



# ABOUT CHESTERFIELD

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Having incorporated in 1988, Chesterfield is still a relatively young community. The original 1971 Sachs’ vision for Chesterfield Village, which called for an interconnected, mixed-use (business, residential, commercial, and cultural uses) community, has remained intact. The benefits of living in Chesterfield are well-known in the St. Louis region. Chesterfield is now a highly residential suburb, home to over 47,000 residents, many of which commute out to work each day.



1819

Thornhill, constructed in 1819, was the home of the second governor of the State of Missouri, Frederick Bates.



1967

Louis Sachs was a real estate developer, but he was perhaps better known as the “Father of Modern Chesterfield.” According to Sachs Properties, the real estate development company he founded in the late 1960s, he was credited with creating a vision for “a business, residential, commercial and cultural community” that became Chesterfield Village. While assembling 1,500 acres around what is now the interchange of Clarkson Road/Olive Boulevard and Interstate 64, Sachs began implementing a master plan for “an interconnected suburban development.” The master plan is said to be one of the oldest on record in the St. Louis area. The Chesterfield Mall was part of the first phase of the village, which was later incorporated as the City of Chesterfield in 1988.

1,500  
ACRES



1993

According to USGS.gov, the Great Flood of 1993 occurred when the Mississippi and Missouri Rivers overflowed their banks and broke levees. It was “the most costly and devastating flood to ravage the United States in modern history.” The event lasted nearly 200 days and affected nine states. The Chesterfield Valley was completely inundated. For those who lived through it, the event was devastating.

LASTED  
200  
DAYS



2013

Following the Great Flood of 1993, Chesterfield recovered and emerged stronger. A 2013 article that ran in the St. Louis Beacon acknowledged the transformation of the Chesterfield Valley in the 20 years following the flood, stating, “[The Valley] has become a center for commerce ... the site for office buildings and sprawling retail developments. The number of businesses has quadrupled to more than 900, bringing along an estimated 15,000 jobs.”

ESTIMATED  
JOBS  
15,000



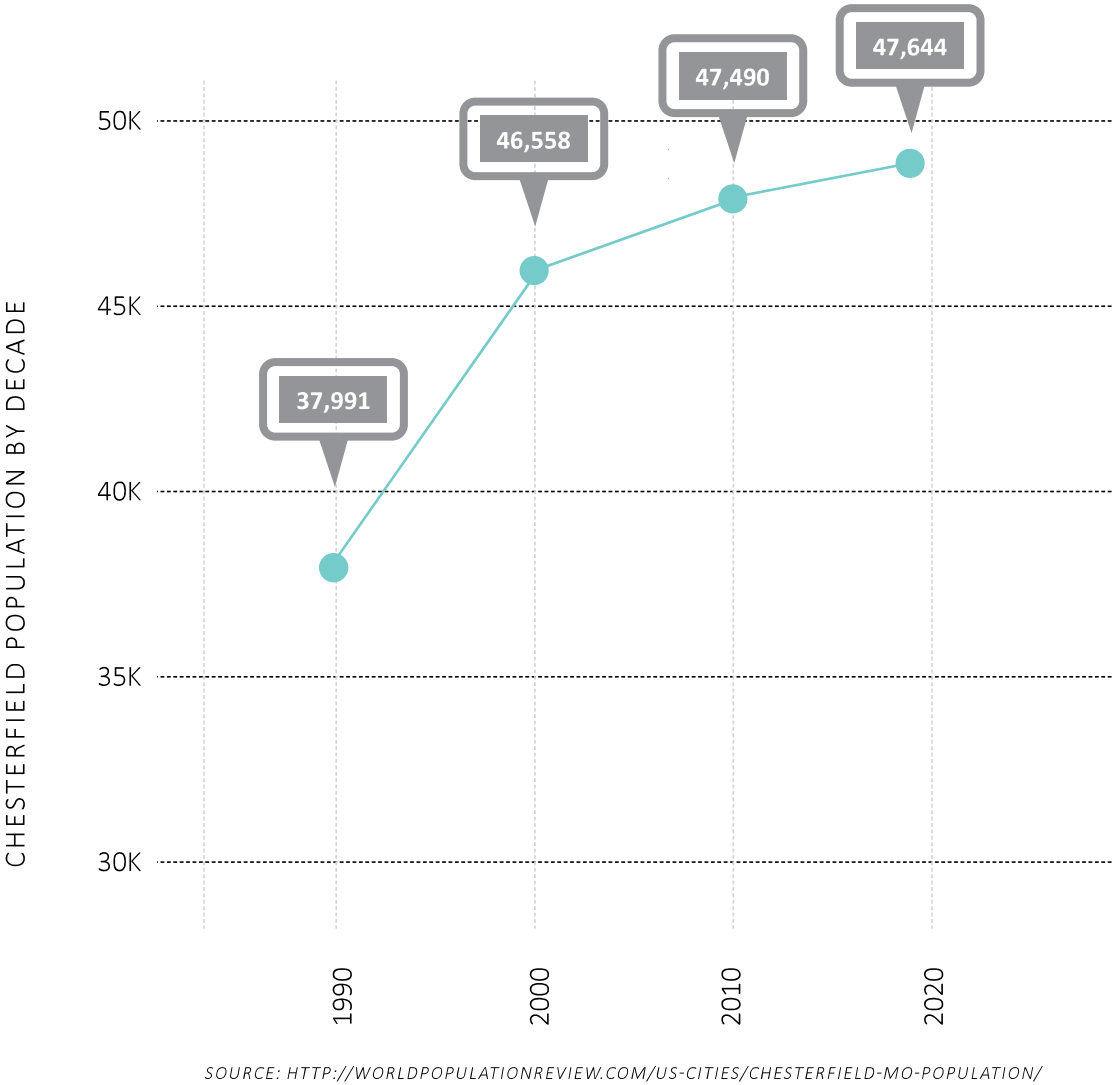
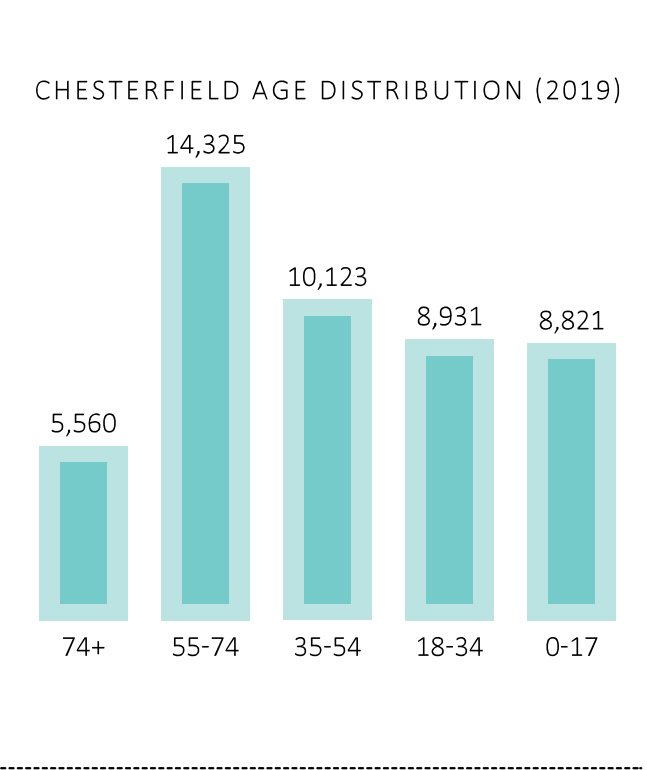
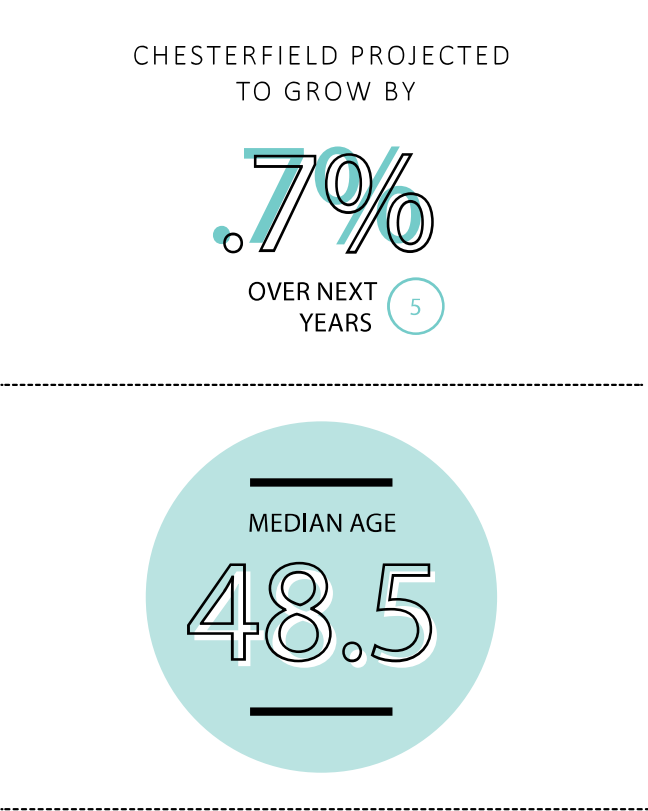
THE PEOPLE

The people who call Chesterfield home include long-time residents, including some who farmed “Gumbo Flats” before the city was incorporated. The city is also home to some relative newcomers who have relocated to Chesterfield in the last decade for employment with one of the many corporations in Chesterfield. Drawn to the quality of life the city offers as well as access to healthcare services, cultural events and programs, and attractive neighborhoods, a high percentage of people that reside here have chosen Chesterfield for retirement.

Chesterfield residents are generally older (48.5 median age) compared to the Metro population (39.7). The median household income in Chesterfield in 2019 was estimated to be \$110,778 while in St. Louis County was \$58,534. Chesterfield residents have achieved higher levels of education. In fact, 67% of Chesterfield residents age 25 or older have a bachelor’s degree or higher, compared to 33% in the Metro.

Unlike the growth spurt in the 1980s, the City of Chesterfield has seen a moderate growth rate of 2.5% over the past two decades. While demographic trends show a marginal increase in population over the next five years, the reality is that Chesterfield is preparing for a spike in its population due to the residential units currently approved or planned within the city. This will bring an influx of new citizens that will move to the City

over time. While the availability of single family residential land is limited, areas in the central core of the city are undeveloped. The land is often discussed as having components of high density and multi-family residential opportunities. The availability of land in the central core and the numerous approved single family subdivisions in recent history are contributors to the foreseeable spike in population previously referenced.

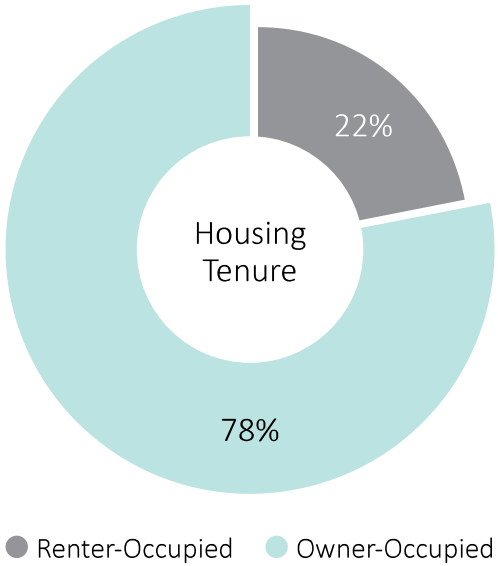


THE PLACE

Chesterfield is still a relatively young community. As previously mentioned, the original 1971 Sachs’ vision for Chesterfield Village, which called for an interconnected, mixed-use community, has remained intact. Staying true to this 50-year-old vision, the City is first and foremost a suburban residential community that has grown to over 47,000 residents. Retail and employment growth has diversified the mix of uses over time. It is a primary retail cluster serving significant portions of the St. Louis metropolitan area, and it is a key location for high-tech offices and corporate headquarters.

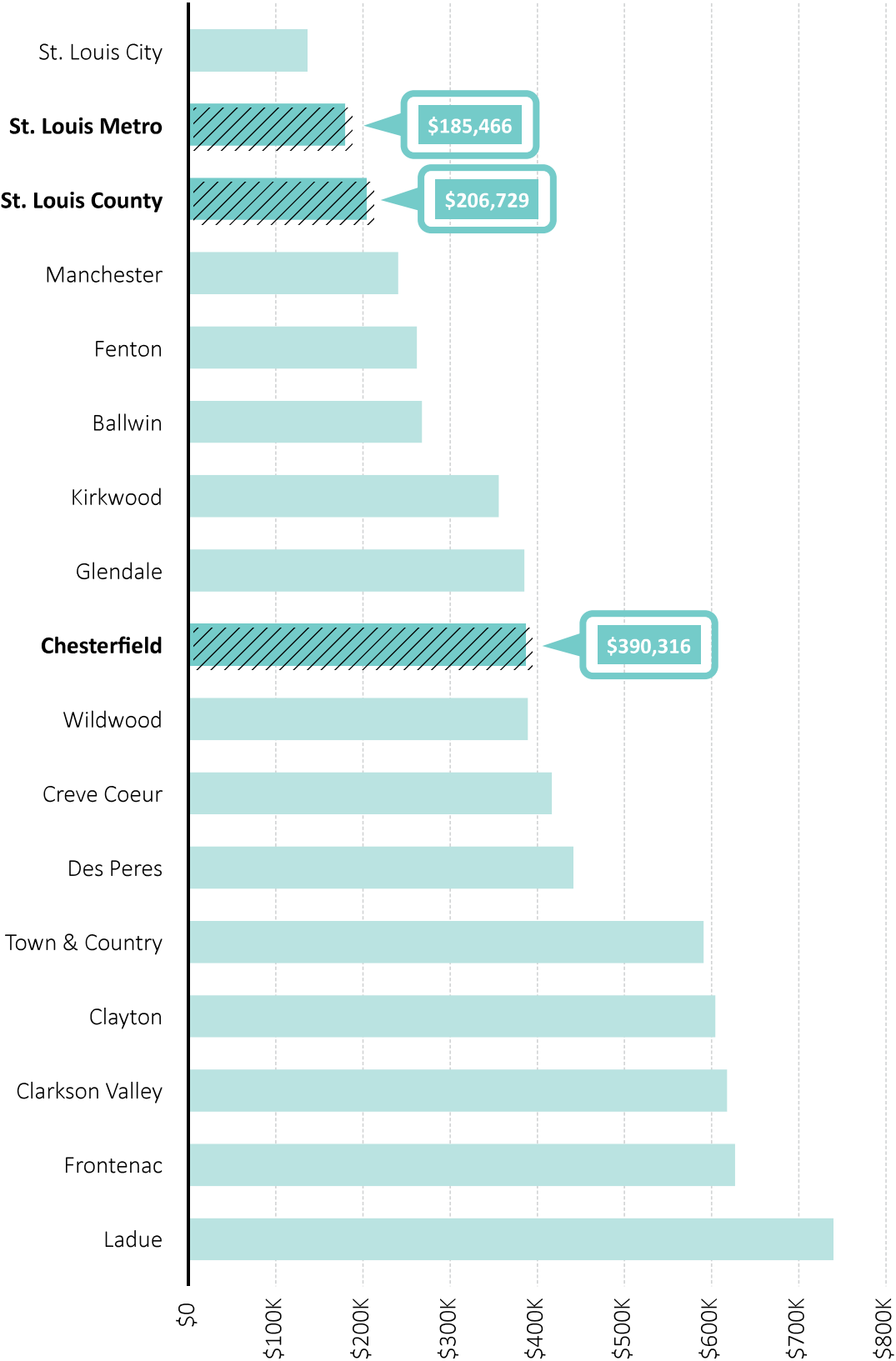
RESIDENTIAL

Residential development in Chesterfield is primarily single-family homes and 78% owner-occupied. Median household value in the city is \$390,316, which is mid-range compared to communities within the larger region, but more than double that of the Metro (\$185,466). The median rent in Chesterfield is \$2,050 per month according to Zillow, and while there is limited multi-family product currently, nearly 700 units have been approved or planned. Overall trends suggest demand for high-end residential units catering to those with smaller households, such as retirees and young professionals.



SOURCE: ENVIRONICS ANALYTICS

MEDIAN HOUSING UNIT VALUE (2019)



SOURCE: ENVIRONICS ANALYTICS

RETAIL

Since its early development, Chesterfield has been a major retail center for the entire St. Louis Metro. In the heart of the city lies the Chesterfield Mall. The construction of the upscale Chesterfield Mall was followed later by development of the Chesterfield Valley where retail growth continued with Chesterfield Commons, Chesterfield Outlets (currently being re-branded as an entertainment district), and St. Louis Premium Outlets. Today, over 4 million square feet of retail space is contained in these major centers. Overall, the combination of all retail in Chesterfield (shopping centers, big box, and small retail space) exceeds 7 million square feet.

The City is experiencing a transitioning economy with respect to retail. National trends have shifted, indicating that an increasing number of consumers prefer online retailing, smaller format big box stores, and mixed-use developments. Chesterfield is no stranger to this evolution. The Chesterfield Mall is currently experiencing a decline similar to most other malls across the Country.

Despite this changing market, Chesterfield is a significant retail magnet that saw over \$1.9 billion in retail sales in the previous year. This represented a \$750 million gain in sales (over local residents’ capacity to purchase) and generated \$13.6 million in sales tax for St. Louis County. Even with this inflow of retail sales, there is current local demand for certain categories including auto

sectors (dealers, parts/tires, boat/motorcycle), building materials (home and hardware), specialty foods (beer and wine, meat, fish, fresh vegetables), among others. In addition, the new residents that will move into Chesterfield’s new housing (permitted and planned), will generate an additional 66,000 square feet of demand for new retail. However, the Metro retail market is flat overall with negative absorption and limited construction, mirroring national trends.

OFFICE

In contrast to the retail market, Chesterfield’s office market is experiencing healthy growth. There is currently over 7 million square feet of office space, including space occupied by Pfizer, RGA, Bayer and Bunge. Chesterfield commands one of the highest rental rates (\$28.1 per sf) in the region, and has low vacancy, particularly in its Class A space. The Metro is also growing, and Chesterfield has proven to be a desirable location for corporate and regional headquarters. Based on regional growth projections of jobs from the Missouri Department of Economic Development and Chesterfield’s current share of the region’s jobs, there is potential for upwards of 685,000 square feet of office space through 2026.

It is important to note that several businesses have their headquarters located in the City of Chesterfield. For example, in 2019 Bunge relocated its global headquarters from White Plains, New York to the City of Chesterfield. Bunge is an agribusiness and food company. Currently the company has approximately 32,000 employees in 40 countries.

Also headquartered in the City of Chesterfield is the Reinsurance Group of America (RGA). Currently RGA is the only global reinsurance company to focus primarily on life-and-health related reinsurance solutions. As of December 31, 2019, RGA had approximately \$3.5 trillion of life reinsurance in force and assets of \$76.7 billion



The office market is steadily improving. The vacancy rate in Chesterfield is below 12%, indicating a healthy office market. (Source: 2018 Q4 Office St. Louis Report, Colliers)



EDUCATION

Chesterfield is served by two school districts. The Parkway School District and the Rockwood School District generally split the City into east and west service areas. Both school districts are autonomous from Chesterfield but very important to its residents.

Parkway School District

The Parkway School District supports twelve facilities in Chesterfield, including an Early Childhood Center and a District Administrative Building:

- River Bend Elementary School
- Shenandoah Valley Elementary School
- Green Trails Elementary School
- Highcroft Ridge Elementary School
- Central Middle School
- West Middle School
- Central High School
- West High School

Total enrollment for schools in the District serving Chesterfield is 7,824, according to the Missouri Department of Elementary and Secondary Education. (Data as of 10/14/19)

The average age of a Parkway school is 50 years old. In November 2018, a \$110 million bond was passed (with 74% approval) for safety and security updates; ongoing maintenance, repairs, and renovations; additions and renovations of classroom spaces; and technology upgrades.

Rockwood School District

The Rockwood School District supports six facilities in Chesterfield:

- Kehrs Mill Elementary School
- Wild Horse Elementary School
- Chesterfield Elementary School
- Crestview Middle School
- Early Childhood Center, Clarkson Valley Campus

Total enrollment for schools in the District serving Chesterfield is 5,762, according to the Missouri Department of Elementary and Secondary Education. (Data as of 10/14/19.)

Private Schools

The City of Chesterfield currently has numerous private schools including Chesterfield Day School, Chesterfield Montessori School, Ascension School, Incarnate Word School, and Barat Academy.

Logan University

Logan University, located on over a 100 acre campus in the City of Chesterfield, is a private special focus university providing college education in chiropractic and health sciences. Logan University currently offers two baccalaureate degrees, three master’s degrees, and doctoral degrees in Chiropractic and Health Professions Education

PUBLIC SAFETY

Police Protection

The City of Chesterfield provides police protection from its headquarters in City Hall. One chief, one chaplain, ninety-nine sworn officers, and thirteen civilian staff serve the department in one of three divisions: patrol and criminal investigations; traffic enforcement, special enforcement, and contract services; and operational support. Ten school resource officers work in the Parkway and Rockwood School Districts. Six patrol districts in the City help the department target resources.

The police department is certified by the Commission on Accreditation for Law Enforcement Agencies (CALEA) for outstanding service, agency structure, and protocols. It’s an award the department has maintained every year since 2003.

Resources of the police department were used to respond to 55,816 calls for service in 2018. Circumstances at those calls resulted in 1,758 arrests, 10,565 traffic citations, 8,627 summons issued, and two recovered vehicles. Continued growth and development in the City will increase the needs for more police resources in the future.





Fire Protection

The Monarch Fire Protection District and the Metro West Fire Protection District provide fire protection, emergency medical, and rescue services to the City of Chesterfield. Both fire districts are autonomous from Chesterfield but very important to its residents.

Monarch Fire Protection District

The District covers slightly more than 62.7 square miles and services over 60,000 people, living in not just Chesterfield, but also all or part of the cities of Ballwin, Clarkson Valley, Creve Coeur, Maryland Heights, Wildwood, and unincorporated St. Louis County. The District is set up as an independent taxing authority.

The Monarch Fire Protection District supports six facilities in Chesterfield: House 1 (15700 Baxter Road), House 4 (14898 Olive Boulevard), House 5 (155 Long Road), and an administrative building, maintenance facility, and training tower.

The fire district is part of the larger County fire response system, and it has mutual aid agreements for “automatic aid” response with surrounding districts.

Metro West Fire Protection District

The Metro West Fire Protection District provides fire suppression and emergency medical services to a small portion of the City from Station 1 at 14835 Manchester Road. The areas served are generally near Kehrs Mills Elementary School, West Middle School, and West High School.





WATER, WASTEWATER, AND STORMWATER

Sanitary Sewer

The Metropolitan St. Louis Sewer District (MSD) provides sanitary sewer service throughout the City, using existing gravity sewers, pumps and force mains.

Currently, there are 37 pump stations; 46 miles of pressurized mains (ranging in size from 2” to 36”); and 268 miles of gravity mains (ranging in size from 6” to 96”) inside the City limits. MSD is currently preparing a new sanitary sewer master plan for the service area. Per an MSD representative, they are able to serve everything currently in the City and will be able to serve anticipated growth.

The City maintains a residential sanitary sewer lateral repair program, funded by a \$28 annual fee included in the tax bill. The program covers the cost of certain repairs to a maximum of \$15,000 and is only available to residential buildings with no more than six units.

While some areas of the City still use septic systems for treating waste, there is a policy that any failing septic system within 250 feet of an MSD service line must be abandoned and the property must connect to the MSD system.

Potable Water

The Missouri-American Water Company (Hog Hollow Plant) provides service throughout Chesterfield, with the following exceptions:

- 1. Land north of the Levee. This area is not intended for development and water service is not recommended.
- 2. Land west of the airport: This area is planned for low-intensity industrial development.
- 3. Land east of Wildhorse Parkway and Wildridge Drive, north of Church Road and Private Valley Lane, west of Kehrs Mill Road, and south of Country Lakes Estates and The Crossing at Chesterfield neighborhoods.

Stormwater

Impervious surfaces (i.e., roads, parking lots, buildings, etc.) interfere with the ability of rainwater to infiltrate the ground. Stormwater runoff from a rain event travels quickly across impervious surfaces, picking up sediment and pollutants and carrying them to nearby lakes, streams, and rivers. The simultaneous increase in both water quantity and suspended sediments leads to stream erosion and degraded water quality.

Federal mandates in the Clean Water Act require that cities obtain permits to meet National Pollution Discharge Elimination System (NPDES) requirements, including a Municipal Separate Storm Sewer Systems (MS4) Phase II Permit and strategies to address Combined Sewer Overflow (CSO) occurrences. The City of Chesterfield is a co-permittee with the Metropolitan St. Louis Sewer District (MSD) for the current NPDES MS4 Phase II Permit that was issued in 2016.

The City’s Unified Development Code establishes minimum requirements and procedures to control increased post-development stormwater runoff, nonpoint and point source pollution, and illegal discharges into the regional stormwater system. All development and redevelopment applications are subject to the stormwater rules in the Unified Development Code

Chesterfield is located in the Caulks Creek, Creve Coeur Lake, and Chesterfield Valley watersheds. Stormwater collection piping or channels are generally located throughout the City with the exception of some areas in Chesterfield Valley north of the levee system. The Metropolitan St. Louis Sewer District (MSD) monitors conditions for the stormwater system; however, the City of Chesterfield is responsible for projects to increase stormwater capacity or repair existing infrastructure inside City Limits. Developers in Chesterfield are required to install stormwater infrastructure that meet MSD specifications. In some cases, the City may participate in the construction of new stormwater infrastructure using tools like tax increment financing (TIF).

Chesterfield Valley includes 4,300 acres of levee-protected land with relatively little change in elevation across the area. Stormwater from this area is conveyed to a series of flat-bottom ditches that store and convey stormwater to discharge points through the levee or three existing 60,000-gallon-per-minute pump stations adjacent to the levee.