GROUND
76	1	No Sub Ward 4		SF	3		6/18	
76	2	No Sub Ward 4		OMIT	0		6/18	COMMON GROUND
76	3	No Sub Ward 4		UND	0		6/18	VACANT
78	1	Eagle Crest Estates		SF	148		6/18	
78	2	Eagle Crest Estates		OMIT	0		6/18	COMMON GROUND
78	3	Eagle Crest Estates		UND	0		6/18	
78	4	Eagle Crest Estates		OMIT	0		6/18	COMMON GROUND
80	1	Rail Road Park		Special	1		6/18	Railroad Park
80	2	Rail Road Park		OMIT	0		6/18	
81	1	Chesterfield Commons West		OMIT	0		6/18	
81	2	Chesterfield Commons West		REST	35401		6/18	
81	3	Chesterfield Commons West		RETL	59690		6/18	2,603 Seat 59,690 SF Movie Theatre
81	4	Chesterfield Commons West		RETL	392886		6/18	
81	5	Chesterfield Commons West		OMIT	0		6/18	COMMON GROUND
81	6	Chesterfield Commons West		OMIT	0		6/18	Parking
82	1	McBride and Son Center		HOTL	120		6/18	120 Hotel Rooms
82	2	McBride and Son Center		OFF	109113		6/18	
82	3	McBride and Son Center		REST	10914		6/18	
83	1	River Crossing		HOTL	112		6/18	112 Hotel Rooms
83	2	River Crossing		HOTL	91		6/18	91 Hotel Rooms
83	3	River Crossing		OFF	23972	25000	6/18	
83	4	River Crossing		OMIT	0		6/18	Roadway
83	5	River Crossing		REST	22565		6/18	
83	6	River Crossing		RETL	205976	15000	6/18	
83	7	River Crossing		UND	0		6/18	VACANT
84	1	84 Lumber		IND	15000		6/18	
84	2	84 Lumber		RETL	67261	77000	6/18	
84	3	84 Lumber		UND	0		6/18	VACANT
84	4	84 Lumber		OFF	0	22000	6/18	
84	5	84 Lumber		REST	0	11000	6/18	
85	1	Monarch Center		IND	134200		6/18	
85	2	Monarch Center		OFF	109746	15000	6/18	
85	3	Monarch Center		OMIT	0		6/18	
85	4	Monarch Center		REST	3414		6/18	
85	5	Monarch Center		RETL	69421	10000	6/18	
85	6	Monarch Center		Special	32		6/18	11261SF 32 pump gas station
85	7	Monarch Center		Special	1580		6/18	1580 seat church
85	8	Monarch Center		Special	8		6/18	8 pump gast station
85	9	Monarch Center		OMIT	0		6/18	Parking
85	10	Monarch Center		UND	0		6/18	VACANT
85	11	Monarch Center		OMIT	0		6/18	
86	1	Edison and Long		UND	1		6/18	Trail Head ROW
86	2	Edison and Long		UND	0		6/18	VACANT
86	3	Edison and Long		UND	0		6/18	Zoning approved for a daycare
86	4	Edison and Long		RETL	0	4000	6/18	
86	5	Edison and Long		Special	0	9700	6/18	Approved Daycare
87	1	Somerset, Spring Hill Bluffs, Bluffs at Wildhorse		SF	182		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
87	2	Somerset, Spring Hill Bluffs, Bluffs at Wildhorse		Special	24926		6/18	24,926 SF First Baptist Church
87	3	Somerset, Spring Hill Bluffs, Bluffs at Wildhorse		UND	0		6/18	COMMON GROUND
88	1	Dugsford Commons Area		OFF	9670	10000	6/18	Office with bank
88	2	Dugsford Commons Area		OFF	13380		6/18	Offices
88	3	Dugsford Commons Area		OMIT	0		6/18	Offices (sq. ft. already counted in other parcel)
88	4	Dugsford Commons Area		RETL	3000		6/18	12 gas pump stalls at gas station; sq. ft. for convenience store
88	5	Dugsford Commons Area		RETL	6000		6/18	Baxter Gardens Nursery
88	6	Dugsford Commons Area		UND	0		6/18	Construction begun but not finished on this parcel years ago
88	7	Dugsford Commons Area		UND	0		6/18	Vacant parcel
88	8	Dugsford Commons Area		UND	0		6/18	Vacant Parcel
88	9	Dugsford Commons Area		UND	0		6/18	Vacant small parcel
88	10	Dugsford Commons Area		UND	0		6/18	Vacant buffer strip of land
89	1	Betnley Place, Westchester Manor		SF	32	4	6/18	
89	2	Betnley Place, Westchester Manor		OMIT	0		6/18	COMMON GROUND
89	3	Betnley Place, Westchester Manor		UND	0		6/18	VACANT
89	4	Betnley Place, Westchester Manor		UND	0		6/18	VACANT
90	1	Country Place		SF	107		6/18	
90	2	Country Place		OMIT	0		6/18	COMMON GROUND
91	1	Wildhorse Meadows		SF	13	3	6/18	
91	2	Wildhorse Meadows		OMIT	0		6/18	COMMON GROUND
91	3	Wildhorse Meadows		OMIT	0		6/18	COMMON GROUND
92	1	Windgate		SF	31	3	6/18	
92	2	Windgate		OMIT	0		6/18	COMMON GROUND
92	3	Windgate		UND	0		6/18	VACANT
93	1	Countryside, Country Lake		SF	99		6/18	
93	2	Countryside, Country Lake		OMIT	0		6/18	COMMON GROUND
93	3	Countryside, Country Lake		UND	0		6/18	VACANT
94	1	Pacland		SF	30	5	6/18	
94	2	Pacland		OMIT	0		6/18	COMMON GROUND
95	1	Westland Acres		SF	11	48	6/18	
95	2	Westland Acres		Special	100		6/18	5,000 SF 100 Seat Church
95	3	Westland Acres		UND	0		6/18	VACANT
96	1	Wildhorse		OMIT	0		6/18	1 house on 2 parcels
96	2	Wildhorse		OMIT	0		6/18	Church land; possible cemetery use; omit
96	3	Wildhorse		SF	593		6/18	
96	4	Wildhorse		OMIT	0		6/18	COMMON GROUND
96	5	Wildhorse		OMIT	0		6/18	Recreation facility for residents
96	6	Wildhorse		OMIT	0		6/18	Recreation/pool facility for residents
96	7	Wildhorse		OMIT	0		6/18	Tennis courts; likely for residents
96	8	Wildhorse		UND	0		6/18	VACANT
97	1	Windridge Estates		SF	16		6/18	
97	2	Windridge Estates		Special	2544		6/18	2,544 SF Equestrian Center
97	3	Windridge Estates		OMIT	0		6/18	COMMON GROUND
98	1	Grand Coteau		OMIT	0		6/18	Cemetery
98	2	Grand Coteau		SF	8	4	6/18	
98	3	Grand Coteau		OMIT	0		6/18	COMMON GROUND
98	4	Grand Coteau		UND	0		6/18	VACANT
98	5	Grand Coteau		OMIT	0		6/18	
99	1	Chesterfield Business Park		IND	227109		6/18	
99	2	Chesterfield Business Park		OFF	204189		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
99	3	Chesterfield Business Park		OMIT	0		6/18	Commercial Condo
99	4	Chesterfield Business Park		RETL	118392		6/18	
99	5	Chesterfield Business Park		Special	8620		6/18	8,620 SF Daycare Center
99	6	Chesterfield Business Park		OMIT	0		6/18	
100	1	Long Road Crossing		IND	106608	400000	6/18	
100	2	Long Road Crossing		REST	2450		6/18	
100	3	Long Road Crossing		RETL	47699		6/18	
100	4	Long Road Crossing		SF	1		6/18	
100	5	Long Road Crossing		OMIT	0		6/18	
100	6	Long Road Crossing		OMIT	0		6/18	
101	1	Spirit Trade Center		IND	184574	30000	6/18	
101	2	Spirit Trade Center		OFF	46182		6/18	Commercial Office Condo Plat
101	3	Spirit Trade Center		OFF	176888	20000	6/18	
101	4	Spirit Trade Center		UND	0		6/18	Commercial Office Condo Plat
101	5	Spirit Trade Center		OMIT	0		6/18	Storm Water Storage
101	6	Spirit Trade Center		RETL	21750		6/18	
101	7	Spirit Trade Center		UND	0		6/18	VACANT
101	8	Spirit Trade Center		OMIT	0		6/18	
103	1	Bowtie		SF	7	8	6/18	
103	2	Bowtie		SF	1		6/18	
103	3	Bowtie		OMIT	0		6/18	
103	4	Bowtie		OMIT	0		6/18	
104	1	Greystone		SF	122		6/18	
104	2	Greystone		Special	66000		6/18	66,000 SF Elementary School
104	3	Greystone		OMIT	0		6/18	COMMON GROUND
105	1	Miramonte		OMIT	0		6/18	Cell phone tower
105	2	Miramonte		OMIT	0		6/18	Cemetary
105	3	Miramonte		SF	18		6/18	
105	4	Miramonte		OMIT	0		6/18	COMMON GROUND
106	1	Gateway Academy		OFF	2354		6/18	2,354 SF Topsoils sales
106	2	Gateway Academy		SF	1		6/18	
106	3	Gateway Academy		OMIT	171887		6/18	171,887 SF College Prep Schoold (CLOSED)
106	4	Gateway Academy		Special	355		6/18	34,448 SQ FT and 355 Seat Church
107	1	Wildhorse Schaeffer		OMIT	0		6/18	WATER UTILITY
107	2	Wildhorse Schaeffer		RETL	1260		6/18	
107	3	Wildhorse Schaeffer		SF	5	16	6/18	
107	4	Wildhorse Schaeffer		Special	11340		6/18	Wildhorse Elementary
107	5	Wildhorse Schaeffer		UND	0		6/18	VACANT
107	6	Wildhorse Schaeffer		OMIT	0		6/18	
108	1	Chesterfield Executive Park		IND	249709		6/18	
108	2	Chesterfield Executive Park		OFF	113134	200000	6/18	
108	3	Chesterfield Executive Park		REST	3600		6/18	
108	4	Chesterfield Executive Park		OMIT	0		6/18	COMMON GROUND
108	5	Chesterfield Executive Park		OMIT	0		6/18	
109	1	Crown Industrial Park		IND	223099		6/18	
109	2	Crown Industrial Park		OFF	55400		6/18	
109	3	Crown Industrial Park		OMIT	0		6/18	
110	1	Chesterfield Valley Center		IND	135807	50000	6/18	
110	2	Chesterfield Valley Center		IND	4216		6/18	
110	3	Chesterfield Valley Center		OFF	99220		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
110	4	Chesterfield Valley Center		OFF	117732		6/18	
110	5	Chesterfield Valley Center		OMIT	0		6/18	
111	1	Spirit 40 Park		IND	200960	120000	6/18	
111	2	Spirit 40 Park		OFF	162419	120000	6/18	
111	3	Spirit 40 Park		OMIT	0		6/18	
111	4	Spirit 40 Park		OMIT	0		6/18	
112	1	Crown Industrial Park II		IND	225970		6/18	
112	2	Crown Industrial Park II		OFF	123215		6/18	
113	1	Airport Industrial		IND	120200		6/18	
113	2	Airport Industrial		OFF	15400		6/18	
113	3	Airport Industrial		OMIT	0		6/18	Tarmac
114	1	The Landings at Spirit Golf Course		OMIT	0		6/18	Tarmac
114	2	The Landings at Spirit Golf Course		UND	18		6/18	18-Hole Golf Course (parcel w/ clubhouse)
114	3	The Landings at Spirit Golf Course		OMIT	0		6/18	Golf Course
114	4	The Landings at Spirit Golf Course		OMIT	0		6/18	Tarmac
114	5	The Landings at Spirit Golf Course		OMIT	0		6/18	
115	1	Tara		SF	52		6/18	
115	2	Tara		Special	4464		6/18	4,464 SF Barn for horse back riding
115	3	Tara		OMIT	0		6/18	COMMON GROUND
116	1	Wild Horse Creek Road		SF	15		6/18	
117	1	Wildhorse Subdivision (West)		SF	202		6/18	
118	1	Riverscene Estates		SF	28	5	6/18	
118	2	Riverscene Estates		OMIT	0		6/18	COMMON GROUND
119	1	Wildhorse Creek Forest		SF	21	4	6/18	
119	2	Wildhorse Creek Forest		Special	10035		6/18	10,035 SF Church and School
119	3	Wildhorse Creek Forest		OMIT	0		6/18	COMMON GROUND
119	4	Wildhorse Creek Forest		UND	0		6/18	VACANT
120	1	Valley, Wildhorse, Eatherton Rd		SF	10	4	6/18	
120	2	Valley, Wildhorse, Eatherton Rd		OMIT	0		6/18	COMMON GROUND
120	3	Valley, Wildhorse, Eatherton Rd		UND	0		6/18	VACANT
121	1	Wings Corporate Estates		IND	59008	300000	6/18	
121	2	Wings Corporate Estates		OMIT	0	0	6/18	
121	3	Wings Corporate Estates		OFF	13900	70000	6/18	
121	4	Wings Corporate Estates		RETL	6200	30000	6/18	Plant Nursery
121	5	Wings Corporate Estates		SF	5		6/18	One dwelling
121	6	Wings Corporate Estates		Special	4988		6/18	The Crossing Church 86173 SF(Church-4,988 seats)
121	7	Wings Corporate Estates		OMIT	0		6/18	Access drive
121	8	Wings Corporate Estates		OMIT	0		6/18	Paul Haglin Drive
121	9	Wings Corporate Estates		OMIT	0		6/18	Private Road
121	10	Wings Corporate Estates		OMIT	0		6/18	Tarmac
121	11	Wings Corporate Estates		OMIT	0		6/18	
121	12	Wings Corporate Estates		OMIT	0		6/18	
122	1	Airport		IND	855417		6/18	
122	2	Airport		OFF	17700		6/18	Commercial Office Condo Plat
122	3	Airport		OFF	229439		6/18	
122	4	Airport		OMIT	24724		6/18	Spirit of St. Louis Airport
122	5	Airport		OMIT	0		6/18	Access drive
122	6	Airport		OMT	0		6/18	Area behind runway
122	7	Airport		OMIT	0		6/18	Park
122	8	Airport		OMIT	0		6/18	Park area

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
122	9	Airport		OMIT	0		6/18	Park of golf course (holes only); some accessory airport sheds
122	10	Airport		OMIT	0		6/18	Parking area at airport
122	11	Airport		OMIT	0		6/18	Roadway
122	12	Airport		OMIT	0		6/18	Stormwater Area
122	13	Airport		OMIT	0		6/18	Tarmac
122	14	Airport		OMIT	0		6/18	Tarmac and undeveloped land
122	15	Airport		OMIT	0		6/18	Tarmac/Utility pad
122	16	Airport		OMIT	0		6/18	Utility Equipment
122	17	Airport		OMIT	0		6/18	Utility Equipment Pad & Tarmac Access
122	18	Airport		OMIT	0		6/18	Wooded lot
122	19	Airport		OMIT	0		6/18	
123	1	Airport Industrial II		IND	42500		6/18	
123	2	Airport Industrial II		OFF	64600		6/18	
123	3	Airport Industrial II		OMIT	0		6/18	
124	1	Fine Arts		RETL	8605	120000	6/18	
124	2	Fine Arts		UND	0		6/18	Small strip of land
124	3	Fine Arts		OMIT	0		6/18	
125	1	Valley Village		HOTL	112		6/18	112 Hotel Rooms
125	2	Valley Village		OMIT	0		6/18	
125	3	Valley Village		IND	0	52000	6/18	
125	4	Valley Village		OFF	0	28000	6/18	
126	1	CBV		REST	15600		6/18	
126	2	CBV		RETL	460299	200000	6/18	
126	3	CBV		Special	12		6/18	12 Pump gas station
126	4	CBV		OMIT	0		6/18	Agricultural / Flood Plain / Conservation
126	5	CBV		OMIT	0		6/18	Parking
126	6	CBV		UND	0		6/18	VACANT
126	7	CBV		OMIT	0		6/18	
128	1	Canaan Crossing		IND	11700	200000	6/18	
128	2	Canaan Crossing		UND	0		6/18	Small strip of land
128	3	Canaan Crossing		OMIT	0		6/18	Utility Equipment
128	4	Canaan Crossing		OMIT	0		6/18	
128	5	Canaan Crossing		OMIT	0		6/18	Canaan Crossing
129	1	Spirit Valley Business Park		IND	148628	150000	6/18	
129	2	Spirit Valley Business Park		OFF	33390	40000	6/18	
129	3	Spirit Valley Business Park		SF	1		6/18	One dwelling
129	4	Spirit Valley Business Park		OMIT	0		6/18	
130	1	West of Spirit Valley		OMIT	0		6/18	Wildwood-west of Eatherton
130	2	West of Spirit Valley		UND	1		6/18	Utility area on site
130	3	West of Spirit Valley		OMIT	0		6/18	
130	4	West of Spirit Valley		IND	0	400000	6/18	
131	1	Dierbergs The Marketplace		OFF	4550		6/18	
131	2	Dierbergs The Marketplace		REST	25600		6/18	
131	3	Dierbergs The Marketplace		RETL	135478		6/18	
131	4	Dierbergs The Marketplace		SF	8		6/18	
131	5	Dierbergs The Marketplace		OMIT	0		6/18	
132	1	Baxter, Brandywine		MF	8		6/18	1509 Hedgeford Dr
132	2	Baxter, Brandywine		MF	47		6/18	1512 Bedford Forge Ct
132	3	Baxter, Brandywine		MF	23		6/18	1512 Bedford Forge Dr
132	4	Baxter, Brandywine		MF	24		6/18	1525 Hampton Hall Dr

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
132	5	Baxter, Brandywine		MF	24		6/18	1530 Bedford Forge Ct
132	6	Baxter, Brandywine		MF	24		6/18	15631 Hedgeford Ct
132	7	Baxter, Brandywine		MF	23		6/18	
132	8	Baxter, Brandywine		SF	1		6/18	
132	9	Baxter, Brandywine		SF	115		6/18	
132	10	Baxter, Brandywine		UND	0		6/18	COMMON GROUND
132	11	Baxter, Brandywine		UND	0		6/18	VACANT
132	12	Baxter, Brandywine		OMIT	0		6/18	COMMON GROUND
134	1	Schoettler Village		APRT	288		6/18	Schoettler Village Apartments
136	1	Westbridge Estates South		SF	19		6/18	
137	1	Schoettler Valley Estates		SF	27		6/18	
137	2	Schoettler Valley Estates		OMIT	0		6/18	COMMON GROUND
138	1	Westbridge Estates		SF	31		6/18	
138	2	Westbridge Estates		OMIT	0		6/18	COMMON GROUND
138	3	Westbridge Estates		SF	1		6/18	
139	1	Oak Tree Estates		SF	28		6/18	
139	2	Oak Tree Estates		OMIT	0		6/18	Small parking area for residents
140	1	Ebberwein, Chesterfield Pines		SF	9		6/18	
141	1	North of Schoettler RD		SF	1	68	6/18	Also contains small Church of Resurrection
141	2	North of Schoettler RD		SF	3		6/18	
141	3	North of Schoettler RD		UND	0		6/18	VACANT
141	4	North of Schoettler RD		OFF	0	34000	6/18	
142	1	Schoettler Estates		SF	20		6/18	
142	2	Schoettler Estates		OMIT	0		6/18	COMMON GROUND
143	1	Schoettler Valley Estates II		SF	57		6/18	
143	2	Schoettler Valley Estates II		Special	48585		6/18	Sq footage from MZA 5002_015380 High Croft Ridge Elementary
143	3	Schoettler Valley Estates II		OMIT	0		6/18	COMMON GROUND
143	4	Schoettler Valley Estates II		OMIT	0		6/18	Pool for residents
145	1	Highcroft Estates II		SF	50		6/18	
145	2	Highcroft Estates II		OMIT	0		6/18	COMMON GROUND
146	1	Highcroft Estates		SF	57		6/18	
146	2	Highcroft Estates		OMIT	0		6/18	COMMON GROUND
147	1	Old Clarkson		SF	40	6	6/18	Attached Single Family
147	2	Old Clarkson		SF	83		6/18	
147	3	Old Clarkson		Special	320		6/18	320 Seat Lord of Life Lutheran Church
147	4	Old Clarkson		Special	76		6/18	76 unit 55,985 SF Assisted Living Senior Living facility
147	5	Old Clarkson		Special	9936		6/18	9,936 SF Fire station
147	6	Old Clarkson		OMIT	0		6/18	COMMON GROUND
147	7	Old Clarkson		OMIT	0		6/18	Parking for residents
147	8	Old Clarkson		UND	0		6/18	VACANT
148	1	Villages at Baxter Ridge		MF	128		6/18	CONDOMINIUM
148	2	Villages at Baxter Ridge		SF	307		6/18	
148	3	Villages at Baxter Ridge		OMIT	0		6/18	COMMON GROUND
148	4	Villages at Baxter Ridge		OMIT	0		6/18	Recreation center for residents
149	1	Baxter		SF	152		6/18	
149	2	Baxter		OMIT	0		6/18	COMMON GROUND
150	1	Baxter Lakes I		SF	70		6/18	
150	1	Baxter Lakes I		OMIT	0		6/18	COMMON GROUND
151	1	Baxter Lakes II		SF	35		6/18	
151	2	Baxter Lakes II		OMIT	0		6/18	COMMON GROUND



# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
152	1	Baxter Lakes III		SF	62		6/18	
152	2	Baxter Lakes III		OMIT	0		6/18	COMMON GROUND
154	1	Baxter Lakes IV		OMIT	0		6/18	Area = 24052.82 sq ft Water Utility
154	2	Baxter Lakes IV		SF	52		6/18	
154	3	Baxter Lakes IV		OMIT	0		6/18	Club membership recreation facility; sq footage needed
154	4	Baxter Lakes IV		OMIT	0		6/18	COMMON GROUND
155	1	Bridle Creek		OMIT	0		6/18	Eberwein Cemetery
155	2	Bridle Creek		SF	81		6/18	
155	3	Bridle Creek		OMIT	0		6/18	COMMON GROUND
156	1	Bridle Creek, Highland Forest		SF	67		6/18	
156	2	Bridle Creek, Highland Forest		OMIT	0		6/18	COMMON GROUND
156	3	Bridle Creek, Highland Forest		UND	0		6/18	VACANT
157	1	Westfield Farm		SF	114		6/18	
157	2	Westfield Farm		OMIT	0		6/18	COMMON GROUND
157	3	Westfield Farm		UND	0		6/18	VACANT
158	1	Westchester Place, Sycamore Manor		SF	127		6/18	
158	2	Westchester Place, Sycamore Manor		OMIT	0		6/18	COMMON GROUND
160	1	Royalwood		SF	62		6/18	
160	2	Royalwood		OMIT	0		6/18	COMMON GROUND
161	1	New Covenant Church		Special	437		6/18	437 Seat at a 22,800 SF New Covenant Church
162	1	Greenleaf Estates		SF	88		6/18	
162	2	Greenleaf Estates		OMIT	0		6/18	COMMON GROUND
163	1	Schoettlers Subdivision		SF	1		6/18	Undeveloped subdivision; currently, one existing single family property
164	1	Chesterfield Trails Plat 2		SF	15		6/18	
165	1	Baxter Lakes Addition		SF	153		6/18	
165	2	Baxter Lakes Addition		OMIT	0		6/18	COMMON GROUND
168	1	Claymont Lake Estates		SF	171		6/18	
168	2	Claymont Lake Estates		OMIT	0		6/18	COMMON GROUND
169	1	Claymont Lake Estates South		SF	71		6/18	
169	2	Claymont Lake Estates South		OMIT	0		6/18	COMMON GROUND
172	1	Meadowbrook Farm		OMIT	0		6/18	WATER UTILITY
172	2	Meadowbrook Farm		SF	202		6/18	
172	3	Meadowbrook Farm		OMIT	0		6/18	COMMON GROUND
173	1	Meadowbrook Farm II		SF	171		6/18	
173	2	Meadowbrook Farm II		OMIT	0		6/18	COMMON GROUND
174	1	Clarkson Woods		SF	130		6/18	
174	2	Clarkson Woods		OMIT	0		6/18	COMMON GROUND
175	1	Meadowbrook Farm III		SF	91		6/18	
175	2	Meadowbrook Farm III		OMIT	0		6/18	COMMON GROUND
176	1	Clarkson Woods II		SF	74		6/18	
176	2	Clarkson Woods II		OMIT	0		6/18	COMMON GROUND
176	3	Clarkson Woods II		UND	0		6/18	Dr. Doug's Vet
177	1	Clarkson Woods III		SF	79		6/18	
178	1	Carkson Centre		OFF	2930		6/18	
178	2	Carkson Centre		REST	10000		6/18	
178	3	Carkson Centre		RETL	30227		6/18	
179	1	Clarkson Woods South II		SF	71		6/18	
181	1	Clarkson Woods South		SF	62		6/18	
181	2	Clarkson Woods South		OMIT	0		6/18	COMMON GROUND
184	1	Sycamore Place		SF	202		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
184	2	Sycamore Place		OMIT	0		6/18	COMMON GROUND
185	1	Kehrs Mill Farm		SF	94		6/18	
185	2	Kehrs Mill Farm		Special	69506		6/18	Kehrs Mill Elementary
185	3	Kehrs Mill Farm		OMIT	0		6/18	COMMON GROUND
186	1	Stonebriar		SF	132		6/18	
186	2	Stonebriar		OMIT	0		6/18	COMMON GROUND
187	1	Picardy		SF	89		6/18	
187	2	Picardy		OMIT	0		6/18	COMMON GROUND
188	1	Round Hill, Kehrs Mill Farm		SF	94		6/18	
188	2	Round Hill, Kehrs Mill Farm		OMIT	0		6/18	COMMON GROUND
189	1	Coventry Farm		SF	59		6/18	
189	2	Coventry Farm		OMIT	0		6/18	COMMON GROUND
192	1	Meadowbrook Farm IV		SF	107		6/18	
192	2	Meadowbrook Farm IV		OMIT	0		6/18	COMMON GROUND
193	1	Claymont Woods		SF	48		6/18	
193	2	Claymont Woods		OMIT	0		6/18	COMMON GROUND
195	1	Claymont Woods II		SF	41		6/18	
195	2	Claymont Woods II		OMIT	0		6/18	COMMON GROUND
197	1	Claymont Manor		SF	73		6/18	
197	2	Claymont Manor		OMIT	0		6/18	COMMON GROUND
198	1	Royalbrook, Chateau, Greenberry		SF	87		6/18	
198	2	Royalbrook, Chateau, Greenberry		OMIT	0		6/18	COMMON GROUND
199	1	Logan College		SF	5	4	6/18	
199	2	Logan College		Special	850		6/18	850 Studens
199	3	Logan College		OMIT	0		6/18	COMMON GROUND
199	4	Logan College		UND	0		6/18	VACANT
200	1	Sugarwood		SF	11		6/18	
200	2	Sugarwood		OMIT	0		6/18	COMMON GROUND
201	1	Thousand Oaks		MF	95		6/18	CONDOMINIUM
201	2	Thousand Oaks		SF	94		6/18	
201	3	Thousand Oaks		OMIT	0		6/18	COMMON GROUND
202	1	Suburbia Gardens		RETL	3741		6/18	
203	1	Corporate Plaza		OFF	200000		6/18	
203	2	Corporate Plaza		OFF	54444		6/18	
203	3	Corporate Plaza		OMT	0		6/18	ELECTRIC UTILITY
204	1	Chesterfield Hill		SF	206		6/18	
204	2	Chesterfield Hill		OMIT	0		6/18	COMMON GROUND
204	3	Chesterfield Hill		OMIT	0		6/18	Tennis court for residents
204	4	Chesterfield Hill		OMIT	0		6/18	Tennis courts for residents
205	1	Chesterfield Trails		SF	177		6/18	
205	2	Chesterfield Trails		OMIT	0		6/18	COMMON GROUND
205	3	Chesterfield Trails		OMIT	0		6/18	Gap in roadways
206	1	Seasons at Schoettler		SF	89		6/18	
206	2	Seasons at Schoettler		OMIT	0		6/18	COMMON GROUND
207	1	Brookhill Estates		SF	220	5	6/18	
207	2	Brookhill Estates		OMIT	0		6/18	COMMON GROUND
208	1	Parkway Middle School		Special	144672		6/18	144,672 middle school
209	1	No Subdivision Ward 3		Special	13000		6/18	Re-Occupancy Permit: 700 sq ft office, 12300 sq ft stables
210	1	Claymont Woods III		SF	48		6/18	
210	2	Claymont Woods III		OMIT	0		6/18	COMMON GROUND

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
210	3	Claymont Woods III		UND	0		6/18	VACANT
211	1	Claymont Woods IV		SF	90		6/18	
211	2	Claymont Woods IV		OMIT	0		6/18	COMMON GROUND
212	1	Claymont Estates		SF	142		6/18	
212	2	Claymont Estates		OMIT	0		6/18	COMMON GROUND
213	1	Princeton Gate		SF	20		6/18	
213	2	Princeton Gate		Special	120		6/18	120 bed Assisted Living
213	3	Princeton Gate		OMIT	0		6/18	COMMON GROUND
214	1	Church of Christ of Latter		SF	2		6/18	
214	2	Church of Christ of Latter		Special	548		6/18	548 Seat Church
214	3	Church of Christ of Latter		Special	611		6/18	611 Seat Church
214	4	Church of Christ of Latter		OMIT	0		6/18	Parking Lot
214	5	Church of Christ of Latter		UND	0		6/18	VACANT
215	1	Chesterton Lane		SF	33		6/18	
216	1	Unknown		UND	1		6/18	
217	1	Manors of Broadmoor		MF	1		6/18	2335 Manor Grove Dr
217	2	Manors of Broadmoor		MF	1		6/18	TAZ 216 has been removed
217	3	Manors of Broadmoor		MF	85		6/18	
217	4	Manors of Broadmoor		OMIT	0		6/18	Pool/tennis court open to residents
217	5	Manors of Broadmoor		UND	0		6/18	VACANT
218	1	Greens of Broadmoor		MF	18		6/18	15009 Claymoor Ct
218	2	Greens of Broadmoor		MF	18		6/18	15021 CLAYMOOR C
218	3	Greens of Broadmoor		MF	18		6/18	15022 CLAYMOOR CT
218	4	Greens of Broadmoor		MF	18		6/18	15038 CLAYMOOR CT
218	5	Greens of Broadmoor		MF	18		6/18	15046 CLAYMOOR CT
218	6	Greens of Broadmoor		MF	18		6/18	15049 CLAYMOOR CT
218	7	Greens of Broadmoor		MF	74		6/18	
218	8	Greens of Broadmoor		MF	61		6/18	
218	9	Greens of Broadmoor		OMIT	0		6/18	ELECTRIC UTILITY
218	10	Greens of Broadmoor		OMIT	0		6/18	TELEPHONE COMMUNICATION
218	11	Greens of Broadmoor		SF	1	20	6/18	State Farm Insurance - office?
218	12	Greens of Broadmoor		SF	22		6/18	
218	13	Greens of Broadmoor		Special	4779		6/18	4n779 SF Daycare center
218	14	Greens of Broadmoor		OMIT	0		6/18	COMMON GROUND
218	15	Greens of Broadmoor		OMIT	0		6/18	Recreation facility for residents
218	16	Greens of Broadmoor		UND	0		6/18	COMMON GROUND
219	1	Baxter Village Condos		MF	31		6/18	Condos
220	1	Woodfield		MF	66		6/18	
220	2	Woodfield		Special	12		6/18	12 pump 5845 SF gas station
220	3	Woodfield		OMIT	0		6/18	COMMON GROUND
220	4	Woodfield		OMIT	0		6/18	Recreation facility for residents
221	1	Baxter Center		OFF	29960		6/18	
221	2	Baxter Center		RETL	51007		6/18	
221	3	Baxter Center		RETL	3584		6/18	
222	1	Baxter office Park		OFF	6742		6/18	
222	2	Baxter office Park		REST	11500		6/18	
222	3	Baxter office Park		RETL	43150		6/18	
222	4	Baxter office Park		Special	20		6/18	20 gas pumps
222	5	Baxter office Park		Special	12		6/18	12 gas pumps
222	6	Baxter office Park		Special	0		6/18	Car wash at gas station

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
223	1	Waverly Place		MF	22		6/18	
223	2	Waverly Place		OMIT	0		6/18	COMMON GROUND
224	1	Parkway West		Special	244495		6/18	244,495 SF Parkway West High School
225	1	Scarborough West		SF	45		6/18	
225	2	Scarborough West		OMIT	0		6/18	COMMON GROUND
226	1	Schoettlers Place, Hunters Point		SF	23		6/18	
227	1	Scarborough		SF	197		6/18	
227	2	Scarborough		OMIT	0		6/18	COMMON GROUND
228	1	Village Green		APRT	444		6/18	
228	2	Village Green		MF	206		6/18	
228	3	Village Green		SF	25		6/18	
228	4	Village Green		Special	11391		6/18	11,391 SF Day Care
228	5	Village Green		OMIT	0		6/18	COMMON GROUND
229	1	Amberleigh		SF	37	7	6/18	Attached SF
229	2	Amberleigh		SF	4		6/18	
229	3	Amberleigh		OMIT	0		6/18	COMMON GROUND
230	1	Georgetown Estates, Westery Place		SF	40		6/18	
230	2	Georgetown Estates, Westery Place		OMIT	0		6/18	COMMON GROUND
231	1	Schoettler Grove		SF	14	21	6/18	
231	2	Schoettler Grove		UND	0		6/18	
232	1	Rue De Gascony		SF	42		6/18	
232	2	Rue De Gascony		Special	90		6/18	90 Unit Senior Living Facility
232	3	Rue De Gascony		OMIT	0		6/18	COMMON GROUND
233	1	Conway Cove		APRT	90		6/18	11 buidling 90 unit apartments
233	2	Conway Cove		MF	54		6/18	CONDOMINIUM
233	3	Conway Cove		OFF	13090		6/18	Lindell Bank
233	4	Conway Cove		OFF	18347		6/18	
233	5	Conway Cove		OFF	4062		6/18	Chiropracter
233	6	Conway Cove		OFF	1447		6/18	
233	7	Conway Cove		OMIT	0		6/18	Part of Dobs counted in other parcel 18S520899
233	8	Conway Cove		RETL	14000		6/18	
233	9	Conway Cove		RETL	5776		6/18	Service Facility Dobbs
233	10	Conway Cove		SF	47		6/18	
233	11	Conway Cove		SF	1		6/18	
233	12	Conway Cove		Special	12		6/18	12 Pump gas station
233	13	Conway Cove		OMIT	0		6/18	COMMON GROUND
234	1	Delmar Gardens		APRT	266		6/18	Delmar Gardens Self Care units
234	2	Delmar Gardens		Special	240		6/18	Delmar Gardens number of beds
235	1	Conway, Belle Monte		SF	77		6/18	Attached SF
235	2	Conway, Belle Monte		OMIT	0		6/18	COMMON GROUND
236	1	Amherst, Conway Glen, Regency		SF	55		6/18	
236	2	Amherst, Conway Glen, Regency		OMIT	0		6/18	COMMON GROUND
236	3	Amherst, Conway Glen, Regency		UND	0		6/18	VACANT
237	1	White Plains		SF	109		6/18	
238	1	Villas at Chesterfield Pointe		SF	55		6/18	
238	2	Villas at Chesterfield Pointe		OMIT	75982		6/18	Sq footage from 2013 Ammended 2nd Site Plan
238	3	Villas at Chesterfield Pointe		OMIT	0		6/18	
239	1	Shenandoah, Chesterfield Plantation		SF	115		6/18	
239	2	Shenandoah, Chesterfield Plantation		OMIT	0		6/18	COMMON GROUND
240	1	Shenandoah		SF	155		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
240	2	Shenandoah		OMIT	0		6/18	COMMON GROUND
241	1	Shenandoah II		SF	7		6/18	
242	1	Forty West		OFF	37043		6/18	Medial Office REHAB FACILITY
242	2	Forty West		OFF	105000		6/18	
242	3	Forty West		SF	1	6	6/18	
242	4	Forty West		SF	1		6/18	
242	5	Forty West		Special	14247		6/18	Bonhome Presbytrian Church - 14,247 SF and 12910 Seats
242	6	Forty West		OMIT	0		6/18	COMMON GROUND
243	1	Timberlake Corporate Center		OFF	349998		6/18	
243	2	Timberlake Corporate Center		OMIT	0		6/18	Cemetary
243	3	Timberlake Corporate Center		OMIT	0		6/18	ELECTRIC UTILITY
243	4	Timberlake Corporate Center		UND	0		6/18	VACANT
244	1	Conway Heights		SF	9		6/18	
244	2	Conway Heights		OMIT	0		6/18	COMMON GROUND
244	3	Conway Heights		UND	0		6/18	VACANT
245	1	Shenandoah III		SF	77		6/18	
245	2	Shenandoah III		OMIT	0		6/18	COMMON GROUND
246	1	Shenandoah IV		SF	68		6/18	
246	2	Shenandoah IV		OMIT	0		6/18	COMMON GROUND
247	1	Shenandoah V		SF	96		6/18	
247	2	Shenandoah V		OMIT	0		6/18	COMMON GROUND
248	1	Shenandoah Valley Elementary		Special	482		6/18	482 students at this school
250	1	Nooning Tree, White Horse Farm		SF	86		6/18	
250	2	Nooning Tree, White Horse Farm		OMIT	0		6/18	COMMON GROUND
251	1	Nooning Tree		SF	285		6/18	
251	2	Nooning Tree		OMIT	0		6/18	COMMON GROUND
252	1	Whitree, Gallery of Chesterfield		SF	143		6/18	
252	2	Whitree, Gallery of Chesterfield		OMIT	0		6/18	COMMON GROUND
253	1	White Road Estates		SF	9		6/18	
253	2	White Road Estates		OMIT	0		6/18	COMMON GROUND
254	1	Conway Forest		SF	138		6/18	
254	2	Conway Forest		OMIT	0		6/18	
255	1	Cookshire		OMIT	0		6/18	Old Bonhome Cemetary
255	2	Cookshire		SF	9		6/18	
255	3	Cookshire		OMIT	0		6/18	COMMON GROUND
255	4	Cookshire		UND	0		6/18	VACANT
256	1	Conway Meadows		MF	24		6/18	14300 E Conway Meadows Ct
256	2	Conway Meadows		MF	24		6/18	14308 E Conway Meadows
256	3	Conway Meadows		MF	24		6/18	14316 E Conway Meadows Ct
256	4	Conway Meadows		MF	31		6/18	
256	5	Conway Meadows		MF	78		6/18	
256	6	Conway Meadows		OMIT	0		6/18	COMMON GROUND
256	7	Conway Meadows		OMIT	0		6/18	Pool/Tennis for residents
257	1	Conway Meadows East		SF	34		6/18	
258	1	Conway Springs		SF	18		6/18	
259	1	Woodsmill Commons 3		OFF	89952		6/18	
259	2	Woodsmill Commons 3		Special	50889		6/18	United Hebrew Gudder Church and School
260	1	St. Luke Hospital		OMIT	0		6/18	
260	2	St. Luke Hospital		SF	1		6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
260	3	St. Luke Hospital		Special	500		6/18	500 Bed 937,800 SF Hospital
261	1	Conwood		SF	3		6/18	
261	2	Conwood		Special	18768		6/18	18,768 SF Day Care Center
261	3	Conwood		UND	0		6/18	VACANT
261	4	Conwood		OFF	0	45000	6/18	
262	1	Baywood Villages Condominium		MF	18		6/18	200 Ambridge Ct
262	2	Baywood Villages Condominium		MF	18		6/18	208 Ambridge Ct
262	3	Baywood Villages Condominium		MF	5		6/18	Grand Banks
262	4	Baywood Villages Condominium		MF	108		6/18	
262	5	Baywood Villages Condominium		SF	23		6/18	
263	1	Terrace at Woodsmill Cove		OMIT	0		6/18	Electric
263	2	Terrace at Woodsmill Cove		SF	88		6/18	
263	3	Terrace at Woodsmill Cove		Special	157		6/18	157 Bed Residential Care Facility with 104,847 SF buildings
263	4	Terrace at Woodsmill Cove		Special	184		6/18	184 Unit Self Care Facility with 376,861 SF buildings
263	5	Terrace at Woodsmill Cove		OMIT	0		6/18	COMMON GROUND
263	6	Terrace at Woodsmill Cove		OMIT	0		6/18	ROW
264	1	Lake on White Road The		SF	131		6/18	
264	2	Lake on White Road The		OMIT	0		6/18	COMMON GROUND
265	1	Warwick on White Road		SF	3	7	6/18	
265	2	Warwick on White Road		Special	29113		6/18	29,113 SF from site plan; Chesterfield Day School
265	3	Warwick on White Road		OMIT	0		6/18	COMMON GROUND
265	4	Warwick on White Road		UND	4		6/18	
266	1	Green Trails West		SF	87		6/18	
266	2	Green Trails West		UND	0		6/18	VACANT
268	1	Green Trail Estates, South Trails		SF	166		6/18	
268	2	Green Trail Estates, South Trails		OMIT	0		6/18	COMMON GROUND
268	3	Green Trail Estates, South Trails		UND	0		6/18	VACANT
269	1	Windemere Place		SF	148		6/18	
269	2	Windemere Place		OMIT	0		6/18	COMMON GROUND
269	3	Windemere Place		UND	0		6/18	VACANT
269	4	Windemere Place		UND	0		6/18	Owned by Synagogue, Tpheris Israel Kadish Cong
270	1	White House Farm		OMIT	0		6/18	COMMON GROUND
270	2	White House Farm		SF	12	3	6/18	
270	3	White House Farm		OMIT	0		6/18	Cemetery
270	4	White House Farm		OMIT	0		6/18	COMMON GROUND
270	5	White House Farm		UND	0		6/18	VACANT
271	1	Trails West Village of Green Trails		SF	39		6/18	
271	2	Trails West Village of Green Trails		Special	11900		6/18	11,900 SF Fire station
271	3	Trails West Village of Green Trails		OMIT	0		6/18	COMMON GROUND
272	1	Tpheris israel Chevra Ladisha Synagogue		Special	12973		6/18	Sq footage from site plan January 2005, MZA for proposed development
272	2	Tpheris israel Chevra Ladisha Synagogue		UND	0		6/18	VACANT
273	1	Trails West Village of Green Trails II		SF	17		6/18	
273	2	Trails West Village of Green Trails II		OMIT	0		6/18	COMMON GROUND
273	3	Trails West Village of Green Trails II		UND	0		6/18	VACANT
274	1	Trails West Village of Green Trails III		SF	12		6/18	
274	2	Trails West Village of Green Trails III		OMIT	0		6/18	COMMON GROUND
275	1	Ladue Glen, Ladue Royal		OFF	3200	5000	6/18	Zoned as Neighborhood Retail
275	2	Ladue Glen, Ladue Royal		OFF	11510		6/18	Unable to find sq footage
275	3	Ladue Glen, Ladue Royal		OFF	12551		6/18	
275	4	Ladue Glen, Ladue Royal		REST	1200		6/18	Zoned as Neighborhood Retail

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
275	5	Ladue Glen, Ladue Royal		RETL	6200		6/18	Zoned as Neighborhood Retail
275	6	Ladue Glen, Ladue Royal		SF	11		6/18	
275	7	Ladue Glen, Ladue Royal		Special	4		6/18	4 pump gas station
275	8	Ladue Glen, Ladue Royal		UND	0		6/18	Zoned as Neighborhood Retail
275	9	Ladue Glen, Ladue Royal		OMIT	0		6/18	COMMON GROUND
276	1	Green Trails Country Club Grounds		SF	112		6/18	
276	2	Green Trails Country Club Grounds		Special	15813		6/18	15,813 SF from Site Plan 2011; Montessori Childens house
276	3	Green Trails Country Club Grounds		OMIT	0		6/18	COMMON GROUND
277	1	St. Lukes Hospital		OFF	22975		6/18	Resource Center - Brain and Spine
277	2	St. Lukes Hospital		SF	2		6/18	
277	3	St. Lukes Hospital		Special	340000	40000	6/18	St. Luke Outpatient Center
277	4	St. Lukes Hospital		OMIT	0		6/18	
277	5	St. Lukes Hospital		OMIT	0		6/18	Parking for Outpatient office
278	1	Ladue Farms Estates		SF	59		6/18	
278	2	Ladue Farms Estates		OMIT	0		6/18	COMMON GROUND
279	1	Parkway Central		OFF	4372		6/18	
279	2	Parkway Central		Special	0		6/18	Parkway Central Middle School and Highschool
280	1	Ladue Trails		SF	0		6/18	VACANT
280	2	Ladue Trails		SF	165		6/18	
280	3	Ladue Trails		Special	19582		6/18	United Methodist Church; square footage from Site Plan 1993, upper level existing
280	4	Ladue Trails		OMIT	0		6/18	COMMON GROUND
281	1	Trails West Village of Green Trails IV		SF	52		6/18	
281	2	Trails West Village of Green Trails IV		OMIT	0		6/18	COMMON GROUND
283	1	Trails West Village of Green Trails V		SF	5		6/18	
283	2	Trails West Village of Green Trails V		Special	61063		6/18	61063 SF Green Trails Elementary School
283	3	Trails West Village of Green Trails V		UND	0		6/18	VACANT
284	1	Monterra, Brunhaven		SF	122		6/18	
284	2	Monterra, Brunhaven		Special	400	30	6/18	400 seat , 8140 SF Chesterfield Community Church SF obtained County Assessor
284	3	Monterra, Brunhaven		OMIT	0		6/18	COMMON GROUND
284	4	Monterra, Brunhaven		UND	0		6/18	VACANT
285	1	Chesterfield West		APRT	7		6/18	Apartments
285	2	Chesterfield West		APRT	128		6/18	Chesterfield Place Apartments
285	3	Chesterfield West		APRT	34		6/18	
285	4	Chesterfield West		SF	2		6/18	Kumara Lot Split
285	5	Chesterfield West		SF	8		6/18	
285	6	Chesterfield West		UND	0		6/18	
285	7	Chesterfield West		OMIT	0		6/18	COMMON GROUND
285	8	Chesterfield West		UND	0		6/18	
286	1	Westmill Estates		SF	1		6/18	Home occupation insurance
286	2	Westmill Estates		SF	48		6/18	
286	3	Westmill Estates		OMIT	0		6/18	COMMON GROUND
287	1	Glenfield		SF	15		6/18	
287	2	Glenfield		OMIT	0		6/18	COMMON GROUND
288	1	Greenfield Village		REST	3390		6/18	SF from Re-Occ
288	2	Greenfield Village		RETL	7400		6/18	SF from Re-Occ
288	3	Greenfield Village		SF	65		6/18	
288	4	Greenfield Village		Special	4		6/18	4 gas pumps
288	5	Greenfield Village		UND	0		6/18	VACANT
288	6	Greenfield Village		OMIT	0		6/18	
288	7	Greenfield Village		OMIT	0		6/18	COMMON GROUND

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
289	1	Ladue Park		SF	134		6/18	
289	2	Ladue Park		OMIT	0		6/18	COMMON GROUND
289	3	Ladue Park		OMIT	0		6/18	
290	1	Greenfield Village II		OMIT	112		6/18	
290	2	Greenfield Village II		UND	0		6/18	COMMON GROUND
291	1	Greenfield Village, Trails West Village of Green Trails		SF	103		6/18	
291	2	Greenfield Village, Trails West Village of Green Trails		OMIT	0		6/18	COMMON GROUND
292	1	Westbury Manor		SF	80		6/18	
292	2	Westbury Manor		OMIT	0		6/18	COMMON GROUND
292	3	Westbury Manor		UND	0		6/18	Recreation center for residents
292	4	Westbury Manor		UND	0		6/18	VACANT
293	1	Ladue Trails II		SF	59		6/18	
293	2	Ladue Trails II		OMIT	0		6/18	COMMON GROUND
294	1	Ladue Trails III		SF	62		6/18	
294	2	Ladue Trails III		OMIT	0		6/18	COMMON GROUND
294	3	Ladue Trails III		UND	0		6/18	VACANT
295	1	Ladue Trails IV		SF	50		6/18	
295	2	Ladue Trails IV		OMIT	0		6/18	COMMON GROUND
295	3	Ladue Trails IV		UND	0		6/18	VACANT
296	1	Westchester House		Special	390995		6/18	72 self care units - 159 beds nursing home
296	2	Westchester House		OMIT	0		6/18	COMMON GROUND
297	1	Forest Ridge Manor		SF	96		6/18	
297	2	Forest Ridge Manor		OMIT	0		6/18	COMMON GROUND
299	1	Woodsmill Park		APRT	140		6/18	140 Units, 19 buildings, and 1 office/clubhouse
299	2	Woodsmill Park		UND	0		6/18	VACANT
301	1	Judson Manor		SF	33		6/18	
301	2	Judson Manor		SF	43		6/18	
301	3	Judson Manor		Special	13138		6/18	Sq footage from MZA exterior alteration/remodeling - Church
301	4	Judson Manor		Special	13760		6/18	Sq footage from MZA re-occupancy permit - Day care/ Children's Center
301	5	Judson Manor		OMIT	0		6/18	COMMON GROUND
301	6	Judson Manor		OMIT	0		6/18	COMMON GROUND
302	1	Wood Glade, Wood Lake, Wood Glen		MF	246		6/18	
302	2	Wood Glade, Wood Lake, Wood Glen		SF	1	2	6/18	Recreation center for residents
302	3	Wood Glade, Wood Lake, Wood Glen		SF	14		6/18	
302	4	Wood Glade, Wood Lake, Wood Glen		Special	12500		6/18	12,500 SF STL Chinese Christian Church
302	5	Wood Glade, Wood Lake, Wood Glen		Special	5554		6/18	5,553 SF Daycare
302	6	Wood Glade, Wood Lake, Wood Glen		UND	0		6/18	VACANT
302	7	Wood Glade, Wood Lake, Wood Glen		OMIT	0		6/18	Clubhouse and pool
302	8	Wood Glade, Wood Lake, Wood Glen		OMIT	0		6/18	COMMON GROUND
302	9	Wood Glade, Wood Lake, Wood Glen		OMIT	0		6/18	Garage for residents
302	10	Wood Glade, Wood Lake, Wood Glen		OMIT	0		6/18	Tennis court for residents
303	1	Four Seasons		APRT	5		6/18	502 BROADMOOR DR; units from Google maps mailbox count
303	2	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT A
303	3	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT B
303	4	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT C
303	5	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT D
303	6	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT E
303	7	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT F
303	8	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT G
303	9	Four Seasons		APRT	1		6/18	601 BROADMOOR DR UNIT H



# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
303	10	Four Seasons		APRT	8		6/18	604 THUNDERBIRD CT; units from county assessor
303	11	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605A
303	12	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605B
303	13	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605C
303	14	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605D
303	15	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605E
303	16	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605F
303	17	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605G
303	18	Four Seasons		APRT	1		6/18	605 THUNDERBIRD CT UNIT 605H
303	19	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606A
303	20	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606B
303	21	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606C
303	22	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606D
303	23	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606E
303	24	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606F
303	25	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606G
303	26	Four Seasons		APRT	1		6/18	606 THUNDERBIRD CT UNIT 606H
303	27	Four Seasons		APRT	12		6/18	607 THUNDERBIRD CT; check units maybe in person
303	28	Four Seasons		APRT	8		6/18	619 BROADMOOR DR
303	29	Four Seasons		APRT	8		6/18	621 BROADMOOR DR
303	30	Four Seasons		APRT	8		6/18	623 BROADMOOR DR
303	31	Four Seasons		APRT	8		6/18	625 BROADMOOR DR
303	32	Four Seasons		APRT	8		6/18	627 BROADMOOR DR
303	33	Four Seasons		APRT	8		6/18	629 BROADMOOR DR
303	34	Four Seasons		APRT	8		6/18	631 BROADMOOR DR
303	35	Four Seasons		APRT	6		6/18	632 BROADMOOR DR; units from mailbox count
303	36	Four Seasons		APRT	8		6/18	633 BROADMOOR DR
303	37	Four Seasons		APRT	8		6/18	637 HIGHLAND PARK DR
303	38	Four Seasons		APRT	8		6/18	639 HIGHLAND PARK DR
303	39	Four Seasons		APRT	8		6/18	641 HIGHLAND PARK DR
303	40	Four Seasons		APRT	8		6/18	644 BROADMOOR DR
303	41	Four Seasons		MF	4		6/18	514 BROADMOOR DR; units from Google maps mailbox count
303	42	Four Seasons		MF	3		6/18	526 OAKLAND HILLS DR; units from Google maps mailbox count
303	43	Four Seasons		MF	4		6/18	602 BROADMOOR DR; units from county assessor
303	44	Four Seasons		MF	4		6/18	603 BROADMOOR DR; units from county assessor
303	45	Four Seasons		MF	4		6/18	608 THUNDERBIRD CT
303	46	Four Seasons		MF	4		6/18	609 THUNDERBIRD CT
303	47	Four Seasons		MF	4		6/18	610 THUNDERBIRD CT
303	48	Four Seasons		MF	4		6/18	611 THUNDERBIRD CT
303	49	Four Seasons		MF	4		6/18	612 THUNDERBIRD CT
303	50	Four Seasons		MF	4		6/18	613 BROADMOOR DR
303	51	Four Seasons		MF	4		6/18	614 BROADMOOR DR
303	52	Four Seasons		MF	4		6/18	615 HIGHLAND PARK DR; units from county assessor
303	53	Four Seasons		MF	4		6/18	616 BROADMOOR DR; units from county assessor
303	54	Four Seasons		MF	4		6/18	617 BROADMOOR DR
303	55	Four Seasons		MF	4		6/18	618 BROADMOOR DR
303	56	Four Seasons		MF	4		6/18	620 BROADMOOR DR
303	57	Four Seasons		MF	4		6/18	622 BROADMOOR DR
303	58	Four Seasons		MF	4		6/18	624 BROADMOOR DR
303	59	Four Seasons		MF	4		6/18	626 BROADMOOR DR

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
303	60	Four Seasons		MF	4		6/18	628 BROADMOOR DR
303	61	Four Seasons		MF	4		6/18	630 BROADMOOR DR
303	62	Four Seasons		MF	3		6/18	635 BURNING TREE DR
303	63	Four Seasons		Omit	0		6/18	parking for golf course
303	64	Four Seasons		SF	1		6/18	72 HIGHLAND PARK DR
303	65	Four Seasons		SF	1		6/18	73 BURNING TREE DR
303	66	Four Seasons		SF	1		6/18	74 BURNING TREE DR
303	67	Four Seasons		SF	125	55	6/18	
303	68	Four Seasons		Special	0		6/18	9 hole golf course
303	69	Four Seasons		OMIT	0		6/18	COMMON GROUND
304	1	Westbury Manor North		SF	42		6/18	
305	1	Westbury		OFF	2874		6/18	Home occupation realtors, business more than house
305	2	Westbury		OFF	3036		6/18	life insurance/financial services office
305	3	Westbury		OFF	11758		6/18	Looking for square footage
305	4	Westbury		OFF	12032		6/18	Sq footage from 1996 site plan
305	5	Westbury		SF	167		6/18	
305	6	Westbury		OMIT	0		6/18	COMMON GROUND
305	7	Westbury		UND	0		6/18	VACANT
307	1	Four Seasons Plaza		OFF	29031		6/18	
307	2	Four Seasons Plaza		REST	13777		6/18	
307	3	Four Seasons Plaza		RETL	73488		6/18	
307	4	Four Seasons Plaza		Special	40		6/18	Bowling alley - 40 lanes
308	1	The Pines		OFF	48600		6/18	48,600 SF of Offices split between 50 parcels
308	2	The Pines		OFF	48600		6/18	
308	3	The Pines		REST	10933		6/18	Spiros Restaurant
308	4	The Pines		RETL	23050		6/18	
308	5	The Pines		Special	14		6/18	14 Court Tennis Club
308	6	The Pines		OMIT	0		6/18	Parking Lot
309	1	Woodlake Village		MF	70		6/18	
309	2	Woodlake Village		REST	4432		6/18	
309	3	Woodlake Village		Special	45793		6/18	45,793 SF Incarnate Word Church
310	1	Westhills		MF	75		6/18	Condos
310	2	Westhills		OMIT	0		6/18	ELECTRIC UTILITY
310	3	Westhills		SF	11	5	6/18	
310	4	Westhills		OMIT	0		6/18	Cemetery
310	5	Westhills		OMIT	0		6/18	COMMON GROUND
310	6	Westhills		UND	0		6/18	VACANT
310	7	Westhills		OMIT	0		6/18	COMMON GROUND
310	8	Westhills		UND	0		6/18	SWIMMING AREA
310	9	Westhills		OMIT	0		6/18	
311	1	Government Center		HOTL	320		6/18	320 guest Rooms
311	2	Government Center		OFF	98352		6/18	98,352 Dierbergs
311	3	Government Center		OFF	398644	227907	6/18	2 RGA Buildings figures from 3rd ASDSP, 3rd building submitted
311	4	Government Center		Special	60000		6/18	60,000 SF City Hall
311	5	Government Center		UND	0		6/18	Owned by STL County
311	6	Government Center		UND	0		6/18	Undevelopme Chesterfield Village North
312	1	Monsanto		OMIT	0		6/18	Building CC - 295000 SF - Zeroed to adjust trip gen
312	2	Monsanto		OMIT	0		6/18	Building JJ - 142000 SF - Zeroed to adjust trip gen
312	3	Monsanto		OMIT	0		6/18	Building MM - 53000 SF - Zeroed to adjust trip gen
312	4	Monsanto		OFF	857200	2657000	6/18	Rest of Monsanto Campus 10th ASDP - 1653000 SF - adjusted for trip gen
312	5	Monsanto		OMIT	0		6/18	Parking area

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
313	1	Homewood Suites		HOTL	145		6/18	145 Gues Rooms per FDP
313	2	Homewood Suites		UND	0		6/18	Under Rezoning
313	3	Homewood Suites		Special	0	12138	6/18	Proposed Kiddie Academy
313	4	Homewood Suites		OFF	0	10000	6/18	
314	1	Hugo Essens Farm, Arrowhead Estates		SF	28	3	6/18	
314	2	Hugo Essens Farm, Arrowhead Estates		OMIT	0		6/18	
315	1	Hilltown Village Center		OFF	21026		6/18	
315	2	Hilltown Village Center		OMIT	0		6/18	Parking area
315	3	Hilltown Village Center		OMIT	0		6/18	Utility
315	4	Hilltown Village Center		REST	36000		6/18	
315	5	Hilltown Village Center		RETL	60708		6/18	60,708 sf Grocery Store
315	6	Hilltown Village Center		RETL	15743		6/18	
315	7	Hilltown Village Center		Special	18859		6/18	Primary School
316	1	Wellesley Place		OFF	25275		6/18	Improvement Plan SF Calculation
316	2	Wellesley Place		SF	71		6/18	
316	3	Wellesley Place		OMIT	0		6/18	Common Gound
317	1	Braefield		SF	95	5	6/18	
317	2	Braefield		OMIT	0		6/18	Common Gound
318	1	Friendship Village		APRT	285	52	6/18	285 Apartment units
318	2	Friendship Village		MF	39		6/18	39 Villas
318	3	Friendship Village		Special	117	150	6/18	117 beds - Nursing Home
319	1	Faust Park		Special	1		6/18	Faust Park (10 Acre Park)
320	1	TAZ 320		SF	2		6/18	East of levee
320	2	TAZ 320		OMIT	0		6/18	East of levee
320	3	TAZ 320		OMIT	0		6/18	
321	1	TAZ 321		UND	1		6/18	Farm Land
321	2	TAZ 321		OFF	0	100000	6/18	
322	1	TAZ 322		UND	1		6/18	East of levee
323	1	Villas at Ladue Bluffs		OFF	2238		6/18	Sq footage from 2004 Improved Site Plan
323	2	Villas at Ladue Bluffs		OMIT	0		6/18	Cell tower
323	3	Villas at Ladue Bluffs		OMIT	0		6/18	No Subdivision Code, but building at address with cell tower
323	4	Villas at Ladue Bluffs		SF	109		6/18	
323	5	Villas at Ladue Bluffs		OMIT	0		6/18	COMMON GROUND
323	6	Villas at Ladue Bluffs		OMIT	0		6/18	
324	1	Villages at Kendall Bluff		OMIT	0		6/18	
324	2	Villages at Kendall Bluff		SF	115		6/18	
324	3	Villages at Kendall Bluff		Special	124648		6/18	62,324 SF 140 unit St. Lukes Hosptial and Rehab Center
325	1	St. Louis County Water		Special	1		6/18	105,000 sf over 3 buildings
325	2	St. Louis County Water		OMIT	0		6/18	ELECTRIC UTILITY
325	3	St. Louis County Water		OMIT	0		6/18	East of levee
326	1	Old River Woods		OMIT	0		6/18	
326	2	Old River Woods		SF	8		6/18	
326	3	Old River Woods		OMIT	0		6/18	Beckemier Conservation Area
326	4	Old River Woods		OMIT	0		6/18	COMMON GROUND
327	1	Mansions at Spyglass Summit, Paddington Hill		Omit	0		6/18	
327	2	Mansions at Spyglass Summit, Paddington Hill		RETL	4		6/18	4 pumps, 1 car wash, 5,096 sf store
327	3	Mansions at Spyglass Summit, Paddington Hill		RETL	4296		6/18	County Accessor
327	4	Mansions at Spyglass Summit, Paddington Hill		SF	1	3	6/18	Improvement plan for one house in 2005
327	5	Mansions at Spyglass Summit, Paddington Hill		SF	87		6/18	
327	6	Mansions at Spyglass Summit, Paddington Hill		OMIT	0		6/18	COMMON GROUND
327	7	Mansions at Spyglass Summit, Paddington Hill		UND	0		6/18	Swimming area for residents, parcel includes surrounding common ground

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
327	8	Mansions at Spyglass Summit, Paddington Hill		OMIT	0		6/18	
328	1	St. Louis County Water		UND	1		6/18	
329	1	River Bend West, Eagle Ridge		RETL	10814		6/18	Cigar Store; Square footage from County Assessor Information
329	2	River Bend West, Eagle Ridge		RETL	6540		6/18	Square footage from County Assessor Information
329	3	River Bend West, Eagle Ridge		SF	89	82	6/18	
329	4	River Bend West, Eagle Ridge		OMIT	0		6/18	COMMON GROUND
329	5	River Bend West, Eagle Ridge		OMIT	0		6/18	
329	6	River Bend West, Eagle Ridge		UND	0		6/18	Briarcliffe Villas platted 2004 never built
330	1	River Bend Estates		OFF	4726		6/18	Used Site Developmpt Plan
330	2	River Bend Estates		OFF	1930		6/18	Square footage from ERS Recorded Site Plan
330	3	River Bend Estates		SF	91		6/18	
330	4	River Bend Estates		Special	0		6/18	W.F. Dierberg Meditation Park
330	5	River Bend Estates		Special	6807		6/18	Attached to church; Square footage from ERS Recorded Site Plan
330	6	River Bend Estates		Special	17907		6/18	Monarch Fire Station - Used County Accessor Records
330	7	River Bend Estates		Special	13409		6/18	Square footage from ERS Recorded Site Plan - King of Kings Church
331	1	River Bend Estates II		SF	38		6/18	
331	2	River Bend Estates II		Special	40186		6/18	Used county assessor records for school square footage
332	1	River Valley		APRT	74		6/18	Aparments?
332	2	River Valley		SF	8		6/18	
332	3	River Valley		SF	8		6/18	
332	4	River Valley		OMIT	0		6/18	COMMON GROUND
333	1	Forum		APRT	300		6/18	
333	2	Forum		OFF	6900		6/18	
333	3	Forum		OMIT	0		6/18	ELECTRIC UTILITY
333	4	Forum		OMIT	0		6/18	Telephone service
333	5	Forum		OMIT	0		6/18	Pool for residents
333	6	Forum		REST	7000		6/18	4,652 currently vacant in strip center
333	7	Forum		REST	2625		6/18	Mcdonalds
333	8	Forum		REST	10580		6/18	
333	9	Forum		REST	1100		6/18	Siteplan
333	10	Forum		RETL	23000		6/18	4,652 currently vacant in strip center
333	11	Forum		RETL	18520		6/18	
333	12	Forum		Special	6		6/18	6 pumps, 2,732 sf store
333	13	Forum		Special	3277		6/18	Vavoline Service
334	1	Woodchase		APRT	186		6/18	Woodchase Apartments County Accessor
334	2	Woodchase		OFF	19020		6/18	
334	3	Woodchase		REST	22220		6/18	
334	4	Woodchase		RETL	14951		6/18	
335	1	Creve Coeur Crossing		APRT	84		6/18	Recorded Plat
335	2	Creve Coeur Crossing		OMIT	0		6/18	ROW
335	3	Creve Coeur Crossing		OMIT	0		6/18	Apartment Pool
335	4	Creve Coeur Crossing		UND	0		6/18	VACANT
335	5	Creve Coeur Crossing		UND	0		6/18	VACANT
336	1	River Bend Estates Addition		OMIT	0		6/18	Swimming area for residents
336	2	River Bend Estates Addition		SF	244		6/18	
336	3	River Bend Estates Addition		UND	0		6/18	COMMON GROUND
336	4	River Bend Estates Addition		UND	0		6/18	Vacant lot
338	1	Chesterfield Valley Nursery		RETL	2348	345000	6/18	2,348 SF Nursery
338	2	Chesterfield Valley Nursery		OMIT	0		6/18	
339	1	Boones Crossing NE		OFF	23277	30000	6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
339	2	Boones Crossing NE		RETL	4711		6/18	
339	3	Boones Crossing NE		OMIT	0		6/18	
340	1	Junior Achievement		OFF	38000	30000	6/18	
340	2	Junior Achievement		OFF	10018		6/18	
340	3	Junior Achievement		RETL	30340	5000	6/18	
340	4	Junior Achievement		UND	0		6/18	AGRICULTURAL/FARM RELATED ACTIVITIES
340	5	Junior Achievement		OMIT	0		6/18	
341	1	MPD Investments		RETL	75000		6/18	153,947 SF - Adjusted for trip gen
341	2	MPD Investments		UND	0		6/18	AGRICULTURAL/FARM RELATED ACTIVITIES
342	1	Koester Acres		UND	1		6/18	
342	2	Koester Acres		OMIT	0		6/18	
342	3	Koester Acres		RETL	0	200000	6/18	
342	4	Koester Acres		OFF	0	200000	6/18	
344	1	CVAC		Special	34400		6/18	34,400 SF Parks facility with 27 fields
344	2	CVAC		OMIT	0		6/18	
345	1	Breckinridge		OMIT	0		6/18	
345	2	Breckinridge		UND	1674		6/18	
347	1	One Chesterfield Place		OFF	126760		6/18	126,760 SF
347	2	One Chesterfield Place		OFF	261000		6/18	
348	1	Burns and McDonald		OFF	82000		6/18	Measuring building 20,000 SF x 4 floors
349	1	SecExZone - AT&T Office Complex		Special	251		6/18	SECONDARY EXTERNAL ZONE
350	1	SecExZone - Marquette High School		Special	288		12/07	SECONDARY EXTERNAL ZONE
351	1	SecExZone - Creve Coeur Subd.		SF	282		12/07	SECONDARY EXTERNAL ZONE
352	1	SecExZone - St. Louis County Subd.		SF	178		12/07	SECONDARY EXTERNAL ZONE
353	1	SecExZone - St. Louis County Subd.		SF	92		12/07	SECONDARY EXTERNAL ZONE
354	1	SecExZone - Ballwin Subd.		SF	38		12/07	SECONDARY EXTERNAL ZONE
355	1	SecExZone - Ballwin Subd.		SF	200		12/07	SECONDARY EXTERNAL ZONE
356	1	SecExZone - Clarkson Valley Subd.		SF	138		12/07	SECONDARY EXTERNAL ZONE
357	1	SecExZone - Clarkson Valley Subd.		UND	1		12/07	SECONDARY EXTERNAL ZONE
358	1	SecExZone - Wild Wood Subd.		SF	8		12/07	SECONDARY EXTERNAL ZONE
359	1	SecExZone - Luscent Technologies		Special	251		12/07	SECONDARY EXTERNAL ZONE
401	1	Mill Ridge Villas		SF	43		6/18	
401	2	Mill Ridge Villas		OMIT	0		6/18	COMMON GROUND
402	1	Dauster's Greenhouse		RETL	18400		6/18	Aerial used for square footage
403	1	First Baptist Church of Creve Coeur		SF	1		6/18	
403	2	First Baptist Church of Creve Coeur		Special	5776		6/18	Church Used Recorded Site Plan
403	3	First Baptist Church of Creve Coeur		OMIT	0		6/18	
404	1	Terra Vista		OMIT	0		6/18	Odd parcel shape in someone's lot
404	2	Terra Vista		SF	30		6/18	
404	3	Terra Vista		OMIT	0		6/18	
405	1	Topgolf		HOTL	0	128	6/18	Proposed 128 Room Hotel
405	2	Topgolf		RETL	66300	13500	6/18	
405	3	Topgolf		OMIT	0		6/18	
405	4	Topgolf		OMIT	0		6/18	
406	1	Villas at Whiterook, The		SF	32		6/18	
406	2	Villas at Whiterook, The		OMIT	0		6/18	COMMON GROUND
407	1	Grand Reserve		SF	3	36	6/18	
407	2	Grand Reserve		Special	21308		6/18	21,308 SF - St. John United Church
407	3	Grand Reserve		OMIT	0		6/18	
408	1	Bunge		OFF	172655	120000	6/18	

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
409	1	Taubman Outlets		RETL	330458	60542	6/18	
409	2	Taubman Outlets		OMIT	0		6/18	
410	1	Chesterfield Valley Medical Building		OFF	62433		6/18	
411	1	Chesterfield Hockey		IND	13400		6/18	13,400 SF Concrete Plant
411	2	Chesterfield Hockey		RETL	0		6/18	Chesterfield Hockey
411	3	Chesterfield Hockey		OMIT	0		6/18	
411	4	Chesterfield Hockey		Special	0	85000	6/18	85000 SF hockey facility
411	5	Chesterfield Hockey		OFF	0	32000	6/18	
412	1	The Wedge		Special	6		6/18	6 pump gas station
412	2	The Wedge		UND	0		6/18	VACANT
412	3	The Wedge		RETL	0	10000	6/18	
413	1	Townplace Suites		HOTL	112		6/18	112 Hotel Rooms
413	2	Townplace Suites		RETL	54980	2000000	6/18	
413	3	Townplace Suites		SF	1	-1	6/18	
413	4	Townplace Suites		SF	3	-3	6/18	
413	5	Townplace Suites		OMIT	0		6/18	
413	6	Townplace Suites		OMIT	0		6/18	
413	7	Townplace Suites		OFF	0	600000	6/18	
414	1	Spirit Town Center		IND	98922	37000	6/18	
414	2	Spirit Town Center		UND	0		6/18	VACANT
415	1	Crown Industrial		IND	274250		6/18	
415	2	Crown Industrial		OFF	124250	40000	6/18	
415	3	Crown Industrial		UND	0		6/18	VACANT
416	1	Towne Center		IND	111643		6/18	
416	2	Towne Center		OFF	51160		6/18	
416	3	Towne Center		UND	0		6/18	Commercial Condo
416	4	Towne Center		RETL	103584		6/18	
416	5	Towne Center		UND	0		6/18	VACANT
417	1	Spirit Trade Center West		IND	98580	30000	6/18	
417	2	Spirit Trade Center West		OFF	171842	20000	6/18	
417	3	Spirit Trade Center West		OMIT	0		6/18	Utility Equipment Pad
418	1	Old Chesterfield		IND	1587		6/18	
418	2	Old Chesterfield		OMIT	0		6/18	TELEPHONE COMMUNICATION
418	3	Old Chesterfield		RETL	20804	100000	6/18	
418	4	Old Chesterfield		UND	0		6/18	VACANT
418	5	Old Chesterfield		OMIT	0		6/18	
418	6	Old Chesterfield		OFF	0	30000	6/18	
418	7	Old Chesterfield		APRT	0	25	6/18	
419	1	Bur Oaks		SF	5		6/18	
419	2	Bur Oaks		SF	10	20	6/18	
419	3	Bur Oaks		OMIT	0		6/18	COMMON GROUND
419	4	Bur Oaks		UND	0		6/18	Lot planned for future SF
419	5	Bur Oaks		OMIT	0		6/18	COMMON GROUND
419	6	Bur Oaks		UND	0		6/18	Lot planned for future SF
420	1	Arbors at Wildhorse Creek		SF	22		6/18	
420	2	Arbors at Wildhorse Creek		Special	125		6/18	125 Seat 13,042 SF Church
420	3	Arbors at Wildhorse Creek		OMIT	0		6/18	COMMON GROUND
421	1	Arbors at Wilmas Farm		SF	1		6/18	1002 Wilmas Hollow Dr - UC18V3330
421	2	Arbors at Wilmas Farm		SF	1		6/18	1005 Wilmas Hollow Dr
421	3	Arbors at Wilmas Farm		SF	1		6/18	1006 Wilmas Hollow Dr - UC18V3332
421	4	Arbors at Wilmas Farm		SF	1		6/18	1009 Wilmas Hollow Dr

# Land Use Data

## Chesterfield VISUM Land Use Master

TAZ	Sub Area	Area/Subdivision	ID#	Use	Development Size		Rev. Date	Comments
					Existing	Master Plan		
421	5	Arborbs at Wilmas Farm		SF	1		6/18	1010 Wilmas Hollow Dr - UC18V3334
421	6	Arborbs at Wilmas Farm		SF	1		6/18	1013 Wilmas Hollow Dr
421	7	Arborbs at Wilmas Farm		SF	1		6/18	1018 Wilmas Hollow Dr - UC18V3338
421	8	Arborbs at Wilmas Farm		SF	1		6/18	1022 Wilmas Hollow Dr - UC18V3306
421	9	Arborbs at Wilmas Farm		SF	1		6/18	1029 Wilmas Hollow Dr - UC18V3305
421	10	Arborbs at Wilmas Farm		SF	1		6/18	1040 Wilmas Farm Dr - UC18V3302
421	11	Arborbs at Wilmas Farm		SF	1		6/18	1044 Wilmas Farm Dr (from map)
421	12	Arborbs at Wilmas Farm		SF	1		6/18	1064 Wilmas Farm Dr - UC18V3314
421	13	Arborbs at Wilmas Farm		SF	1		6/18	1068 Wilmas Farm Dr
421	14	Arborbs at Wilmas Farm		SF	1		6/18	1145 Deep Forest Dr
421	15	Arborbs at Wilmas Farm		SF	1		6/18	1155 Deep Forest Dr
421	16	Arborbs at Wilmas Farm		SF	36		6/18	
421	17	Arborbs at Wilmas Farm		OMIT	0		6/18	COMMON GROUND
422	1	Wildhorse Gardens		Special	1860		6/18	1,860 SF Garden Center
423	1	Arbors at Kehrs Mill		SF	27	17	6/18	
423	2	Arbors at Kehrs Mill		Special	32189		6/18	75218 SF Goddard Early Childcare Facility
423	3	Arbors at Kehrs Mill		OMIT	0		6/18	COMMON GROUND
423	4	Arbors at Kehrs Mill		UND	4		6/18	VACANT
424	1	Downtown Chesterfield		UND	1		6/18	Vacant land
424	2	Downtown Chesterfield		UND	0		6/18	Vacant land
425	1	Bull Moose Executive Center		OFF	78500		6/18	Offices
425	2	Bull Moose Executive Center		OMIT	0		6/18	Pond and landscaping
426	1	Clarkson Grove		MF	79		6/18	
426	2	Clarkson Grove		REST	10300		6/18	
426	3	Clarkson Grove		RETL	0		6/18	Counted in Clarkson Square Parcel as whole
426	4	Clarkson Grove		RETL	112437		6/18	
426	5	Clarkson Grove		OMIT	0		6/18	COMMON GROUND
427	1	Bishop Post		REST	15615		6/18	
428	1	Shelbourne		Special	150		6/18	96 independent rooms and 54 bed nursing home facility (85,000 sq. ft.)
429	1	Watermark		APRT	345		6/18	345 unit apartment building
429	2	Watermark		OMIT	0		6/18	COMMON GROUND
430	1	Chesterfield Oaks		OFF	4800		6/18	
430	2	Chesterfield Oaks		REST	6297		6/18	
430	3	Chesterfield Oaks		RETL	69452		6/18	
431	1	Wildhorse and Baxter		UND	1		6/18	
432	1	Johnny Y		OFF	3500	7000	6/18	
432	2	Johnny Y		OMIT	0		6/18	
432	3	Johnny Y		RETL	0	7500	6/18	
432	4	Johnny Y		REST	0	2500	6/18	
434	1	Walgreens		OFF	15048		6/18	
434	2	Walgreens		OMIT	0		6/18	Parking Lot
435	1	Westland Place		OFF	75000		6/18	

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
All	Existing	4,908	1,836	3,543,087	2,612	7,920,195	418,683	4,813,253	15,380	1,716	206
	MP	3,316	336	1,769,000		8,835,907	133,050	3,865,042	727		
	Total	8,224	2,172	5,312,087	2,612	16,756,102	551,733	8,678,295	16,107	1,716	
	2018 Scenario (EX)	4,908	1,836	3,543,087	2,612	7,920,195	418,683	4,813,253	15,380	1,716	
	2022 Scenario (EX+CIP)	4,908	1,836	3,543,087	2,612	7,920,195	418,683	4,813,253	15,380	1,716	
	2040 Scenario (EX+CIP+MP)	8,224	2,172	5,312,087	2,612	16,756,102	551,733	8,678,295	16,107	1,716	
1	Existing							334,120			1
	MP	2,650				2,300,000		405,000			
	Total	2,650				2,300,000		739,120			
	2018 Scenario (EX)							334,120			
	2022 Scenario (EX+CIP)							334,120			
	2040 Scenario (EX+CIP+MP)	2,650				2,300,000		739,120			
2	Existing					39,081	8,318				
	MP						50,000				
	Total					39,081	58,318				
	2018 Scenario (EX)					39,081	8,318				
	2022 Scenario (EX+CIP)					39,081	8,318				
	2040 Scenario (EX+CIP+MP)					39,081	58,318				
3	Existing		434				6,700				
	Total		434				6,700				
	2018 Scenario (EX)		434				6,700				
	2022 Scenario (EX+CIP)		434				6,700				
	2040 Scenario (EX+CIP+MP)		434				6,700				
4	Existing					109,048					
	Total					109,048					
	2018 Scenario (EX)					109,048					
	2022 Scenario (EX+CIP)					109,048					
	2040 Scenario (EX+CIP+MP)					109,048					
5	Existing						9,200				
	MP						5,000				
	Total						14,200				
	2018 Scenario (EX)						9,200				
	2022 Scenario (EX+CIP)						9,200				
	2040 Scenario (EX+CIP+MP)						14,200				



# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
6	Existing										1
	Total										1
	2018 Scenario (EX)										1
	2022 Scenario (EX+CIP)										1
	2040 Scenario (EX+CIP+MP)										1
7	Existing										1
	MP					10,000					
	Total					10,000					1
	2018 Scenario (EX)										1
	2022 Scenario (EX+CIP)										1
2040 Scenario (EX+CIP+MP)					10,000					1	
8	Existing										1
	MP					700,000					
	Total					700,000					1
	2018 Scenario (EX)										1
	2022 Scenario (EX+CIP)										1
2040 Scenario (EX+CIP+MP)					700,000					1	
9	Existing					332,259					
	Total					332,259					
	2018 Scenario (EX)					332,259					
	2022 Scenario (EX+CIP)					332,259					
	2040 Scenario (EX+CIP+MP)					332,259					
10	Existing		94			63,852			4		
	MP								33		
	Total		94			63,852			37		
	2018 Scenario (EX)		94			63,852			4		
	2022 Scenario (EX+CIP)		94			63,852			4		
	2040 Scenario (EX+CIP+MP)		94			63,852			37		
11	Existing					41,314					
	Total					41,314					
	2018 Scenario (EX)					41,314					
	2022 Scenario (EX+CIP)					41,314					
	2040 Scenario (EX+CIP+MP)					41,314					

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
12	Existing					273,090	6,500				
	Total					273,090	6,500				1
	2018 Scenario (EX)					273,090	6,500				
	2022 Scenario (EX+CIP)					273,090	6,500				
	2040 Scenario (EX+CIP+MP)					273,090	6,500				
13	Existing	478			192						
	Total	478			192						
	2018 Scenario (EX)	478			192						
	2022 Scenario (EX+CIP)	478			192						
	2040 Scenario (EX+CIP+MP)	478			192						
14	Existing					169,966	2,121	14,145			
	Total					169,966	2,121	14,145			1
	2018 Scenario (EX)					169,966	2,121	14,145			
	2022 Scenario (EX+CIP)					169,966	2,121	14,145			
	2040 Scenario (EX+CIP+MP)					169,966	2,121	14,145			
15	Existing					105,744					
	Total					105,744					
	2018 Scenario (EX)					105,744					
	2022 Scenario (EX+CIP)					105,744					
	2040 Scenario (EX+CIP+MP)					105,744					
16	Existing		196			146,820					
	MP		108								
	Total		304			146,820					1
	2018 Scenario (EX)		196			146,820					
	2022 Scenario (EX+CIP)		196			146,820					
	2040 Scenario (EX+CIP+MP)		304			146,820					
17	Existing								3		
	MP					11,000					
	Total					11,000					

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)								3		
	2022 Scenario (EX+CIP)								3		
	2040 Scenario (EX+CIP+MP)					11,000					
18	Existing					119,910					
	Total					119,910					
	2018 Scenario (EX)					119,910					
	2022 Scenario (EX+CIP)					119,910					
	2040 Scenario (EX+CIP+MP)					119,910					
19	Existing	88									
	Total	88									
	2018 Scenario (EX)	88									
	2022 Scenario (EX+CIP)	88									
	2040 Scenario (EX+CIP+MP)	88									
20	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)									1	
21	Existing					123,466					
	MP					200,000					
	Total					323,466					
	2018 Scenario (EX)					123,466					
	2022 Scenario (EX+CIP)					123,466					
	2040 Scenario (EX+CIP+MP)					323,466					
22	Existing					74,950	7,100				
	Total					74,950	7,100				
	2018 Scenario (EX)					74,950	7,100				
	2022 Scenario (EX+CIP)					74,950	7,100				
	2040 Scenario (EX+CIP+MP)					74,950	7,100				
23	Existing					50,000					
	Total					50,000					
	2018 Scenario (EX)					50,000					

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)					50,000					
	2040 Scenario (EX+CIP+MP)					50,000					
24	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
25	Existing					100,600					
	Total					100,600					1
	2018 Scenario (EX)					100,600					
	2022 Scenario (EX+CIP)					100,600					
	2040 Scenario (EX+CIP+MP)					100,600					
26	Existing					10,000					
	MP	416				850,000	50,000	250,000			
	Total	416				860,000	50,000	250,000			
	2018 Scenario (EX)					10,000					
	2022 Scenario (EX+CIP)					10,000					
	2040 Scenario (EX+CIP+MP)	416				860,000	50,000	250,000			
27	Existing				96						
	Total				96						
	2018 Scenario (EX)				96						
	2022 Scenario (EX+CIP)				96						
	2040 Scenario (EX+CIP+MP)				96						
28	Existing	143				20,086					
	MP	173	100				14,550	12,500			
	Total	316	100			20,086	14,550	12,500			
	2018 Scenario (EX)	143				20,086					
	2022 Scenario (EX+CIP)	143				20,086					
	2040 Scenario (EX+CIP+MP)	316	100			20,086	14,550	12,500			
29	Existing		100			106,136		14,602	1		
	MP					12,000					
	Total		100			118,136		14,602	1		
	2018 Scenario (EX)		100			106,136		14,602	1		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)		100			106,136		14,602	1		
	2040 Scenario (EX+CIP+MP)		100			118,136		14,602	1		
30	Existing								90		
	Total								90		
	2018 Scenario (EX)								90		
	2022 Scenario (EX+CIP)								90		
	2040 Scenario (EX+CIP+MP)								90		
31	Existing					9,034		8,713	6		
	Total					9,034		8,713	6		1
	2018 Scenario (EX)					9,034		8,713	6		
	2022 Scenario (EX+CIP)					9,034		8,713	6		
	2040 Scenario (EX+CIP+MP)					9,034		8,713	6		
32	Existing	170									
	Total	170									
	2018 Scenario (EX)	170									
	2022 Scenario (EX+CIP)	170									
	2040 Scenario (EX+CIP+MP)	170									
33	Existing								111		
	Total								111		
	2018 Scenario (EX)								111		
	2022 Scenario (EX+CIP)								111		
	2040 Scenario (EX+CIP+MP)								111		
34	Existing								127		
	Total								127		
	2018 Scenario (EX)								127		
	2022 Scenario (EX+CIP)								127		
	2040 Scenario (EX+CIP+MP)								127		
35	Existing	489									
	Total	489									

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)	489									
	2022 Scenario (EX+CIP)	489									
	2040 Scenario (EX+CIP+MP)	489									
36	Existing				123						
	Total				123						
	2018 Scenario (EX)				123						
	2022 Scenario (EX+CIP)				123						
	2040 Scenario (EX+CIP+MP)				123						
37	Existing				89						
	Total				89						
	2018 Scenario (EX)				89						
	2022 Scenario (EX+CIP)				89						
	2040 Scenario (EX+CIP+MP)				89						
38	Existing					45,140	4,500	104,305			
	Total					45,140	4,500	104,305			
	2018 Scenario (EX)					45,140	4,500	104,305			
	2022 Scenario (EX+CIP)					45,140	4,500	104,305			
	2040 Scenario (EX+CIP+MP)					45,140	4,500	104,305			
39	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)									1	
40	Existing					161,295					
	Total					161,295					
	2018 Scenario (EX)					161,295					
	2022 Scenario (EX+CIP)					161,295					
	2040 Scenario (EX+CIP+MP)					161,295					
41	Existing								43		
	Total								43		
	2018 Scenario (EX)								43		
	2022 Scenario (EX+CIP)								43		
	2040 Scenario (EX+CIP+MP)								43		
42	Existing	24									
	Total	24									
	2018 Scenario (EX)	24									
	2022 Scenario (EX+CIP)	24									
	2040 Scenario (EX+CIP+MP)	24									
43	Existing								63		
	Total								63		
	2018 Scenario (EX)								63		
	2022 Scenario (EX+CIP)								63		
	2040 Scenario (EX+CIP+MP)								63		
44	Existing	390							32		
	Total	390							32		
	2018 Scenario (EX)	390							32		
	2022 Scenario (EX+CIP)	390							32		
	2040 Scenario (EX+CIP+MP)	390							32		
45	Existing	304									
	Total	304									
	2018 Scenario (EX)	304									



# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)	304									
	2040 Scenario (EX+CIP+MP)	304									
46	Existing				82				123		
	MP					10,000					
	Total				82	10,000			123		
	2018 Scenario (EX)				82				123		
	2022 Scenario (EX+CIP)				82				123		
	2040 Scenario (EX+CIP+MP)				82	10,000			123		
47	Existing								21		
	Total								21		
	2018 Scenario (EX)								21		
	2022 Scenario (EX+CIP)								21		
	2040 Scenario (EX+CIP+MP)								21		
48	Existing								359		
	Total								359		1
	2018 Scenario (EX)								359		
	2022 Scenario (EX+CIP)								359		
	2040 Scenario (EX+CIP+MP)								359		
49	Existing					57,000	7,022	8,530			
	Total					57,000	7,022	8,530			
	2018 Scenario (EX)					57,000	7,022	8,530			
	2022 Scenario (EX+CIP)					57,000	7,022	8,530			
	2040 Scenario (EX+CIP+MP)					57,000	7,022	8,530			
50	Existing							152,587			
	Total							152,587			
	2018 Scenario (EX)							152,587			
	2022 Scenario (EX+CIP)							152,587			
	2040 Scenario (EX+CIP+MP)							152,587			
51	Existing					60,584		28,806			

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	MP					5,000					
	Total					65,584		28,806			
	2018 Scenario (EX)					60,584		28,806			
	2022 Scenario (EX+CIP)					60,584		28,806			
	2040 Scenario (EX+CIP+MP)					65,584		28,806			
52	Existing						6,098	386,925			
	Total						6,098	386,925			
	2018 Scenario (EX)						6,098	386,925			
	2022 Scenario (EX+CIP)						6,098	386,925			
	2040 Scenario (EX+CIP+MP)						6,098	386,925			
53	Existing					96,119	6,368	64,666			
	Total					96,119	6,368	64,666			
	2018 Scenario (EX)					96,119	6,368	64,666			
	2022 Scenario (EX+CIP)					96,119	6,368	64,666			
	2040 Scenario (EX+CIP+MP)					96,119	6,368	64,666			
54	Existing						68,243	786,924			
	Total						68,243	786,924			
	2018 Scenario (EX)						68,243	786,924			
	2022 Scenario (EX+CIP)						68,243	786,924			
	2040 Scenario (EX+CIP+MP)						68,243	786,924			
55	Existing								2		
	Total								2		
	2018 Scenario (EX)								2		
	2022 Scenario (EX+CIP)								2		
	2040 Scenario (EX+CIP+MP)								2		
56	Existing								6		
	MP								219		
	Total								225		
	2018 Scenario (EX)								6		
	2022 Scenario (EX+CIP)								6		
	2040 Scenario (EX+CIP+MP)								225		
57	Existing								73		
	MP								3		
	Total								76		
	2018 Scenario (EX)								73		
	2022 Scenario (EX+CIP)								73		
	2040 Scenario (EX+CIP+MP)								76		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
58	Existing								42		
	Total								42		
	2018 Scenario (EX)								42		
	2022 Scenario (EX+CIP)								42		
	2040 Scenario (EX+CIP+MP)								42		
59	Existing								15		
	Total								15		
	2018 Scenario (EX)								15		
	2022 Scenario (EX+CIP)								15		
	2040 Scenario (EX+CIP+MP)								15		
60	Existing								12		
	Total								12		
	2018 Scenario (EX)								12		
	2022 Scenario (EX+CIP)								12		
	2040 Scenario (EX+CIP+MP)								12		
61	Existing								5		
	Total								5		
	2018 Scenario (EX)								5		
	2022 Scenario (EX+CIP)								5		
	2040 Scenario (EX+CIP+MP)								5		
62	Existing								29		
	Total								29		
	2018 Scenario (EX)								29		
	2022 Scenario (EX+CIP)								29		
	2040 Scenario (EX+CIP+MP)								29		
63	Existing								106		
	Total								106		
	2018 Scenario (EX)								106		
	2022 Scenario (EX+CIP)								106		
	2040 Scenario (EX+CIP+MP)								106		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
64	Existing								32		
	Total								32		
	2018 Scenario (EX)								32		
	2022 Scenario (EX+CIP)								32		
	2040 Scenario (EX+CIP+MP)								32		
65	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)									1	
66	Existing								10		
	Total								10		
	2018 Scenario (EX)								10		
	2022 Scenario (EX+CIP)								10		
	2040 Scenario (EX+CIP+MP)								10		
67	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
68	Existing								18		
	Total								18		
	2018 Scenario (EX)								18		
	2022 Scenario (EX+CIP)								18		
	2040 Scenario (EX+CIP+MP)								18		
69	Existing								82		
	Total								82		
	2018 Scenario (EX)								82		
	2022 Scenario (EX+CIP)								82		
	2040 Scenario (EX+CIP+MP)								82		
70	Existing								42		
	Total								42		
	2018 Scenario (EX)								42		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								42		
	2040 Scenario (EX+CIP+MP)								42		
71	Existing								179		
	Total								179		
	2018 Scenario (EX)								179		
	2022 Scenario (EX+CIP)								179		
	2040 Scenario (EX+CIP+MP)								179		
72	Existing								3		
	Total								3		
	2018 Scenario (EX)								3		
	2022 Scenario (EX+CIP)								3		
	2040 Scenario (EX+CIP+MP)								3		
73	Existing								74		
	Total								74		
	2018 Scenario (EX)								74		
	2022 Scenario (EX+CIP)								74		
	2040 Scenario (EX+CIP+MP)								74		
74	Existing								9		
	Total								9		
	2018 Scenario (EX)								9		
	2022 Scenario (EX+CIP)								9		
	2040 Scenario (EX+CIP+MP)								9		
75	Existing								52		
	Total								52		
	2018 Scenario (EX)								52		
	2022 Scenario (EX+CIP)								52		
	2040 Scenario (EX+CIP+MP)								52		
76	Existing								3		
	Total								3		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)								3		
	2022 Scenario (EX+CIP)								3		
	2040 Scenario (EX+CIP+MP)								3		
78	Existing								148		
	Total								148		
	2018 Scenario (EX)								148		
	2022 Scenario (EX+CIP)								148		
	2040 Scenario (EX+CIP+MP)								148		
80	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
81	Existing						35,401	452,576			
	Total						35,401	452,576			
	2018 Scenario (EX)						35,401	452,576			
	2022 Scenario (EX+CIP)						35,401	452,576			
	2040 Scenario (EX+CIP+MP)						35,401	452,576			
82	Existing		120			109,113	10,914				
	Total		120			109,113	10,914				
	2018 Scenario (EX)		120			109,113	10,914				
	2022 Scenario (EX+CIP)		120			109,113	10,914				
	2040 Scenario (EX+CIP+MP)		120			109,113	10,914				
83	Existing		203			23,972	22,565	205,976			
	MP					25,000		15,000			
	Total		203			48,972	22,565	220,976			
	2018 Scenario (EX)		203			23,972	22,565	205,976			
	2022 Scenario (EX+CIP)		203			23,972	22,565	205,976			
	2040 Scenario (EX+CIP+MP)		203			48,972	22,565	220,976			
84	Existing			15,000				67,261			

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	MP					22,000	11,000	77,000			
	Total			15,000		22,000	11,000	144,261			
	2018 Scenario (EX)			15,000				67,261			
	2022 Scenario (EX+CIP)			15,000				67,261			
	2040 Scenario (EX+CIP+MP)			15,000		22,000	11,000	144,261			
85	Existing			134,200		109,746	3,414	69,421			
	MP					15,000		10,000			
	Total			134,200		124,746	3,414	79,421			1
	2018 Scenario (EX)			134,200		109,746	3,414	69,421			
	2022 Scenario (EX+CIP)			134,200		109,746	3,414	69,421			
	2040 Scenario (EX+CIP+MP)			134,200		124,746	3,414	79,421			
86	Existing									1	
	MP							4,000			
	Total							4,000		1	1
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)							4,000		1	
87	Existing								182		
	Total								182		1
	2018 Scenario (EX)								182		
	2022 Scenario (EX+CIP)								182		
	2040 Scenario (EX+CIP+MP)								182		
88	Existing					23,050		9,000			
	MP					10,000					
	Total					33,050		9,000			
	2018 Scenario (EX)					23,050		9,000			
	2022 Scenario (EX+CIP)					23,050		9,000			
	2040 Scenario (EX+CIP+MP)					33,050		9,000			
89	Existing								32		
	MP								4		
	Total								36		
	2018 Scenario (EX)								32		



# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								32		
	2040 Scenario (EX+CIP+MP)								36		
90	Existing								107		
	Total								107		
	2018 Scenario (EX)								107		
	2022 Scenario (EX+CIP)								107		
	2040 Scenario (EX+CIP+MP)								107		
91	Existing								13		
	MP								3		
	Total								16		
	2018 Scenario (EX)								13		
	2022 Scenario (EX+CIP)								13		
	2040 Scenario (EX+CIP+MP)								16		
92	Existing								31		
	MP								3		
	Total								34		
	2018 Scenario (EX)								31		
	2022 Scenario (EX+CIP)								31		
	2040 Scenario (EX+CIP+MP)								34		
93	Existing								99		
	Total								99		
	2018 Scenario (EX)								99		
	2022 Scenario (EX+CIP)								99		
	2040 Scenario (EX+CIP+MP)								99		
94	Existing								30		
	MP								5		
	Total								35		
	2018 Scenario (EX)								30		
	2022 Scenario (EX+CIP)								30		
	2040 Scenario (EX+CIP+MP)								35		

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
95	Existing								11		1
	MP								48		
	Total								59		
	2018 Scenario (EX)								11		
	2022 Scenario (EX+CIP)								11		
2040 Scenario (EX+CIP+MP)								59			
96	Existing								593		
	Total								593		
	2018 Scenario (EX)								593		
	2022 Scenario (EX+CIP)								593		
2040 Scenario (EX+CIP+MP)								593			
97	Existing								16		1
	Total								16		
	2018 Scenario (EX)								16		
	2022 Scenario (EX+CIP)								16		
2040 Scenario (EX+CIP+MP)								16			
98	Existing								8		
	MP								4		
	Total								12		
	2018 Scenario (EX)								8		
	2022 Scenario (EX+CIP)								8		
2040 Scenario (EX+CIP+MP)								12			
99	Existing			227,109		204,189		118,392			1
	Total			227,109		204,189		118,392			
	2018 Scenario (EX)			227,109		204,189		118,392			
	2022 Scenario (EX+CIP)			227,109		204,189		118,392			
	2040 Scenario (EX+CIP+MP)			227,109		204,189		118,392			
100	Existing MP			106,608 400,000			2,450	47,699	1		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	Total			506,608			2,450	47,699	1		
	2018 Scenario (EX)			106,608			2,450	47,699	1		
	2022 Scenario (EX+CIP)			106,608			2,450	47,699	1		
	2040 Scenario (EX+CIP+MP)			506,608			2,450	47,699	1		
101	Existing			184,574		223,070		21,750			
	MP			30,000		20,000					
	Total			214,574		243,070		21,750			
	2018 Scenario (EX)			184,574		223,070		21,750			
	2022 Scenario (EX+CIP)			184,574		223,070		21,750			
	2040 Scenario (EX+CIP+MP)			214,574		243,070		21,750			
103	Existing								8		
	MP								8		
	Total								16		
	2018 Scenario (EX)								8		
	2022 Scenario (EX+CIP)								8		
	2040 Scenario (EX+CIP+MP)								16		
104	Existing								122		
	Total								122		1
	2018 Scenario (EX)								122		
	2022 Scenario (EX+CIP)								122		
	2040 Scenario (EX+CIP+MP)								122		
105	Existing								18		
	Total								18		
	2018 Scenario (EX)								18		
	2022 Scenario (EX+CIP)								18		
	2040 Scenario (EX+CIP+MP)								18		
106	Existing					2,354			1		
	Total					2,354			1		1
	2018 Scenario (EX)					2,354			1		
	2022 Scenario (EX+CIP)					2,354			1		
	2040 Scenario (EX+CIP+MP)					2,354			1		
107	Existing							1,260	5		
	MP								16		
	Total							1,260	21		1

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)							1,260	5		
	2022 Scenario (EX+CIP)							1,260	5		
	2040 Scenario (EX+CIP+MP)							1,260	21		
108	Existing			249,709		113,134	3,600				
	MP					200,000					
	Total			249,709		313,134	3,600				
	2018 Scenario (EX)			249,709		113,134	3,600				
	2022 Scenario (EX+CIP)			249,709		113,134	3,600				
	2040 Scenario (EX+CIP+MP)			249,709		313,134	3,600				
109	Existing			223,099		55,400					
	Total			223,099		55,400					
	2018 Scenario (EX)			223,099		55,400					
	2022 Scenario (EX+CIP)			223,099		55,400					
	2040 Scenario (EX+CIP+MP)			223,099		55,400					
110	Existing			140,023		216,952					
	MP			50,000							
	Total			190,023		216,952					
	2018 Scenario (EX)			140,023		216,952					
	2022 Scenario (EX+CIP)			140,023		216,952					
	2040 Scenario (EX+CIP+MP)			190,023		216,952					
111	Existing			200,960		162,419					
	MP			120,000		120,000					
	Total			320,960		282,419					
	2018 Scenario (EX)			200,960		162,419					
	2022 Scenario (EX+CIP)			200,960		162,419					
	2040 Scenario (EX+CIP+MP)			320,960		282,419					
112	Existing			225,970		123,215					
	Total			225,970		123,215					
	2018 Scenario (EX)			225,970		123,215					

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)			225,970		123,215					
	2040 Scenario (EX+CIP+MP)			225,970		123,215					
113	Existing			120,200		15,400					
	Total			120,200		15,400					
	2018 Scenario (EX)			120,200		15,400					
	2022 Scenario (EX+CIP)			120,200		15,400					
	2040 Scenario (EX+CIP+MP)			120,200		15,400					
114	Existing									18	
	Total									18	
	2018 Scenario (EX)									18	
	2022 Scenario (EX+CIP)									18	
	2040 Scenario (EX+CIP+MP)									18	
115	Existing								52		
	Total								52		1
	2018 Scenario (EX)								52		
	2022 Scenario (EX+CIP)								52		
	2040 Scenario (EX+CIP+MP)								52		
116	Existing								15		
	Total								15		
	2018 Scenario (EX)								15		
	2022 Scenario (EX+CIP)								15		
	2040 Scenario (EX+CIP+MP)								15		
117	Existing								202		
	Total								202		
	2018 Scenario (EX)								202		
	2022 Scenario (EX+CIP)								202		
	2040 Scenario (EX+CIP+MP)								202		
118	Existing								28		
	MP								5		
	Total								33		
	2018 Scenario (EX)								28		
	2022 Scenario (EX+CIP)								28		
	2040 Scenario (EX+CIP+MP)								33		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
119	Existing								21		
	MP								4		
	Total								25		1
	2018 Scenario (EX)								21		
	2022 Scenario (EX+CIP)								21		
	2040 Scenario (EX+CIP+MP)								25		
120	Existing								10		
	MP								4		
	Total								14		
	2018 Scenario (EX)								10		
	2022 Scenario (EX+CIP)								10		
	2040 Scenario (EX+CIP+MP)								14		
121	Existing			59,008		13,900		6,200	5		
	MP			300,000		70,000		30,000			1
	Total			359,008		83,900		36,200	5		
	2018 Scenario (EX)			59,008		13,900		6,200	5		
	2022 Scenario (EX+CIP)			59,008		13,900		6,200	5		
	2040 Scenario (EX+CIP+MP)			359,008		83,900		36,200	5		
122	Existing			855,417		247,139					
	Total			855,417		247,139					
	2018 Scenario (EX)			855,417		247,139					
	2022 Scenario (EX+CIP)			855,417		247,139					
	2040 Scenario (EX+CIP+MP)			855,417		247,139					
123	Existing			42,500		64,600					
	Total			42,500		64,600					
	2018 Scenario (EX)			42,500		64,600					
	2022 Scenario (EX+CIP)			42,500		64,600					
	2040 Scenario (EX+CIP+MP)			42,500		64,600					
124	Existing						8,605				

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	MP							120,000			
	Total							128,605			
	2018 Scenario (EX)							8,605			
	2022 Scenario (EX+CIP)							8,605			
	2040 Scenario (EX+CIP+MP)							128,605			
125	Existing		112								
	MP			52,000		28,000					
	Total		112	52,000		28,000					
	2018 Scenario (EX)		112								
	2022 Scenario (EX+CIP)		112								
	2040 Scenario (EX+CIP+MP)		112	52,000		28,000					
126	Existing						15,600	460,299			
	MP							200,000			
	Total						15,600	660,299			1
	2018 Scenario (EX)						15,600	460,299			
	2022 Scenario (EX+CIP)						15,600	460,299			
	2040 Scenario (EX+CIP+MP)						15,600	660,299			
128	Existing			11,700							
	MP			200,000							
	Total			211,700							
	2018 Scenario (EX)			11,700							
	2022 Scenario (EX+CIP)			11,700							
	2040 Scenario (EX+CIP+MP)			211,700							
129	Existing			148,628		33,390			1		
	MP			150,000		40,000					
	Total			298,628		73,390			1		
	2018 Scenario (EX)			148,628		33,390			1		
	2022 Scenario (EX+CIP)			148,628		33,390			1		
	2040 Scenario (EX+CIP+MP)			298,628		73,390			1		
130	Existing									1	



# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	MP			400,000							
	Total			400,000						1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)			400,000						1	
131	Existing					4,550	25,600	135,478	8		
	Total					4,550	25,600	135,478	8		
	2018 Scenario (EX)					4,550	25,600	135,478	8		
	2022 Scenario (EX+CIP)					4,550	25,600	135,478	8		
	2040 Scenario (EX+CIP+MP)					4,550	25,600	135,478	8		
132	Existing				173				116		
	Total				173				116		
	2018 Scenario (EX)				173				116		
	2022 Scenario (EX+CIP)				173				116		
	2040 Scenario (EX+CIP+MP)				173				116		
134	Existing	288									
	Total	288									
	2018 Scenario (EX)	288									
	2022 Scenario (EX+CIP)	288									
	2040 Scenario (EX+CIP+MP)	288									
136	Existing								19		
	Total								19		
	2018 Scenario (EX)								19		
	2022 Scenario (EX+CIP)								19		
	2040 Scenario (EX+CIP+MP)								19		
137	Existing								27		
	Total								27		
	2018 Scenario (EX)								27		
	2022 Scenario (EX+CIP)								27		
	2040 Scenario (EX+CIP+MP)								27		
138	Existing								32		
	Total								32		
	2018 Scenario (EX)								32		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								32		
	2040 Scenario (EX+CIP+MP)								32		
139	Existing								28		
	Total								28		
	2018 Scenario (EX)								28		
	2022 Scenario (EX+CIP)								28		
	2040 Scenario (EX+CIP+MP)								28		
140	Existing								9		
	Total								9		
	2018 Scenario (EX)								9		
	2022 Scenario (EX+CIP)								9		
	2040 Scenario (EX+CIP+MP)								9		
141	Existing								4		
	MP					34,000			68		
	Total					34,000			72		
	2018 Scenario (EX)								4		
	2022 Scenario (EX+CIP)								4		
	2040 Scenario (EX+CIP+MP)					34,000			72		
142	Existing								20		
	Total								20		
	2018 Scenario (EX)								20		
	2022 Scenario (EX+CIP)								20		
	2040 Scenario (EX+CIP+MP)								20		
143	Existing								57		
	Total								57		1
	2018 Scenario (EX)								57		
	2022 Scenario (EX+CIP)								57		
	2040 Scenario (EX+CIP+MP)								57		
145	Existing								50		
	Total								50		
	2018 Scenario (EX)								50		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								50		
	2040 Scenario (EX+CIP+MP)								50		
146	Existing								57		
	Total								57		
	2018 Scenario (EX)								57		
	2022 Scenario (EX+CIP)								57		
	2040 Scenario (EX+CIP+MP)								57		
147	Existing								123		
	MP								6		
	Total								129		1
	2018 Scenario (EX)								123		
	2022 Scenario (EX+CIP)								123		
	2040 Scenario (EX+CIP+MP)								129		
148	Existing								307		
	Total								128		
	2018 Scenario (EX)								128		
	2022 Scenario (EX+CIP)								128		
	2040 Scenario (EX+CIP+MP)								128		
149	Existing								152		
	Total								152		
	2018 Scenario (EX)								152		
	2022 Scenario (EX+CIP)								152		
	2040 Scenario (EX+CIP+MP)								152		
150	Existing								70		
	Total								70		
	2018 Scenario (EX)								70		
	2022 Scenario (EX+CIP)								70		
	2040 Scenario (EX+CIP+MP)								70		
151	Existing								35		
	Total								35		
	2018 Scenario (EX)								35		
	2022 Scenario (EX+CIP)								35		
	2040 Scenario (EX+CIP+MP)								35		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
152	Existing								62		
	Total								62		
	2018 Scenario (EX)								62		
	2022 Scenario (EX+CIP)								62		
	2040 Scenario (EX+CIP+MP)								62		
154	Existing								52		
	Total								52		
	2018 Scenario (EX)								52		
	2022 Scenario (EX+CIP)								52		
	2040 Scenario (EX+CIP+MP)								52		
155	Existing								81		
	Total								81		
	2018 Scenario (EX)								81		
	2022 Scenario (EX+CIP)								81		
	2040 Scenario (EX+CIP+MP)								81		
156	Existing								67		
	Total								67		
	2018 Scenario (EX)								67		
	2022 Scenario (EX+CIP)								67		
	2040 Scenario (EX+CIP+MP)								67		
157	Existing								114		
	Total								114		
	2018 Scenario (EX)								114		
	2022 Scenario (EX+CIP)								114		
	2040 Scenario (EX+CIP+MP)								114		
158	Existing								127		
	Total								127		
	2018 Scenario (EX)								127		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								127		
	2040 Scenario (EX+CIP+MP)								127		
160	Existing								62		
	Total								62		
	2018 Scenario (EX)								62		
	2022 Scenario (EX+CIP)								62		
	2040 Scenario (EX+CIP+MP)								62		
161	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
162	Existing								88		
	Total								88		
	2018 Scenario (EX)								88		
	2022 Scenario (EX+CIP)								88		
	2040 Scenario (EX+CIP+MP)								88		
163	Existing								1		
	Total								1		
	2018 Scenario (EX)								1		
	2022 Scenario (EX+CIP)								1		
	2040 Scenario (EX+CIP+MP)								1		
164	Existing								15		
	Total								15		
	2018 Scenario (EX)								15		
	2022 Scenario (EX+CIP)								15		
	2040 Scenario (EX+CIP+MP)								15		
165	Existing								153		
	Total								153		
	2018 Scenario (EX)								153		
	2022 Scenario (EX+CIP)								153		
	2040 Scenario (EX+CIP+MP)								153		
168	Existing								171		
	Total								171		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)								171		
	2022 Scenario (EX+CIP)								171		
	2040 Scenario (EX+CIP+MP)								171		
169	Existing								71		
	Total								71		
	2018 Scenario (EX)								71		
	2022 Scenario (EX+CIP)								71		
	2040 Scenario (EX+CIP+MP)								71		
172	Existing								202		
	Total								202		
	2018 Scenario (EX)								202		
	2022 Scenario (EX+CIP)								202		
	2040 Scenario (EX+CIP+MP)								202		
173	Existing								171		
	Total								171		
	2018 Scenario (EX)								171		
	2022 Scenario (EX+CIP)								171		
	2040 Scenario (EX+CIP+MP)								171		
174	Existing								130		
	Total								130		
	2018 Scenario (EX)								130		
	2022 Scenario (EX+CIP)								130		
	2040 Scenario (EX+CIP+MP)								130		
175	Existing								91		
	Total								91		
	2018 Scenario (EX)								91		
	2022 Scenario (EX+CIP)								91		
	2040 Scenario (EX+CIP+MP)								91		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
176	Existing								74		
	Total								74		
	2018 Scenario (EX)								74		
	2022 Scenario (EX+CIP)								74		
	2040 Scenario (EX+CIP+MP)								74		
177	Existing								79		
	Total								79		
	2018 Scenario (EX)								79		
	2022 Scenario (EX+CIP)								79		
	2040 Scenario (EX+CIP+MP)								79		
178	Existing					2,930	10,000	30,227			
	Total					2,930	10,000	30,227			
	2018 Scenario (EX)					2,930	10,000	30,227			
	2022 Scenario (EX+CIP)					2,930	10,000	30,227			
	2040 Scenario (EX+CIP+MP)					2,930	10,000	30,227			
179	Existing								71		
	Total								71		
	2018 Scenario (EX)								71		
	2022 Scenario (EX+CIP)								71		
	2040 Scenario (EX+CIP+MP)								71		
181	Existing								62		
	Total								62		
	2018 Scenario (EX)								62		
	2022 Scenario (EX+CIP)								62		
	2040 Scenario (EX+CIP+MP)								62		
184	Existing								202		
	Total								202		
	2018 Scenario (EX)								202		
	2022 Scenario (EX+CIP)								202		
	2040 Scenario (EX+CIP+MP)								202		

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
185	Existing								94		
	Total								94		1
	2018 Scenario (EX)								94		
	2022 Scenario (EX+CIP)								94		
	2040 Scenario (EX+CIP+MP)								94		
186	Existing								132		
	Total								132		
	2018 Scenario (EX)								132		
	2022 Scenario (EX+CIP)								132		
	2040 Scenario (EX+CIP+MP)								132		
187	Existing								89		
	Total								89		
	2018 Scenario (EX)								89		
	2022 Scenario (EX+CIP)								89		
	2040 Scenario (EX+CIP+MP)								89		
188	Existing								94		
	Total								94		
	2018 Scenario (EX)								94		
	2022 Scenario (EX+CIP)								94		
	2040 Scenario (EX+CIP+MP)								94		
189	Existing								59		
	Total								59		
	2018 Scenario (EX)								59		
	2022 Scenario (EX+CIP)								59		
	2040 Scenario (EX+CIP+MP)								59		
192	Existing								107		
	Total								107		
	2018 Scenario (EX)								107		



# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								107		
	2040 Scenario (EX+CIP+MP)								107		
193	Existing								48		
	Total								48		
	2018 Scenario (EX)								48		
	2022 Scenario (EX+CIP)								48		
	2040 Scenario (EX+CIP+MP)								48		
195	Existing								41		
	Total								41		
	2018 Scenario (EX)								41		
	2022 Scenario (EX+CIP)								41		
	2040 Scenario (EX+CIP+MP)								41		
197	Existing								73		
	Total								73		
	2018 Scenario (EX)								73		
	2022 Scenario (EX+CIP)								73		
	2040 Scenario (EX+CIP+MP)								73		
198	Existing								87		
	Total								87		
	2018 Scenario (EX)								87		
	2022 Scenario (EX+CIP)								87		
	2040 Scenario (EX+CIP+MP)								87		
199	Existing								5		
	MP								4		
	Total								9		1
	2018 Scenario (EX)								5		
	2022 Scenario (EX+CIP)								5		
	2040 Scenario (EX+CIP+MP)								9		
200	Existing								11		

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	Total								11		
	2018 Scenario (EX)								11		
	2022 Scenario (EX+CIP)								11		
	2040 Scenario (EX+CIP+MP)								11		
201	Existing				95				94		
	Total				95				94		
	2018 Scenario (EX)				95				94		
	2022 Scenario (EX+CIP)				95				94		
	2040 Scenario (EX+CIP+MP)				95				94		
202	Existing							3,741			
	Total							3,741			
	2018 Scenario (EX)							3,741			
	2022 Scenario (EX+CIP)							3,741			
	2040 Scenario (EX+CIP+MP)							3,741			
203	Existing					254,444					
	Total					254,444					
	2018 Scenario (EX)					254,444					
	2022 Scenario (EX+CIP)					254,444					
	2040 Scenario (EX+CIP+MP)					254,444					
204	Existing								206		
	Total								206		
	2018 Scenario (EX)								206		
	2022 Scenario (EX+CIP)								206		
	2040 Scenario (EX+CIP+MP)								206		
205	Existing								177		
	Total								177		
	2018 Scenario (EX)								177		
	2022 Scenario (EX+CIP)								177		
	2040 Scenario (EX+CIP+MP)								177		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
206	Existing								89		
	Total								89		
	2018 Scenario (EX)								89		
	2022 Scenario (EX+CIP)								89		
	2040 Scenario (EX+CIP+MP)								89		
207	Existing								220		
	MP								5		
	Total								225		
	2018 Scenario (EX)								220		
	2022 Scenario (EX+CIP)								220		
2040 Scenario (EX+CIP+MP)								225			
208	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
209	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
210	Existing								48		
	Total								48		
	2018 Scenario (EX)								48		
	2022 Scenario (EX+CIP)								48		
	2040 Scenario (EX+CIP+MP)								48		
211	Existing								90		
	Total								90		
	2018 Scenario (EX)								90		
	2022 Scenario (EX+CIP)								90		
	2040 Scenario (EX+CIP+MP)								90		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
212	Existing								142		
	Total								142		
	2018 Scenario (EX)								142		
	2022 Scenario (EX+CIP)								142		
	2040 Scenario (EX+CIP+MP)								142		
213	Existing								20		
	Total								20		1
	2018 Scenario (EX)								20		
	2022 Scenario (EX+CIP)								20		
	2040 Scenario (EX+CIP+MP)								20		
214	Existing								2		
	Total								2		1
	2018 Scenario (EX)								2		
	2022 Scenario (EX+CIP)								2		
	2040 Scenario (EX+CIP+MP)								2		
215	Existing								33		
	Total								33		
	2018 Scenario (EX)								33		
	2022 Scenario (EX+CIP)								33		
	2040 Scenario (EX+CIP+MP)								33		
216	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)									1	
217	Existing										
	Total								87		
	2018 Scenario (EX)								87		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)				87						
	2040 Scenario (EX+CIP+MP)				87						
218	Existing				243				23		
	MP								20		
	Total				243				43		1
	2018 Scenario (EX)				243				23		
	2022 Scenario (EX+CIP)				243				23		
	2040 Scenario (EX+CIP+MP)				243				43		
219	Existing				31						
	Total				31						
	2018 Scenario (EX)				31						
	2022 Scenario (EX+CIP)				31						
	2040 Scenario (EX+CIP+MP)				31						
220	Existing				66						
	Total				66						1
	2018 Scenario (EX)				66						
	2022 Scenario (EX+CIP)				66						
	2040 Scenario (EX+CIP+MP)				66						
221	Existing					29,960		54,591			
	Total					29,960		54,591			
	2018 Scenario (EX)					29,960		54,591			
	2022 Scenario (EX+CIP)					29,960		54,591			
	2040 Scenario (EX+CIP+MP)					29,960		54,591			
222	Existing					6,742	11,500	43,150			
	Total					6,742	11,500	43,150			1
	2018 Scenario (EX)					6,742	11,500	43,150			
	2022 Scenario (EX+CIP)					6,742	11,500	43,150			
	2040 Scenario (EX+CIP+MP)					6,742	11,500	43,150			

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
223	Existing				22						
	Total				22						
	2018 Scenario (EX)				22						
	2022 Scenario (EX+CIP)				22						
	2040 Scenario (EX+CIP+MP)				22						
224	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
225	Existing								45		
	Total								45		
	2018 Scenario (EX)								45		
	2022 Scenario (EX+CIP)								45		
	2040 Scenario (EX+CIP+MP)								45		
226	Existing								23		
	Total								23		
	2018 Scenario (EX)								23		
	2022 Scenario (EX+CIP)								23		
	2040 Scenario (EX+CIP+MP)								23		
227	Existing								197		
	Total								197		
	2018 Scenario (EX)								197		
	2022 Scenario (EX+CIP)								197		
	2040 Scenario (EX+CIP+MP)								197		
228	Existing	444			206				25		
	Total	444			206				25		1
	2018 Scenario (EX)	444			206				25		
	2022 Scenario (EX+CIP)	444			206				25		
	2040 Scenario (EX+CIP+MP)	444			206				25		
229	Existing								41		
	MP								7		
	Total								48		
	2018 Scenario (EX)								41		
	2022 Scenario (EX+CIP)								41		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)								48		
230	Existing								40		
	Total								40		
	2018 Scenario (EX)								40		
	2022 Scenario (EX+CIP)								40		
	2040 Scenario (EX+CIP+MP)								40		
231	Existing								14		
	MP								21		
	Total								35		
	2018 Scenario (EX)								14		
	2022 Scenario (EX+CIP)								14		
	2040 Scenario (EX+CIP+MP)								35		
232	Existing								42		
	Total								42		1
	2018 Scenario (EX)								42		
	2022 Scenario (EX+CIP)								42		
	2040 Scenario (EX+CIP+MP)								42		
233	Existing	90			54	36,946		19,776	48		
	Total	90			54	36,946		19,776	48		1
	2018 Scenario (EX)	90			54	36,946		19,776	48		
	2022 Scenario (EX+CIP)	90			54	36,946		19,776	48		
	2040 Scenario (EX+CIP+MP)	90			54	36,946		19,776	48		
234	Existing	266									
	Total	266									1
	2018 Scenario (EX)	266									
	2022 Scenario (EX+CIP)	266									
	2040 Scenario (EX+CIP+MP)	266									
235	Existing								77		
	Total								77		
	2018 Scenario (EX)								77		
	2022 Scenario (EX+CIP)								77		
	2040 Scenario (EX+CIP+MP)								77		
236	Existing								55		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	Total								55		
	2018 Scenario (EX)								55		
	2022 Scenario (EX+CIP)								55		
	2040 Scenario (EX+CIP+MP)								55		
237	Existing								109		
	Total								109		
	2018 Scenario (EX)								109		
	2022 Scenario (EX+CIP)								109		
	2040 Scenario (EX+CIP+MP)								109		
238	Existing								55		
	Total								55		
	2018 Scenario (EX)								55		
	2022 Scenario (EX+CIP)								55		
	2040 Scenario (EX+CIP+MP)								55		
239	Existing								115		
	Total								115		
	2018 Scenario (EX)								115		
	2022 Scenario (EX+CIP)								115		
	2040 Scenario (EX+CIP+MP)								115		
240	Existing								155		
	Total								155		
	2018 Scenario (EX)								155		
	2022 Scenario (EX+CIP)								155		
	2040 Scenario (EX+CIP+MP)								155		
241	Existing								7		
	Total								7		
	2018 Scenario (EX)								7		
	2022 Scenario (EX+CIP)								7		
	2040 Scenario (EX+CIP+MP)								7		



# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
242	Existing					142,043			2		
	MP								6		
	Total					142,043			8		1
	2018 Scenario (EX)					142,043			2		
	2022 Scenario (EX+CIP)					142,043			2		
2040 Scenario (EX+CIP+MP)					142,043			8			
243	Existing					349,998					
	Total					349,998					
	2018 Scenario (EX)					349,998					
	2022 Scenario (EX+CIP)					349,998					
2040 Scenario (EX+CIP+MP)					349,998						
244	Existing								9		
	Total								9		
	2018 Scenario (EX)								9		
	2022 Scenario (EX+CIP)								9		
2040 Scenario (EX+CIP+MP)								9			
245	Existing								77		
	Total								77		
	2018 Scenario (EX)								77		
	2022 Scenario (EX+CIP)								77		
2040 Scenario (EX+CIP+MP)								77			
246	Existing								68		
	Total								68		
	2018 Scenario (EX)								68		
	2022 Scenario (EX+CIP)								68		
2040 Scenario (EX+CIP+MP)								68			
247	Existing								96		
	Total								96		
	2018 Scenario (EX)								96		
	2022 Scenario (EX+CIP)								96		
2040 Scenario (EX+CIP+MP)								96			
248	Total										1
	2018 Scenario (EX)										

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
250	Existing								86		
	Total								86		
	2018 Scenario (EX)								86		
	2022 Scenario (EX+CIP)								86		
	2040 Scenario (EX+CIP+MP)								86		
251	Existing								285		
	Total								285		
	2018 Scenario (EX)								285		
	2022 Scenario (EX+CIP)								285		
	2040 Scenario (EX+CIP+MP)								285		
252	Existing								143		
	Total								143		
	2018 Scenario (EX)								143		
	2022 Scenario (EX+CIP)								143		
	2040 Scenario (EX+CIP+MP)								143		
253	Existing								9		
	Total								9		
	2018 Scenario (EX)								9		
	2022 Scenario (EX+CIP)								9		
	2040 Scenario (EX+CIP+MP)								9		
254	Existing								138		
	Total								138		
	2018 Scenario (EX)								138		
	2022 Scenario (EX+CIP)								138		
	2040 Scenario (EX+CIP+MP)								138		
255	Existing								9		
	Total								9		
	2018 Scenario (EX)								9		
	2022 Scenario (EX+CIP)								9		
	2040 Scenario (EX+CIP+MP)								9		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
256	Existing				181						
	Total				181						
	2018 Scenario (EX)				181						
	2022 Scenario (EX+CIP)				181						
	2040 Scenario (EX+CIP+MP)				181						
257	Existing								34		
	Total								34		
	2018 Scenario (EX)								34		
	2022 Scenario (EX+CIP)								34		
	2040 Scenario (EX+CIP+MP)								34		
258	Existing								18		
	Total								18		
	2018 Scenario (EX)								18		
	2022 Scenario (EX+CIP)								18		
	2040 Scenario (EX+CIP+MP)								18		
259	Existing					89,952					
	Total					89,952					1
	2018 Scenario (EX)					89,952					
	2022 Scenario (EX+CIP)					89,952					
	2040 Scenario (EX+CIP+MP)					89,952					
260	Existing								1		
	Total								1		1
	2018 Scenario (EX)								1		
	2022 Scenario (EX+CIP)								1		
	2040 Scenario (EX+CIP+MP)								1		
261	Existing								3		
	MP					45,000					
	Total					45,000			3		1

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)								3		
	2022 Scenario (EX+CIP)								3		
	2040 Scenario (EX+CIP+MP)					45,000			3		
262	Existing				149				23		
	Total				149				23		
	2018 Scenario (EX)				149				23		
	2022 Scenario (EX+CIP)				149				23		
	2040 Scenario (EX+CIP+MP)				149				23		
263	Existing								88		
	Total								88		1
	2018 Scenario (EX)								88		
	2022 Scenario (EX+CIP)								88		
	2040 Scenario (EX+CIP+MP)								88		
264	Existing								131		
	Total								131		
	2018 Scenario (EX)								131		
	2022 Scenario (EX+CIP)								131		
	2040 Scenario (EX+CIP+MP)								131		
265	Existing								3	4	
	MP								7		
	Total								10	4	1
	2018 Scenario (EX)								3	4	
	2022 Scenario (EX+CIP)								3	4	
	2040 Scenario (EX+CIP+MP)								10	4	
266	Existing								87		
	Total								87		
	2018 Scenario (EX)								87		
	2022 Scenario (EX+CIP)								87		
	2040 Scenario (EX+CIP+MP)								87		
268	Existing								166		
	Total								166		
	2018 Scenario (EX)								166		
	2022 Scenario (EX+CIP)								166		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)								166		
269	Existing								148		
	Total								148		
	2018 Scenario (EX)								148		
	2022 Scenario (EX+CIP)								148		
	2040 Scenario (EX+CIP+MP)								148		
270	Existing								12		
	MP								3		
	Total								15		
	2018 Scenario (EX)								12		
	2022 Scenario (EX+CIP)								12		
	2040 Scenario (EX+CIP+MP)								15		
271	Existing								39		
	Total								39		1
	2018 Scenario (EX)								39		
	2022 Scenario (EX+CIP)								39		
	2040 Scenario (EX+CIP+MP)								39		
272	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
273	Existing								17		
	Total								17		
	2018 Scenario (EX)								17		
	2022 Scenario (EX+CIP)								17		
	2040 Scenario (EX+CIP+MP)								17		
274	Existing								12		
	Total								12		
	2018 Scenario (EX)								12		
	2022 Scenario (EX+CIP)								12		
	2040 Scenario (EX+CIP+MP)								12		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
275	Existing					27,261	1,200	6,200	11		
	MP					5,000					
	Total					32,261	1,200	6,200	11		1
	2018 Scenario (EX)					27,261	1,200	6,200	11		
	2022 Scenario (EX+CIP)					27,261	1,200	6,200	11		
2040 Scenario (EX+CIP+MP)					32,261	1,200	6,200	11			
276	Existing								112		
	Total								112		1
	2018 Scenario (EX)								112		
	2022 Scenario (EX+CIP)								112		
	2040 Scenario (EX+CIP+MP)								112		
277	Existing					22,975			2		
	Total					22,975			2		1
	2018 Scenario (EX)					22,975			2		
	2022 Scenario (EX+CIP)					22,975			2		
	2040 Scenario (EX+CIP+MP)					22,975			2		
278	Existing								59		
	Total								59		
	2018 Scenario (EX)								59		
	2022 Scenario (EX+CIP)								59		
	2040 Scenario (EX+CIP+MP)								59		
279	Existing					4,372					
	Total					4,372					1
	2018 Scenario (EX)					4,372					
	2022 Scenario (EX+CIP)					4,372					
	2040 Scenario (EX+CIP+MP)					4,372					
280	Existing								165		
	Total								165		1
	2018 Scenario (EX)								165		

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)								165		
	2040 Scenario (EX+CIP+MP)								165		
281	Existing								52		
	Total								52		
	2018 Scenario (EX)								52		
	2022 Scenario (EX+CIP)								52		
	2040 Scenario (EX+CIP+MP)								52		
283	Existing								5		1
	Total								5		1
	2018 Scenario (EX)								5		
	2022 Scenario (EX+CIP)								5		
	2040 Scenario (EX+CIP+MP)								5		
284	Existing								122		1
	Total								122		1
	2018 Scenario (EX)								122		
	2022 Scenario (EX+CIP)								122		
	2040 Scenario (EX+CIP+MP)								122		
285	Existing	169							10		
	Total	169							10		
	2018 Scenario (EX)	169							10		
	2022 Scenario (EX+CIP)	169							10		
	2040 Scenario (EX+CIP+MP)	169							10		
286	Existing								49		
	Total								49		
	2018 Scenario (EX)								49		
	2022 Scenario (EX+CIP)								49		
	2040 Scenario (EX+CIP+MP)								49		
287	Existing								15		
	Total								15		
	2018 Scenario (EX)								15		
	2022 Scenario (EX+CIP)								15		
	2040 Scenario (EX+CIP+MP)								15		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
288	Existing						3,390	7,400	65		
	Total						3,390	7,400	65		1
	2018 Scenario (EX)						3,390	7,400	65		
	2022 Scenario (EX+CIP)						3,390	7,400	65		
	2040 Scenario (EX+CIP+MP)						3,390	7,400	65		
289	Existing								134		
	Total								134		
	2018 Scenario (EX)								134		
	2022 Scenario (EX+CIP)								134		
	2040 Scenario (EX+CIP+MP)								134		
290	Existing										
	Total										
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
291	Existing								103		
	Total								103		
	2018 Scenario (EX)								103		
	2022 Scenario (EX+CIP)								103		
	2040 Scenario (EX+CIP+MP)								103		
292	Existing								80		
	Total								80		
	2018 Scenario (EX)								80		
	2022 Scenario (EX+CIP)								80		
	2040 Scenario (EX+CIP+MP)								80		
293	Existing								59		
	Total								59		
	2018 Scenario (EX)								59		
	2022 Scenario (EX+CIP)								59		
	2040 Scenario (EX+CIP+MP)								59		
294	Existing								62		
	Total								62		
	2018 Scenario (EX)								62		
	2022 Scenario (EX+CIP)								62		



# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)								62		
295	Existing								50		
	Total								50		
	2018 Scenario (EX)								50		
	2022 Scenario (EX+CIP)								50		
	2040 Scenario (EX+CIP+MP)								50		
296	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
297	Existing								96		
	Total								96		
	2018 Scenario (EX)								96		
	2022 Scenario (EX+CIP)								96		
	2040 Scenario (EX+CIP+MP)								96		
299	Existing	140									
	Total	140									
	2018 Scenario (EX)	140									
	2022 Scenario (EX+CIP)	140									
	2040 Scenario (EX+CIP+MP)	140									
301	Existing								76		
	Total								76		1
	2018 Scenario (EX)								76		
	2022 Scenario (EX+CIP)								76		
	2040 Scenario (EX+CIP+MP)								76		
302	Existing				246				15		
	MP								2		
	Total				246				17		1
	2018 Scenario (EX)				246				15		
	2022 Scenario (EX+CIP)				246				15		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)				246				17		
303	Existing	151			86				128		
	MP								55		
	Total	151			86				183		1
	2018 Scenario (EX)	151			86				128		
	2022 Scenario (EX+CIP)	151			86				128		
	2040 Scenario (EX+CIP+MP)	151			86				183		
304	Existing								42		
	Total								42		
	2018 Scenario (EX)								42		
	2022 Scenario (EX+CIP)								42		
	2040 Scenario (EX+CIP+MP)								42		
305	Existing					29,700			167		
	Total					29,700			167		
	2018 Scenario (EX)					29,700			167		
	2022 Scenario (EX+CIP)					29,700			167		
	2040 Scenario (EX+CIP+MP)					29,700			167		
307	Existing					29,031	13,777	73,488			
	Total					29,031	13,777	73,488			1
	2018 Scenario (EX)					29,031	13,777	73,488			
	2022 Scenario (EX+CIP)					29,031	13,777	73,488			
	2040 Scenario (EX+CIP+MP)					29,031	13,777	73,488			
308	Existing					97,200	10,933	23,050			
	Total					97,200	10,933	23,050			1
	2018 Scenario (EX)					97,200	10,933	23,050			
	2022 Scenario (EX+CIP)					97,200	10,933	23,050			
	2040 Scenario (EX+CIP+MP)					97,200	10,933	23,050			
309	Existing				70		4,432				
	Total				70		4,432				1
	2018 Scenario (EX)				70		4,432				
	2022 Scenario (EX+CIP)				70		4,432				
	2040 Scenario (EX+CIP+MP)				70		4,432				
310	Existing				75				11		
	MP								5		
	Total				75				16		
	2018 Scenario (EX)				75				11		
	2022 Scenario (EX+CIP)				75				11		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)				75				16		
311	Existing		320			496,996					
	MP					227,907					
	Total		320			724,903					1
	2018 Scenario (EX)		320			496,996					
	2022 Scenario (EX+CIP)		320			496,996					
	2040 Scenario (EX+CIP+MP)		320			724,903					
312	Existing					857,200					
	MP					2,657,000					
	Total					3,514,200					
	2018 Scenario (EX)					857,200					
	2022 Scenario (EX+CIP)					857,200					
	2040 Scenario (EX+CIP+MP)					3,514,200					
313	Existing		145								
	MP					10,000					
	Total		145			10,000					1
	2018 Scenario (EX)		145								
	2022 Scenario (EX+CIP)		145								
	2040 Scenario (EX+CIP+MP)		145			10,000					
314	Existing								28		
	MP								3		
	Total								31		
	2018 Scenario (EX)								28		
	2022 Scenario (EX+CIP)								28		
	2040 Scenario (EX+CIP+MP)								31		
315	Existing					21,026	36,000	76,451			
	Total					21,026	36,000	76,451			1
	2018 Scenario (EX)					21,026	36,000	76,451			
	2022 Scenario (EX+CIP)					21,026	36,000	76,451			
	2040 Scenario (EX+CIP+MP)					21,026	36,000	76,451			

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
316	Existing					25,275			71		
	Total					25,275			71		
	2018 Scenario (EX)					25,275			71		
	2022 Scenario (EX+CIP)					25,275			71		
	2040 Scenario (EX+CIP+MP)					25,275			71		
317	Existing								95		
	MP								5		
	Total								100		
	2018 Scenario (EX)								95		
	2022 Scenario (EX+CIP)								95		
2040 Scenario (EX+CIP+MP)								100			
318	Existing	285			39						
	MP	52									
	Total	337			39						1
	2018 Scenario (EX)	285			39						
	2022 Scenario (EX+CIP)	285			39						
2040 Scenario (EX+CIP+MP)	337			39							
319	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
320	Existing								2		
	Total								2		
	2018 Scenario (EX)								2		
	2022 Scenario (EX+CIP)								2		
	2040 Scenario (EX+CIP+MP)								2		
321	Existing										1
	MP					100,000					
	Total					100,000					1
	2018 Scenario (EX)										1
	2022 Scenario (EX+CIP)										1
2040 Scenario (EX+CIP+MP)					100,000					1	
322	Existing										1
	Total										1

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)										1
	2022 Scenario (EX+CIP)										1
	2040 Scenario (EX+CIP+MP)										1
323	Existing					2,238			109		
	Total					2,238			109		
	2018 Scenario (EX)					2,238			109		
	2022 Scenario (EX+CIP)					2,238			109		
	2040 Scenario (EX+CIP+MP)					2,238			109		
324	Existing								115		
	Total								115		1
	2018 Scenario (EX)								115		
	2022 Scenario (EX+CIP)								115		
	2040 Scenario (EX+CIP+MP)								115		
325	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
326	Existing								8		
	Total								8		
	2018 Scenario (EX)								8		
	2022 Scenario (EX+CIP)								8		
	2040 Scenario (EX+CIP+MP)								8		
327	Existing							4,300	88		
	MP								3		
	Total							4,300	91		
	2018 Scenario (EX)							4,300	88		
	2022 Scenario (EX+CIP)							4,300	88		
	2040 Scenario (EX+CIP+MP)							4,300	91		
328	Existing										1

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	Total										1
	2018 Scenario (EX)										1
	2022 Scenario (EX+CIP)										1
	2040 Scenario (EX+CIP+MP)										1
329	Existing							17,354	89		
	MP								82		
	Total							17,354	171		
	2018 Scenario (EX)							17,354	89		
	2022 Scenario (EX+CIP)							17,354	89		
	2040 Scenario (EX+CIP+MP)							17,354	171		
330	Existing					6,656			91		
	Total					6,656			91		1
	2018 Scenario (EX)					6,656			91		
	2022 Scenario (EX+CIP)					6,656			91		
	2040 Scenario (EX+CIP+MP)					6,656			91		
331	Existing								38		
	Total								38		1
	2018 Scenario (EX)								38		
	2022 Scenario (EX+CIP)								38		
	2040 Scenario (EX+CIP+MP)								38		
332	Existing	74							16		
	Total	74							16		
	2018 Scenario (EX)	74							16		
	2022 Scenario (EX+CIP)	74							16		
	2040 Scenario (EX+CIP+MP)	74							16		
333	Existing	300				6,900	21,305	41,520			
	Total	300				6,900	21,305	41,520			1
	2018 Scenario (EX)	300				6,900	21,305	41,520			
	2022 Scenario (EX+CIP)	300				6,900	21,305	41,520			
	2040 Scenario (EX+CIP+MP)	300				6,900	21,305	41,520			
334	Existing	186				19,020	22,220	14,951			
	Total	186				19,020	22,220	14,951			
	2018 Scenario (EX)	186				19,020	22,220	14,951			
	2022 Scenario (EX+CIP)	186				19,020	22,220	14,951			

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)	186				19,020	22,220	14,951			
335	Existing	84									
	Total	84									
	2018 Scenario (EX)	84									
	2022 Scenario (EX+CIP)	84									
	2040 Scenario (EX+CIP+MP)	84									
336	Existing								244		
	Total								244		
	2018 Scenario (EX)								244		
	2022 Scenario (EX+CIP)								244		
	2040 Scenario (EX+CIP+MP)								244		
338	Existing							2,348			
	MP							345,000			
	Total							347,348			
	2018 Scenario (EX)							2,348			
	2022 Scenario (EX+CIP)							2,348			
	2040 Scenario (EX+CIP+MP)							347,348			
339	Existing					23,277		4,711			
	MP					30,000					
	Total					53,277		4,711			
	2018 Scenario (EX)					23,277		4,711			
	2022 Scenario (EX+CIP)					23,277		4,711			
	2040 Scenario (EX+CIP+MP)					53,277		4,711			
340	Existing					48,018		30,340			
	MP					30,000		5,000			
	Total					78,018		35,340			
	2018 Scenario (EX)					48,018		30,340			
	2022 Scenario (EX+CIP)					48,018		30,340			
	2040 Scenario (EX+CIP+MP)					78,018		35,340			
341	Existing							75,000			
	Total							75,000			
	2018 Scenario (EX)							75,000			
	2022 Scenario (EX+CIP)							75,000			
	2040 Scenario (EX+CIP+MP)							75,000			
342	Existing									1	
	MP					200,000		200,000			
	Total					200,000		200,000		1	

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)					200,000		200,000		1	
344	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
345	Existing									1,674	
	Total									1,674	
	2018 Scenario (EX)									1,674	
	2022 Scenario (EX+CIP)									1,674	
	2040 Scenario (EX+CIP+MP)									1,674	
347	Existing					387,760					
	Total					387,760					
	2018 Scenario (EX)					387,760					
	2022 Scenario (EX+CIP)					387,760					
	2040 Scenario (EX+CIP+MP)					387,760					
348	Existing					82,000					
	Total					82,000					
	2018 Scenario (EX)					82,000					
	2022 Scenario (EX+CIP)					82,000					
	2040 Scenario (EX+CIP+MP)					82,000					
349	Total										1



# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
350	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
351	Existing								282		
	Total								282		
	2018 Scenario (EX)								282		
	2022 Scenario (EX+CIP)								282		
	2040 Scenario (EX+CIP+MP)								282		
352	Existing								178		
	Total								178		
	2018 Scenario (EX)								178		
	2022 Scenario (EX+CIP)								178		
	2040 Scenario (EX+CIP+MP)								178		
353	Existing								92		
	Total								92		
	2018 Scenario (EX)								92		
	2022 Scenario (EX+CIP)								92		
	2040 Scenario (EX+CIP+MP)								92		
354	Existing								38		
	Total								38		
	2018 Scenario (EX)								38		
	2022 Scenario (EX+CIP)								38		
	2040 Scenario (EX+CIP+MP)								38		
355	Existing								200		
	Total								200		
	2018 Scenario (EX)								200		
	2022 Scenario (EX+CIP)								200		
	2040 Scenario (EX+CIP+MP)								200		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
356	Existing								138		
	Total								138		
	2018 Scenario (EX)								138		
	2022 Scenario (EX+CIP)								138		
	2040 Scenario (EX+CIP+MP)								138		
357	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)									1	
358	Existing								8		
	Total								8		
	2018 Scenario (EX)								8		
	2022 Scenario (EX+CIP)								8		
	2040 Scenario (EX+CIP+MP)								8		
359	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
401	Existing								43		
	Total								43		
	2018 Scenario (EX)								43		
	2022 Scenario (EX+CIP)								43		
	2040 Scenario (EX+CIP+MP)								43		
402	Existing							18,400			
	Total							18,400			
	2018 Scenario (EX)							18,400			
	2022 Scenario (EX+CIP)							18,400			

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2040 Scenario (EX+CIP+MP)							18,400			
403	Existing								1		
	Total								1		1
	2018 Scenario (EX)								1		
	2022 Scenario (EX+CIP)								1		
	2040 Scenario (EX+CIP+MP)								1		
404	Existing								30		
	Total								30		
	2018 Scenario (EX)								30		
	2022 Scenario (EX+CIP)								30		
	2040 Scenario (EX+CIP+MP)								30		
405	Existing							66,300			
	MP		128					13,500			
	Total		128					79,800			
	2018 Scenario (EX)							66,300			
	2022 Scenario (EX+CIP)							66,300			
	2040 Scenario (EX+CIP+MP)		128					79,800			
406	Existing								32		
	Total								32		
	2018 Scenario (EX)								32		
	2022 Scenario (EX+CIP)								32		
	2040 Scenario (EX+CIP+MP)								32		
407	Existing								3		
	MP								36		
	Total								39		
	2018 Scenario (EX)								3		
	2022 Scenario (EX+CIP)								3		
	2040 Scenario (EX+CIP+MP)								39		

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
408	Existing					172,655					
	MP					120,000					
	Total					292,655					
	2018 Scenario (EX)					172,655					
	2022 Scenario (EX+CIP)					172,655					
	2040 Scenario (EX+CIP+MP)					292,655					
409	Existing							330,458			
	MP							60,542			
	Total							391,000			
	2018 Scenario (EX)							330,458			
	2022 Scenario (EX+CIP)							330,458			
	2040 Scenario (EX+CIP+MP)							391,000			
410	Existing					62,433					
	Total					62,433					
	2018 Scenario (EX)					62,433					
	2022 Scenario (EX+CIP)					62,433					
	2040 Scenario (EX+CIP+MP)					62,433					
411	Existing			13,400							
	MP					32,000					
	Total			13,400		32,000					1
	2018 Scenario (EX)			13,400							
	2022 Scenario (EX+CIP)			13,400							
	2040 Scenario (EX+CIP+MP)			13,400		32,000					
412	MP							10,000			
	Total							10,000			1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)							10,000			
413	Existing		112					54,980	4		
	MP					600,000		2,000,000			
	Total		112			600,000		2,054,980			
	2018 Scenario (EX)		112					54,980	4		

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	2022 Scenario (EX+CIP)		112					54,980	4		
	2040 Scenario (EX+CIP+MP)		112			600,000		2,054,980			
414	Existing			98,922							
	MP			37,000							
	Total			135,922							
	2018 Scenario (EX)			98,922							
	2022 Scenario (EX+CIP)			98,922							
	2040 Scenario (EX+CIP+MP)			135,922							
415	Existing			274,250		124,250					
	MP					40,000					
	Total			274,250		164,250					
	2018 Scenario (EX)			274,250		124,250					
	2022 Scenario (EX+CIP)			274,250		124,250					
	2040 Scenario (EX+CIP+MP)			274,250		164,250					
416	Existing			111,643		51,160		103,584			
	Total			111,643		51,160		103,584			
	2018 Scenario (EX)			111,643		51,160		103,584			
	2022 Scenario (EX+CIP)			111,643		51,160		103,584			
	2040 Scenario (EX+CIP+MP)			111,643		51,160		103,584			
417	Existing			98,580		171,842					
	MP			30,000		20,000					
	Total			128,580		191,842					
	2018 Scenario (EX)			98,580		171,842					
	2022 Scenario (EX+CIP)			98,580		171,842					
	2040 Scenario (EX+CIP+MP)			128,580		191,842					
418	Existing			1,587				20,804			
	MP	25				30,000		100,000			
	Total	25		1,587		30,000		120,804			
	2018 Scenario (EX)			1,587				20,804			
	2022 Scenario (EX+CIP)			1,587				20,804			
	2040 Scenario (EX+CIP+MP)	25		1,587		30,000		120,804			

# Land Use Data Summary

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Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
419	Existing								15		
	MP								20		
	Total								35		
	2018 Scenario (EX)								15		
	2022 Scenario (EX+CIP)								15		
2040 Scenario (EX+CIP+MP)								35			
420	Existing								22		
	Total								22		1
	2018 Scenario (EX)								22		
	2022 Scenario (EX+CIP)								22		
2040 Scenario (EX+CIP+MP)								22			
421	Existing								51		
	Total								51		
	2018 Scenario (EX)								51		
	2022 Scenario (EX+CIP)								51		
2040 Scenario (EX+CIP+MP)								51			
422	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
423	Existing								27	4	
	MP								17		
	Total								44	4	1
	2018 Scenario (EX)								27	4	
	2022 Scenario (EX+CIP)								27	4	
2040 Scenario (EX+CIP+MP)								44	4		
424	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
2040 Scenario (EX+CIP+MP)									1		
425	Existing					78,500					
	Total					78,500					

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	2018 Scenario (EX)					78,500					
	2022 Scenario (EX+CIP)					78,500					
	2040 Scenario (EX+CIP+MP)					78,500					
426	Existing				79		10,300	112,437			
	Total				79		10,300	112,437			
	2018 Scenario (EX)				79		10,300	112,437			
	2022 Scenario (EX+CIP)				79		10,300	112,437			
	2040 Scenario (EX+CIP+MP)				79		10,300	112,437			
427	Existing						15,615				
	Total						15,615				
	2018 Scenario (EX)						15,615				
	2022 Scenario (EX+CIP)						15,615				
	2040 Scenario (EX+CIP+MP)						15,615				
428	Total										1
	2018 Scenario (EX)										
	2022 Scenario (EX+CIP)										
	2040 Scenario (EX+CIP+MP)										
429	Existing	345									
	Total	345									
	2018 Scenario (EX)	345									
	2022 Scenario (EX+CIP)	345									
	2040 Scenario (EX+CIP+MP)	345									
430	Existing					4,800	6,297	69,452			
	Total					4,800	6,297	69,452			
	2018 Scenario (EX)					4,800	6,297	69,452			
	2022 Scenario (EX+CIP)					4,800	6,297	69,452			
	2040 Scenario (EX+CIP+MP)					4,800	6,297	69,452			
431	Existing									1	
	Total									1	
	2018 Scenario (EX)									1	
	2022 Scenario (EX+CIP)									1	
	2040 Scenario (EX+CIP+MP)									1	
432	Existing					3,500					

# Land Use Data Summary

## Chesterfield VISUM Land Use Master

FOR INFORMATION ONLY-ENTER DATA ON "LAND USE DATA" SHEET

Zone	Scenario	APRT D.U.	HOTL Rooms	IND Sq. Ft.	MF D.U.	OFF Sq. Ft.	REST Sq. Ft.	RETL Sq. Ft.	SF D.U.	UND -	Special Count
	MP					7,000	2,500	7,500			
	Total					10,500	2,500	7,500			
	2018 Scenario (EX)					3,500					
	2022 Scenario (EX+CIP)					3,500					
	2040 Scenario (EX+CIP+MP)					10,500	2,500	7,500			
434	Existing					15,048					
	Total					15,048					
	2018 Scenario (EX)					15,048					
	2022 Scenario (EX+CIP)					15,048					
	2040 Scenario (EX+CIP+MP)					15,048					
435	Existing					75,000					
	Total					75,000					
	2018 Scenario (EX)					75,000					
	2022 Scenario (EX+CIP)					75,000					
	2040 Scenario (EX+CIP+MP)					75,000					





**APPENDIX B**  
PRODUCTIONS AND  
ATTRACTIONS

# Trip Generation Rates

Chesterfield VISUM Land Use Master

Scenario: All Scenarios

Land Use	Indep. Variable	Generation Modifier	%		Check	Production %						Attraction %						ITE Trip Gen			
			In	Out		HBW	HBO	NHB	na	na	na	Check	HBW	HBO	NHB	na	na	na	Check	Type	Rate
APRT	D.U.	0.80000	61.0%	39.0%	100.0%	6.0%	44.0%	50.0%				100.0%	47.0%	35.0%	18.0%				100.0%	221	0.620000
HOTL	Rooms	0.68000	51.0%	49.0%	100.0%	34.0%	33.0%	33.0%				100.0%	10.0%	10.0%	80.0%				100.0%	310	0.090000
IND	Sq. Ft.	0.80000	13.0%	87.0%	100.0%	34.0%	50.0%	16.0%				100.0%	4.0%	65.0%	31.0%				100.0%	110	0.000980
MF	D.U.	0.80000	63.0%	37.0%	100.0%	6.0%	44.0%	50.0%				100.0%	47.0%	35.0%	18.0%				100.0%	220	0.520000
OFF	Sq. Ft.	0.72000	16.0%	84.0%	100.0%	34.0%	50.0%	16.0%				100.0%	4.0%	65.0%	31.0%				100.0%	710	0.001490
REST	Sq. Ft.	0.76000	61.0%	39.0%	100.0%	67.0%	7.0%	26.0%				100.0%	18.0%	19.0%	63.0%				100.0%	930	0.006500
RETL	Sq. Ft.	0.76000	48.0%	52.0%	100.0%	67.0%	7.0%	26.0%				100.0%	18.0%	19.0%	63.0%				100.0%	820	0.007490
SF	D.U.	0.64000	63.0%	37.0%	100.0%	4.0%	61.0%	35.0%				100.0%	54.0%	33.0%	13.0%				100.0%	210	1.010000
UND	-																				
Special	n/a																				
OMIT	Each																				

PRODUCTION AND ATTRACTION RATES FOR VISUM (cut & paste)												
	HBW		HBO		NHB		na		na		na	
	Prod	Attr	Prod	Attr	Prod	Attr	Prod	Attr	Prod	Attr	Prod	Attr
APRT	0.011606	0.142203	0.085114	0.105896	0.096720	0.054461	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
HOTL	0.010196	0.003121	0.009896	0.003121	0.009896	0.024970	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
IND	0.000232	0.000004	0.000341	0.000066	0.000109	0.000032	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
MF	0.009235	0.123178	0.067725	0.091728	0.076960	0.047174	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
OFF	0.000306	0.000007	0.000451	0.000112	0.000144	0.000053	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
REST	0.001291	0.000542	0.000135	0.000573	0.000501	0.001898	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
RETL	0.001983	0.000492	0.000207	0.000519	0.000770	0.001721	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SF	0.009567	0.219905	0.145892	0.134387	0.083709	0.052940	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
UND	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SG_HBW_P	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SG_HBW_A	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SG_HBO_P	0.000000	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SG_HBO_A	0.000000	0.000000	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SG_NHB_P	0.000000	0.000000	0.000000	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
SG_NHB_A	0.000000	0.000000	0.000000	0.000000	0.000000	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
XL_P	0.350000	0.000000	0.350000	0.000000	0.300000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
IX_A	0.000000	0.300000	0.000000	0.350000	0.000000	0.350000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

# Special Trip Generators

## Chesterfield VISUM Land Use Master

Zone	Sub Area	Special Generator Description	Indep. Variable	Size / Volume		%into Model	%into Model	Rate		Ex18 Trips		MP40 Trips		Production %			Attraction %			Notes
				Existing	MP			Orig	Dest	Prod	Attr	Prod	Attr	HBW	HBO	NHB	HBW	HBO	NHB	
1	6	Chesterfield Village Mall	SF	60,330		100%	100%	0.000	0.006	22	350	22	350	34%	50%	16%	4%	65%	31%	60,330 sq. ft. theater (est. number of seats)
12	3	Pfizer	SF	11,300		100%	100%	0.005	0.006	62	65	62	65	34%	50%	16%	4%	65%	31%	11,300 sq of post office
14	4	Herman Stemme Complex	Pumps	16		100%	100%	7.015	7.015	112	112	112	112	34%	50%	16%	4%	65%	31%	16 gas pumps
14	5	Herman Stemme Complex	Pumps	6		100%	100%	7.015	7.015	42	42	42	42	34%	50%	16%	4%	65%	31%	Waterway car wash - 4,932 SF max 10 employees per shift - 4 gas pumps
16	4	Conway Office Center	Seats	196		100%	100%	0.018	0.012	4	2	4	2	67%	7%	26%	18%	16%	63%	196 seat Church / Theatre
24	1	The Sheridan	SF	85,000		100%	100%	0.000	0.000	30	21	30	21	67%	7%	26%	18%	16%	63%	Nursing home facility - 85,000 sq. ft.; 96 beds
25	3	Central City Park	SF	58,907		100%	100%	0.001	0.001	72	64	72	64	34%	50%	16%	4%	65%	31%	Recreation Center - YMCA
25	4	Central City Park	SF	16,800		100%	100%	0.004	0.004	71	66	71	66	34%	50%	16%	4%	65%	31%	16,800 SF Library
31	5	Ascension School	SF	73,894		100%	100%	0.001	0.001	56	46	56	46	67%	7%	26%	18%	16%	63%	30 Classroom school 73,894 SF in buildings
31	6	Ascension School	Seats	600		100%	100%	0.018	0.012	11	7	11	7	67%	7%	26%	18%	16%	63%	600 Seat Church
31	7	Ascension School	SF	63,349		100%	100%	0.001	0.001	78	69	78	69	67%	7%	26%	18%	16%	63%	Jewish Community Center / Rec Center
48	3	Chesterfield Farms	SF	20,855		100%	100%	0.000	0.000	6	5	6	5	67%	7%	26%	18%	16%	63%	250 Seat 20855 SF Seventh Day Church
67	1	Buchholz Mortuary	Employees	3		100%	100%	2.477	1.334	7	4	7	4	67%	7%	26%	18%	16%	63%	18,922 SF Buchholtz mortuary
80	1	Rail Road Park	AC	19		100%	100%	0.061	0.061	1	1	1	1	34%	50%	16%	4%	65%	31%	Railroad Park
85	6	Monarch Center	Pumps	32		100%	100%	7.015	7.015	224	224	224	224	34%	50%	16%	4%	65%	31%	11261SF 32 pump gas station
85	7	Monarch Center	Seats	1,580		100%	100%	0.018	0.012	28	19	28	19	67%	7%	26%	18%	16%	63%	1580 seat church
85	8	Monarch Center	Pumps	8		100%	100%	7.015	7.015	56	56	56	56	34%	50%	16%	4%	65%	31%	8 pump gas station
86	5	Edison and Long	SF		9,700	100%	100%	0.006	0.005	-	-	57	51	67%	7%	26%	18%	16%	63%	Approved Daycare
87	2	Somerset, Spring Hill Bluffs, Bluffs at Wildhorse	SF	24,926		100%	100%	0.000	0.000	7	5	7	5	67%	7%	26%	18%	16%	63%	24,926 SF First Baptist Church
95	2	Westland Acres	SF	5,000		100%	100%	0.000	0.000	1	1	1	1	67%	7%	26%	18%	16%	63%	5,000 SF 100 Seat Church
97	2	Windridge Estates	SF	2,544		100%	100%	0.001	0.001	3	3	3	3	34%	50%	16%	4%	65%	31%	2,544 SF Equestrian Center
99	5	Chesterfield Business Park	SF	8,620		100%	100%	0.006	0.005	51	45	51	45	67%	7%	26%	18%	16%	63%	8,620 SF Daycare Center
104	2	Greystone	SF	66,000		100%	100%	0.001	0.001	50	41	50	41	67%	7%	26%	18%	16%	63%	66,000 SF Elementary School
106	4	Gateway Academy	SF	34,448		100%	100%	0.000	0.000	9	8	9	8	67%	7%	26%	18%	16%	63%	34,448 SQ FT and 355 Seat Church
107	4	Wildhorse Schaeffer	SF	11,340		100%	100%	0.001	0.001	9	7	9	7	67%	7%	26%	18%	16%	63%	Wildhorse Elementary
115	2	Tara	SF	4,464		100%	100%	0.001	0.001	4	4	4	4	34%	50%	16%	4%	65%	31%	4,464 SF Barn for horse back riding
119	2	Wildhorse Creek Forest	SF	10,035		100%	100%	0.001	0.001	10	8	10	8	67%	7%	26%	18%	16%	63%	10,035 SF Church and School
121	6	Wings Corporate Estates	SF	86,173		100%	100%	0.000	0.000	23	19	23	19	67%	7%	26%	18%	16%	63%	The Crossing Church 86173 SF (Church-4,988 seats)
126	3	CBV	Pumps	12		100%	100%	7.015	7.015	84	84	84	84	34%	50%	16%	4%	65%	31%	12 Pump gas station
143	2	Schoettler Valley Estates II	SF	48,585		100%	100%	0.001	0.001	37	30	37	30	67%	7%	26%	18%	16%	63%	Sq footage from MZA 5002_ 015380 High Croft Ridge Elementary
147	3	Old Clarkson	Seats	320		100%	100%	0.018	0.012	6	4	6	4	67%	7%	26%	18%	16%	63%	320 Seat Lord of Life Lutheran Church
147	4	Old Clarkson	SF	55,985		100%	100%	0.000	0.000	19	8	19	8	67%	7%	26%	18%	16%	63%	76 unit 55,985 SF Assisted Living Senior Living facility
147	5	Old Clarkson	SF	9,936		100%	100%	0.000	0.000	3	1	3	1	34%	50%	16%	4%	65%	31%	9,936 SF Fire station
161	1	New Covenant Church	SF	22,800		100%	100%	0.000	0.000	6	5	6	5	67%	7%	26%	18%	16%	63%	437 Seat at a 22,800 SF New Covenant Church
185	2	Kehrs Mill Farm	SF	69,506		100%	100%	0.001	0.001	52	43	52	43	67%	7%	26%	18%	16%	63%	Kehrs Mill Elementary
199	2	Logan College	Students	850		100%	100%	0.102	0.048	87	41	87	41	67%	7%	26%	18%	16%	63%	850 Students
208	1	Parkway Middle School	SF	144,627		100%	100%	0.001	0.001	83	89	83	89	67%	7%	26%	18%	16%	63%	144,672 middle school
209	1	No Subdivision Ward 3	SF	12,300		100%	100%	0.001	0.001	12	12	12	12	67%	7%	26%	18%	16%	63%	Re-Occupancy Permit: 700 sq ft office, 12300 sq ft stables
213	2	Princeton Gate	Beds	120		100%	100%	0.161	0.099	19	12	19	12	67%	7%	26%	18%	16%	63%	120 bed Assisted Living
214	2	Church of Christ of Latter	Seats	548		100%	100%	0.018	0.012	10	7	10	7	67%	7%	26%	18%	16%	63%	548 Seat Church
214	3	Church of Christ of Latter	Seats	611		100%	100%	0.018	0.012	11	7	11	7	67%	7%	26%	18%	16%	63%	611 Seat Church
218	13	Greens of Broadmoor	SF	4,779		100%	100%	0.006	0.005	28	25	28	25	67%	7%	26%	18%	16%	63%	4n779 SF Daycare center
220	2	Woodfield	Pumps	12		100%	100%	7.015	7.015	84	84	84	84	34%	50%	16%	4%	65%	31%	12 pump 5845 SF gas station
222	4	Baxter office Park	Pumps	20		100%	100%	7.015	7.015	140	140	140	140	34%	50%	16%	4%	65%	31%	20 gas pumps
222	5	Baxter office Park	Pumps	12		100%	100%	7.015	7.015	84	84	84	84	34%	50%	16%	4%	65%	31%	12 gas pumps
222	6	Baxter office Park	Tunnel	1		100%	100%	2.715	2.825	3	3	3	3	34%	50%	16%	4%	65%	31%	Car wash at gas station
224	1	Parkway West	SF	244,495		100%	100%	0.000	0.001	109	128	109	128	67%	7%	26%	18%	16%	63%	244,495 SF Parkway West High School
228	4	Village Green	SF	11,391		100%	100%	0.006	0.005	67	60	67	60	67%	7%	26%	18%	16%	63%	11,391 SF Day Care
232	2	Rue De Gascony	Units	90		100%	100%	0.161	0.099	15	9	15	9	67%	7%	26%	18%	16%	63%	90 Unit Senior Living Facility
233	12	Conway Cove	Pumps	12		100%	100%	7.015	7.015	84	84	84	84	34%	50%	16%	4%	65%	31%	12 Pump gas station
234	2	Delmar Gardens	Beds	240		100%	100%	0.161	0.099	39	24	39	24	67%	7%	26%	18%	16%	63%	Delmar Gardens number of beds
242	5	Forty West	SF	14,247		100%	100%	0.000	0.000	4	3	4	3	67%	7%	26%	18%	16%	63%	Bonhome Presbyterian Church - 14,247 SF and 12910 Seats
248	1	Shenandoah Valley Elementary	Students	482		100%	100%	0.088	0.082	43	39	43	39	67%	7%	26%	18%	16%	63%	482 students at this school
259	2	Woodsmill Commons 3	SF	50,889		100%	100%	0.001	0.001	52	43	52	43	67%	7%	26%	18%	16%	63%	United Hebrew Gudder Church and School
260	3	St. Luke Hospital	Beds	500		100%	100%	1.361	0.529	680	265	680	265	67%	7%	26%	18%	16%	63%	500 Bed 937,800 SF Hospital
261	2	Conwood	SF	18,768		100%	100%	0.006	0.005	111	98	111	98	67%	7%	26%	18%	16%	63%	18,768 SF Day Care Center
263	3	Terrace at Woodsmill Cove	Beds	157		100%	100%	0.161	0.099	25	16	25	16	67%	7%	26%	18%	16%	63%	157 Bed Residential Care Facility with 104,847 SF buildings
263	4	Terrace at Woodsmill Cove	Units	184		100%	100%	0.117	0.183	22	34	22	34	67%	7%	26%	18%	16%	63%	184 Unit Self Care Facility with 376,861 SF buildings
265	2	Warwick on White Road	SF	29,113		100%	100%	0.001	0.001	22	18	22	18	67%	7%	26%	18%	16%	63%	29,113 SF from site plan; Chesterfield Day School
271	2	Trails West Village of Green Trails	SF	11,900		100%	100%	0.000	0.000	4	2	4	2	34%	50%	16%	4%	65%	31%	11,900 SF Fire station
272	1	Tpheris israel Chevra Ladisha Synagogue	SF	12,973		100%	100%	0.000	0.000	3	3	3	3	67%	7%	26%	18%	16%	63%	Sq footage from site plan January 2005, MZA for proposed development
275	7	Ladue Glen, Ladue Royal	Pumps	4		100%	100%	7.015	7.015	28	28	28	28	34%	50%	16%	4%	65%	31%	4 pump gas station
276	2	Green Trails Country Club Grounds	SF	15,813		100%	100%	0.006	0.005	93	83	93	83	67%	7%	26%	18%	16%	63%	15,813 SF from Site Plan 2011; Montessori Childrens house
277	3	St. Lukes Hospital	SF	340,000	</															

# Special Trip Generators

## Chesterfield VISUM Land Use Master

Zone	Sub Area	Special Generator Description	Indep. Variable	Size / Volume		%into Model	%into Model	Rate		Ex18 Trips		MP40 Trips		Production %			Attraction %			Notes
				Existing	MP			Orig	Dest	Prod	Attr	Prod	Attr	HBW	HBO	NHB	HBW	HBO	NHB	
280	3	Ladue Trails	SF	19,582		100%	100%	0.000	0.000	5	4	5	4	67%	7%	26%	18%	16%	63%	United Methodist Church; square footage from Site Plan 1993, upper level existin
283	2	Trails West Village of Green Trails V	SF	61,063		100%	100%	0.001	0.001	46	38	46	38	67%	7%	26%	18%	16%	63%	61063 SF Green Trails Elementary School
284	2	Monterra, Brunhaven	Seat	400	30	100%	100%	0.018	0.012	7	5	8	5	67%	7%	26%	18%	16%	63%	400 seat , 8140 SF Chesterfield Community Church SF obtained County Assess
288	4	Greenfield Village	Pumps	4		100%	100%	7.015	7.015	28	28	28	28	34%	50%	16%	4%	65%	31%	4 gas pumps
296	1	Westchester House	SF	390,995		100%	100%	0.000	0.000	136	95	136	95	67%	7%	26%	18%	16%	63%	72 self care units - 159 beds nursing home
301	3	Judson Manor	SF	13,138		100%	100%	0.000	0.000	4	3	4	3	67%	7%	26%	18%	16%	63%	Sq footage from MZA exterior alteration/remodeling - Church
301	4	Judson Manor	SF	13,760		100%	100%	0.006	0.005	81	72	81	72	67%	7%	26%	18%	16%	63%	Sq footage from MZA re-occupancy permit - Day care/ Children's Center
302	4	Wood Glade, Wood Lake, Wood Glen	SF	125,000		100%	100%	0.000	0.000	34	28	34	28	67%	7%	26%	18%	16%	63%	12,500 SF STL Chinese Christian Church
302	5	Wood Glade, Wood Lake, Wood Glen	SF	5,553		100%	100%	0.006	0.005	33	29	33	29	67%	7%	26%	18%	16%	63%	5,553 SF Daycare
303	68	Four Seasons	Holes	9		100%	100%	1.368	1.542	12	14	12	14	34%	50%	16%	4%	65%	31%	9 hole golf course
307	4	Four Seasons Plaza	Lanes	40		100%	100%	0.455	0.845	18	34	18	34	34%	50%	16%	4%	65%	31%	Bowling alley - 40 lanes
308	5	The Pines	Courts	14		100%	100%	1.910	1.910	27	27	27	27	34%	50%	16%	4%	65%	31%	14 Court Tennis Club
309	3	Woodlake Village	SF	45,793		100%	100%	0.000	0.000	12	10	12	10	67%	7%	26%	18%	16%	63%	45,793 SF Incarnate Word Church
311	4	Government Center	SF	60,000		100%	100%	0.001	0.000	77	26	77	26	67%	7%	26%	18%	16%	63%	60,000 SF City Hall
313	3	Homewood Suites	SF		12,138	100%	100%	0.006	0.005	-	-	72	63	67%	7%	26%	18%	16%	63%	Proposed Kiddie Academy
315	7	Hilltown Village Center	SF	18,859		100%	100%	0.001	0.001	14	12	14	12	67%	7%	26%	18%	16%	63%	Primary School
318	3	Friendship Village	Beds	117		100%	100%	0.147	0.073	17	8	17	8	67%	7%	26%	18%	16%	63%	117 beds - Nursing Home
319	1	Faust Park	AC	10		100%	100%	0.050	0.061	0	1	0	1	34%	50%	16%	4%	65%	31%	Faust Park (10 Acre Park)
324	3	Villages at Kendall Bluff	Beds	140		100%	100%	1.361	0.529	191	74	191	74	67%	7%	26%	18%	16%	63%	62,324 SF 140 unit St. Lukes Hospital and Rehab Center
325	1	St. Louis County Water	SF	105,000		100%	100%	0.000	0.000	15	5	15	5	67%	7%	26%	18%	16%	63%	105,000 sf over 3 buildings
330	4	River Bend Estates	AC	3		100%	100%	0.050	0.061	0	0	0	0	34%	50%	16%	4%	65%	31%	W.F. Dierberg Meditation Park
330	5	River Bend Estates	SF	6,807		100%	100%	0.000	0.000	2	2	2	2	67%	7%	26%	18%	16%	63%	Attached to church; Square footage from ERS Recorded Site Plan
330	6	River Bend Estates	SF	17,907		100%	100%	0.000	0.000	6	2	6	2	34%	50%	16%	4%	65%	31%	Monarch Fire Station - Used County Assessor Records
330	7	River Bend Estates	SF	13,409		100%	100%	0.000	0.000	4	3	4	3	67%	7%	26%	18%	16%	63%	Square footage from ERS Recorded Site Plan - King of Kings Church
331	2	River Bend Estates II	SF	40,186		100%	100%	0.001	0.001	30	25	30	25	67%	7%	26%	18%	16%	63%	Used county assessor records for school square footage
333	12	Forum	Pumps	6		100%	100%	7.015	7.015	42	42	42	42	34%	50%	16%	4%	65%	31%	6 pumps, 2,732 sf store
333	13	Forum	SF	3,277		100%	100%	0.005	0.004	17	12	17	12	34%	50%	16%	4%	65%	31%	Vaseline Service
344	1	CVAC	Fields	27		100%	100%	4.974	9.656	134	261	134	261	34%	50%	16%	4%	65%	31%	34,400 SF Parks facility with 27 fields
349	1	SecExZone - AT&T Office Complex	Count	251		100%	100%	0.956	0.044	240	11	240	11	60%	34%	6%	85%	4%	11%	SECONDARY EXTERNAL ZONE
350	1	SecExZone - Marquette High School	Count	288		100%	100%	0.956	0.044	275	13	275	13	60%	34%	6%	85%	4%	11%	SECONDARY EXTERNAL ZONE
359	1	SecExZone - Luscent Technologies	Count	228		100%	100%	0.956	0.044	218	10	218	10	60%	34%	6%	85%	4%	11%	SECONDARY EXTERNAL ZONE
403	2	First Baptist Church of Creve Coeur	SF	5,776		100%	100%	0.000	0.000	2	1	2	1	67%	7%	26%	18%	16%	63%	Church Used Recorded Site Plan
407	2	Grand Reserve	SF	21,308		100%	100%	0.000	0.000	6	5	6	5	67%	7%	26%	18%	16%	63%	21,308 SF - St. John United Church
411	4	Chesterfield Hockey	SF		85,000	100%	100%	0.001	0.001	-	-	51	62	34%	50%	16%	4%	65%	31%	85000 SF hockey facility
412	1	The Wedge	Pumps	6		100%	100%	7.015	7.015	42	42	42	42	34%	50%	16%	4%	65%	31%	6 pump gas station
420	2	Arbors at Wildhorse Creek	SF	13,042		100%	100%	0.000	0.000	4	3	4	3	67%	7%	26%	18%	16%	63%	125 Seat 13,042 SF Church
422	1	Wildhorse Gardens	SF	1,860		100%	100%	0.003	0.003	6	6	6	6	34%	50%	16%	4%	65%	31%	1,860 SF Garden Center
423	2	Arbors at Kehrs Mill	Students	240		100%	100%	0.419	0.371	100	89	100	89	67%	7%	26%	18%	16%	63%	75218 SF Goddard Early Childcare Facility
428	1	Shelbourne	SF	85,000		100%	100%	0.000	0.000	30	21	30	21	67%	7%	26%	18%	16%	63%	96 independent rooms and 54 bed nursing home facility (85,000 sq. ft.)

# External Trip Generation

## Chesterfield VISUM Land Use Master

Scenario: All Scenarios

Zone	Existing Total Trips		Existing X-X Trips		Existing X-I, I-X Trips		MP Growth Factor				All Scenarios Production %				All Scenarios Attraction %				Notes
	Orig	Dest	Orig	Dest	Prod	Attr	Orig	Dest	Prod	Attr	HBW	HBO	NHB	Check	HBW	HBO	NHB	Check	
500	510	750	430	400	80	350	1.347	1.347	108	471	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Mo Rte 109
501	100	90	50	60	50	30	1.347	1.347	67	40	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Hog Hollow Rd
502	155	160	105	90	50	70	1.347	1.347	67	94	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Creve Couer Rd
503	628	436	445	240	183	196	1.220	1.220	880	700	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Ladue Rd
504	335	240	195	60	140	180	1.220	1.220	171	220	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Conway Rd
505	455	2440	325	420	130	2020	1.105	1.105	144	2232	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	S. Woods Mill Rd
506	2630	1830	1450	720	1180	1110	1.105	1.105	1304	1227	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Clayton Rd (HH) (East)
507	295	495	270	310	25	185	1.105	1.105	28	204	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Schoettler Rd
508	500	850	350	560	150	290	1.105	1.105	166	320	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Baxter Rd
509	820	1320	710	1070	110	250	1.220	1.220	134	305	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Clayton Rd (HH) (West)
510	420	590	280	240	140	350	1.105	1.105	155	387	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Kehr's Mill Rd (South)
511	440	300	260	200	180	100	1.347	1.347	242	135	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Kehr's Mill Rd (Middle)
512	280	500	270	60	10	440	1.347	1.347	13	593	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Kehr's Mill Rd (North)
513	130	360	120	130	10	230	1.347	1.347	13	310	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Strecker Rd
514	30	30	20	20	10	10	1.347	1.347	13	13	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Old Eatherton Rd
515	50	80	40	30	10	50	1.347	1.347	13	67	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Wild Horse Creek Rd
516	50	80	40	60	10	20	1.347	1.347	13	27	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Centaur Rd
517	1350	2230	535	905	815	1325	1.220	1.220	994	1617	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Clarkson Rd (340)
518	2410	1650	830	700	1580	950	1.105	1.105	1175	1025	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Olive Rd (340)
519	1857	4930	1395	2540	462	2390	1.105	1.105	1000	2000	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Rte 141 to the south
520	12529	6978	3465	1840	9064	5138	1.105	1.105	10016	5677	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	I-64 (East) (Based on MoDOT)
521	3540	7350	2200	3820	1340	3530	1.105	1.105	1481	3901	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	I-64 (West) (Based on MoDOT)
522	3410	1700	1370	680	2040	1020	1.105	1.105	2254	1127	35.0%	35.0%	30.0%	100.0%	30.0%	35.0%	35.0%	100.0%	Route 141 to North



**APPENDIX C**  
LINK FUNCTIONAL  
CLASSIFICATION

# Link Functional Classification

Chesterfield VISUM Land Use Master

SLINKTYPE:NO	GTYPE	NAME	STRICT	RANK	TSYSSET	NUMLANES	CAPPRT	VOPRT	VMINPRT	VDFNO	VMAX_PRTSYS(C)	VDEF_PUTSYS(W)
0	0	unused	0	0	C	1	1	1mph	0mph	1	200mph	2mph
1	0	System Merge Ramp	0	0	C	2	3600	55mph	0mph	1	200mph	2mph
2	0	System Merge Ramp	0	0	C	1	1800	50mph	0mph	1	200mph	2mph
3	0	System Diverge Ramp	0	0	C	2	4400	45mph	0mph	1	200mph	2mph
4	0	System Diverge Ramp	0	0	C	1	2200	40mph	0mph	1	200mph	2mph
5	0	Service On-Ramp	0	0	C	1	1750	55mph	0mph	1	200mph	2mph
6	0	Service On-Ramp	0	0	C	1	1500	45mph	0mph	1	200mph	2mph
7	0	Service Off-Ramp	0	0	C	1	1800	40mph	0mph	1	200mph	2mph
8	0	Service Off-Ramp	0	0	C	1	1600	30mph	0mph	1	200mph	2mph
9	0	Ramp	0	0	C	1	1	1mph	0mph	1	200mph	2mph
10	1	Interstate	0	10	C	4	8800	65mph	0mph	10	200mph	2mph
11	1	Interstate	0	10	C	4	8400	60mph	0mph	10	200mph	2mph
12	1	Interstate	0	10	C	4	8000	55mph	0mph	10	200mph	2mph
13	1	Interstate	0	10	C	3	6300	65mph	0mph	10	200mph	2mph
14	1	Interstate	0	10	C	3	6000	60mph	0mph	10	200mph	2mph
15	1	Interstate	0	10	C	3	5700	55mph	0mph	10	200mph	2mph
16	1	Interstate	0	10	C	2	4400	70mph	0mph	10	200mph	2mph
17	1	Interstate	0	10	C	2	4200	65mph	0mph	10	200mph	2mph
18	1	Interstate	0	10	C	2	4000	60mph	0mph	10	200mph	2mph
19	1	Interstate	0	10	C	1	1	1mph	0mph	10	200mph	2mph
20	2	Freeway	0	20	C	4	8000	65mph	0mph	10	200mph	2mph
21	2	Freeway	0	20	C	4	7600	60mph	0mph	10	200mph	2mph
22	2	Freeway	0	20	C	4	7200	55mph	0mph	10	200mph	2mph
23	2	Freeway	0	20	C	3	6000	65mph	0mph	10	200mph	2mph
24	2	Freeway	0	20	C	3	5700	60mph	0mph	10	200mph	2mph
25	2	Freeway	0	20	C	3	5400	55mph	0mph	10	200mph	2mph
26	2	Freeway	0	20	C	2	4000	70mph	0mph	10	200mph	2mph
27	2	Freeway	0	20	C	2	3800	65mph	0mph	10	200mph	2mph
28	2	Freeway	0	20	C	2	3600	60mph	0mph	10	200mph	2mph
29	2	Freeway	0	20	C	1	1	1mph	0mph	10	200mph	2mph
30	3	Expressway	0	30	C	3	5700	60mph	0mph	30	200mph	2mph
31	3	Expressway	0	30	C	3	5400	55mph	0mph	30	200mph	2mph
32	3	Expressway	0	30	C	3	5100	50mph	0mph	30	200mph	2mph
33	3	Expressway	0	30	C	3	4800	45mph	0mph	30	200mph	2mph
34	3	Expressway	0	30	C	2	3800	60mph	0mph	30	200mph	2mph
35	3	Expressway	0	30	C	2	3600	55mph	0mph	30	200mph	2mph
36	3	Expressway	0	30	C	2	3400	50mph	0mph	30	200mph	2mph
37	3	Expressway	0	30	C	2	3200	45mph	0mph	30	200mph	2mph
38	3	Expressway	0	30	C	1	1	1mph	0mph	30	200mph	2mph
39	3	Expressway	0	30	C	1	1	1mph	0mph	30	200mph	2mph
40	4	Major Arterial	0	40	C	3	5400	50mph	0mph	30	200mph	2mph
41	4	Major Arterial	0	40	C	3	5100	45mph	0mph	30	200mph	2mph
42	4	Major Arterial	0	40	C	3	4800	40mph	0mph	30	200mph	2mph
43	4	Major Arterial	0	40	C	3	4500	35mph	0mph	30	200mph	2mph
44	4	Major Arterial	0	40	C	2	3600	50mph	0mph	30	200mph	2mph
45	4	Major Arterial	0	40	C	2	3400	45mph	0mph	30	200mph	2mph
46	4	Major Arterial	0	40	C	2	3200	40mph	0mph	30	200mph	2mph
47	4	Major Arterial	0	40	C	2	3000	35mph	0mph	30	200mph	2mph
48	4	Major Arterial	0	40	C	2	2800	30mph	0mph	30	200mph	2mph
49	4	Major Arterial	0	40	C	1	1	1mph	0mph	30	200mph	2mph
50	5	Minor Arterial	0	50	C	2	3400	45mph	0mph	30	200mph	2mph
51	5	Minor Arterial	0	50	C	2	3200	40mph	0mph	30	200mph	2mph
52	5	Minor Arterial	0	50	C	2	3000	35mph	0mph	30	200mph	2mph
53	5	Minor Arterial	0	50	C	2	2800	30mph	0mph	30	200mph	2mph
54	5	Minor Arterial	0	50	C	1	1700	45mph	0mph	30	200mph	2mph
55	5	Minor Arterial	0	50	C	1	1600	40mph	0mph	30	200mph	2mph
56	5	Minor Arterial	0	50	C	1	1500	35mph	0mph	30	200mph	2mph
57	5	Minor Arterial	0	50	C	1	1400	30mph	0mph	30	200mph	2mph
58	5	Minor Arterial	0	50	C	1	1	1mph	0mph	30	200mph	2mph
59	5	Minor Arterial	0	50	C	1	1	1mph	0mph	30	200mph	2mph
60	6	Urban Collector	0	60	C	2	3200	45mph	0mph	60	200mph	2mph
61	6	Urban Collector	0	60	C	2	3000	40mph	0mph	60	200mph	2mph
62	6	Urban Collector	0	60	C	2	2800	35mph	0mph	60	200mph	2mph
63	6	Urban Collector	0	60	C	2	2600	30mph	0mph	60	200mph	2mph
64	6	Urban Collector	0	60	C	1	1600	45mph	0mph	60	200mph	2mph
65	6	Urban Collector	0	60	C	1	1500	40mph	0mph	60	200mph	2mph
66	6	Urban Collector	0	60	C	1	1400	35mph	0mph	60	200mph	2mph
67	6	Urban Collector	0	60	C	1	1300	30mph	0mph	60	200mph	2mph
68	6	Urban Collector	0	60	C	1	1200	25mph	0mph	60	200mph	2mph
69	6	Urban Collector	0	60	C	1	1	1mph	0mph	60	200mph	2mph

# Link Functional Classification

## Chesterfield VISUM Land Use Master

SLINKTYPE:NO	GTYPE	NAME	STRICT	RANK	TSYSSET	NUMLANES	CAPPRT	VOPRT	VMINPRT	VDFNO	VMAX_PRTSYS(C)	VDEF_PUTSYS(W)
70	7	Major Collector	0	70	C	2	3000	40mph	0mph	60	200mph	2mph
71	7	Major Collector	0	70	C	2	2800	35mph	0mph	60	200mph	2mph
72	7	Major Collector	0	70	C	2	2600	30mph	0mph	60	200mph	2mph
73	7	Major Collector	0	70	C	2	2400	25mph	0mph	60	200mph	2mph
74	7	Major Collector	0	70	C	1	1500	40mph	0mph	60	200mph	2mph
75	7	Major Collector	0	70	C	1	1400	35mph	0mph	60	200mph	2mph
76	7	Major Collector	0	70	C	1	1300	30mph	0mph	60	200mph	2mph
77	7	Major Collector	0	70	C	1	1200	25mph	0mph	60	200mph	2mph
78	7	Major Collector	0	70	C	1	1000	20mph	0mph	60	200mph	2mph
79	7	Major Collector	0	70	C	1	1	1mph	0mph	60	200mph	2mph
80	8	Minor Collector	0	80	C	1	1200	35mph	0mph	80	200mph	2mph
81	8	Minor Collector	0	80	C	1	1100	30mph	0mph	80	200mph	2mph
82	8	Minor Collector	0	80	C	1	1000	25mph	0mph	80	200mph	2mph
83	8	Minor Collector	0	80	C	1	900	20mph	0mph	80	200mph	2mph
84	8	Minor Collector	0	80	C	2	2400	35mph	0mph	80	200mph	2mph
85	8	Minor Collector	0	80	C	2	2200	30mph	0mph	80	200mph	2mph
86	8	Minor Collector	0	80	C	2	2000	25mph	0mph	80	200mph	2mph
87	8	Minor Collector	0	80	C	2	1800	20mph	0mph	80	200mph	2mph
88	8	Minor Collector	0	80	C	2	1600	15mph	0mph	80	200mph	2mph
89	8	Minor Collector	0	80	C	1	800	15mph	0mph	80	200mph	2mph
90	9	Local road	0	90	C	1	1000	30mph	0mph	90	200mph	2mph
91	9	Local road	0	90	C	1	900	25mph	0mph	90	200mph	2mph
92	9	Local road	0	90	C	1	800	20mph	0mph	90	200mph	2mph
93	9	Local road	0	90	C	1	700	15mph	0mph	90	200mph	2mph
94	9	unused	0	90	C	1	1	1mph	0mph	90	200mph	2mph
95	9	Internal Connector	0	90	C	1	30000	30mph	0mph	95	200mph	2mph
96	9	External Connector	0	90	C	1	30000	50mph	0mph	95	200mph	2mph
97	9	Ferry	0	90	C	1	5000	5mph	0mph	10	200mph	2mph
98	9	Rest area	0	90	C	1	1000	5mph	0mph	10	200mph	2mph
99	9	Blocked for traffic	0	90	C	1	2	2mph	0mph	10	200mph	2mph