

Ballwin Comprehensive Plan

APPENDIX All Individual Comments: Visual Preference Survey

October 2018



Q11 What elements or characteristics of the Infill Housing images to you find desirable? Undesirable? (Optional)

Answered: 207 Skipped: 136

#	RESPONSES	DATE
1	I think it looks better when the new home is positioned a similar distance. It is also important to be within a certain range of the average home in the neighborhood. It looks odd when a house is three times larger than the one next store.	10/9/2018 8:50 PM
2	I like it when the homes are similar in size and design. I don't like much larger homes next to small homes that are very dissimilar in style.	10/7/2018 11:50 AM
3	Like two car garage over three, it's unpretentious.	10/4/2018 1:40 PM
4	the newer housing looks	10/4/2018 12:14 PM
5	Should compliment the existing neighborhood.	10/2/2018 5:51 PM
6	if they fit in with the general look of existing	10/2/2018 10:52 AM
7	Very nice home with interesting architecture.	10/1/2018 11:05 PM
8	I don't like when the new homes make the old ones look especially old and dwarf them in size. I also HATE how close together homes are being built to each other and the street. I think B and D are very ugly houses due to the lack of landscaping and tan color scheme, respectively. I do like the houses such as C and E that have the nice white trim and more New England style.	10/1/2018 4:35 PM
9	The more comparable the sizes, the more desirable.	9/30/2018 3:51 PM
10	Space in between houses and the "likeness" in style of the new and existing home.	9/30/2018 1:37 PM
11	I liked the house	9/30/2018 9:42 AM
12	Not such a "huge" difference in size	9/30/2018 9:37 AM
13	Image E seems to fit in better.	9/29/2018 4:19 PM
14	I like the style and size of the house	9/29/2018 9:23 AM
15	I don't like such drastic change in housing. It could be a disadvantage for either owner if they ever want to sell their house. I'm preferential to houses looking similar in size. I don't mind different designs of houses, so long as they look around the same size.	9/28/2018 9:10 AM
16	Style similarities, not a "McMansion" next to a very small frame structure.	9/28/2018 8:45 AM
17	A nice looking, relatively modest house.	9/28/2018 5:04 AM
18	For infill housing, I prefer small-ish or reasonably-sized homes...but with 3-car garages.	9/27/2018 5:40 PM
19	Like- the 2 story, garage part of the house, being able to access the garage in the front, new siding, looks bigger in living space and still keeps the size of the yard. Dislikes- the price of the houses is probably higher than that of what a young family can afford, which will keep those families in old apartments or move out to cheaper areas like Wentzville	9/27/2018 5:22 PM
20	New home more matches characteristics of old home.	9/27/2018 5:22 PM
21	The larger the discrepancy between the size of the new and old house, the less desirable. While it may help property values for the smaller - it just looks odd and out of place. Desirable would be slightly larger but with a style that somewhat fits with the older homes.	9/27/2018 3:26 PM
22	D shows homes of most similar characteristics.	9/27/2018 2:14 PM
23	The design of any new homes must at least try and match the existing style if a subdivision.	9/27/2018 2:12 PM
24	I like A because it means the neighborhood is getting investment and coming back to life. I like the E because the new and older homes seem more like each other than different. I like B the least because the new home looks big and ugly. C and D look out of place with the old homes, but are neighborhood improvements, which is all to the good.	9/27/2018 12:07 PM

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25	Similarity in shapes of each, if further apart the similarity would most likely not matter.	9/27/2018 11:19 AM
26	The two houses do not conflict with one another. They actually compliment and one does not over power the other.	9/27/2018 10:24 AM
27	Desirable: bigger homes on large lots, keeps attracting people to our city Undesirable: style does not fit current homes, makes current homes less desirable,	9/27/2018 10:21 AM
28	Infill should move towards improving neighborhoods rather than replacing with "cheap" homes.	9/27/2018 10:01 AM
29	Undesirable is the loss of space between homes and green space	9/27/2018 9:43 AM
30	Improves everyones property values. Increases tax base.	9/27/2018 9:27 AM
31	The fact that the houses feel like they fit into the neighborhood.	9/27/2018 8:59 AM
32	There seams to be more space around the new house vs it being as big as the lot will allow. I feel that if the lot sizes are decreased so much that it is required to build a home from property line to property line then there is a push for quantity not quality.	9/26/2018 11:24 PM
33	Matching the style of the neighborhood—desirable	9/26/2018 9:24 PM
34	The two homes complement each other nicely.	9/26/2018 8:46 PM
35	When there is a larger amount of property between the homes then th Infill Housing does not look as intrusive.	9/26/2018 8:19 PM
36	Still fits the character of the subdivision	9/26/2018 8:00 PM
37	Houses that are significantly larger or significantly more upscale are not desirable in an established neighborhood. New housing should be reasonably similar in size and design.	9/26/2018 7:12 PM
38	High value homes Space between homes	9/26/2018 5:51 PM
39	Design and size	9/26/2018 4:53 PM
40	Building more expensive homes brings up the value of my home and makes the area look better.	9/26/2018 4:04 PM
41	BIG DIFFERNCE IN VALUE BETWEEN THE 2 HOMES IS UNDESIRABLE	9/26/2018 4:01 PM
42	new houses similar to existing neighborhood	9/26/2018 3:35 PM
43	Desirable: higher priced housing, increased property values, more aesthetically pleasing neighborhoods, decrease of poorly maintained homes Undesirable: smaller lot sizes	9/26/2018 2:59 PM
44	Infill needs to fit into the existing neighborhood in terms of size and design. Otherwise it helps to destroy the neighborhood.	9/26/2018 2:31 PM
45	I think option C has a classic look and will not date itself in 20+ years.	9/26/2018 2:21 PM
46	Should not look totally out of place.	9/26/2018 1:18 PM
47	The houses appear new and well kept and may add value to the area. I dislike when the houses are far bigger than the other like in image D.	9/26/2018 12:40 PM
48	Clean and updated built to fit the neighborhood. Usable space, enclosed garages, and attractive to future home buyers and Ballwin residents. (The largest most "extravagant" home could be considered appropriate with some planning and consideration to the area where it will be built.) The architecture in image B is unlike most any architecture in Ballwin and would be out of place in most areas.	9/26/2018 12:37 PM
49	Image D is too much of a contrast...way too big. I like the idea of infill housing, some of Ballwin neighborhoods have nice big lots but tiny houses. It makes sense people would want to live somewhere with good schools and also have a nice house. A, C, and E all look similar to me, but they all look nice. I like that B is interesting looking, seems less track home.	9/26/2018 12:25 PM
50	Out of character with neighbors	9/26/2018 12:21 PM
51	similar in scale, complimentary with adjacent homes, aesthetically pleasing, fresh & clean,	9/26/2018 11:59 AM
52	They need to fit in with the rest of the neighborhood in size.	9/26/2018 11:47 AM
53	It brings new life to a neighborhood without making the existing homes reflect poorly.	9/26/2018 11:04 AM
54	I like neighborhoods to be cohesive in style and size.	9/26/2018 10:59 AM

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55	I like the new buildings that fit with the current aesthetics. If a huge house is placed next to a much smaller, older home it is not very attractive.	9/26/2018 10:42 AM
56	Undesirable: Over built for lot, different building materials (brick vs. stone vs. siding), stark white driveways, circle drives, two stories towering over one story houses.	9/26/2018 10:20 AM
57	Same or like frontage. Looks like it belongs and thought out. Not just dropped into the neighborhood	9/26/2018 10:10 AM
58	It's hard to judge in photos but C seems to have the new home very close to the existing home.	9/26/2018 10:07 AM
59	Infill housing gives a neighborhood character, and takes away the cookie cutter feel of neighborhoods.	9/26/2018 9:25 AM
60	Desirable-similar size, height, and materials, more space between the two. A and D-one house is too large compared to the other, plus there are too many design and landscaping differences.	9/25/2018 4:46 PM
61	Infill should fit the area not be the so different that it looks out of place. Shouldn't build a 5000 sq foot home in an area with 2000 sq ft homes.	9/25/2018 1:32 PM
62	I like the 3 car garage. Easy access to the front door because it only has one step. Does it come in other colors and is there a bedroom with a bathroom on the main floor?	9/25/2018 8:01 AM
63	I like the houses that complement the older homes and are not vastly larger than the older homes at least in outward appearance. Since most existing homes in the area are getting a bit older, it is nice to have updates. The homes that are small mansions next to older homes aren't as desirable. As long as property taxes remain reasonable for the folks that have been in their homes for a long time i don't see anything wrong with it. It would be nice to have affordable housing somewhere in ballwin but i would be against regulating housing costs.	9/24/2018 8:24 PM
64	Desirable: side entry garages. IE those garages that do not face the road. Undesirable are those homes without front porches; and those with street facing garages.	9/24/2018 8:13 PM
65	Undesirable - very large houses Desirable - average-size houses that can co-exist with current homes	9/24/2018 6:42 PM
66	Building position on grounds	9/24/2018 2:47 PM
67	I find the very large homes to be out of place and undesirable but I'm neutral on the smaller ones.	9/24/2018 1:50 PM
68	size and cosmetics	9/24/2018 11:21 AM
69	I like all of the upgrades when they are well done. If the neighbors feel "intimidated" then they can always upgrade their homes - as well - IMO.	9/24/2018 9:23 AM
70	I like that the new house somewhat matches the older house.	9/23/2018 10:58 PM
71	Garage too dominant	9/23/2018 8:57 PM
72	The mismatched aesthetics are very undesirable.	9/23/2018 5:45 PM
73	I find it undesirable because the new homes do not "match" the existing homes.	9/23/2018 11:46 AM
74	New and updated But it does seem cramped into a small space	9/23/2018 10:03 AM
75	size of house was not as overwelling	9/22/2018 5:45 PM
76	Desirable: Somewhat similar in aesthetics, not identical, but at least blend together. Undesirable: The houses that are blatantly opposites, i.e. examples "A", "B" & "D". I do not believe homes should be "cookie-cutter" look a-likes, but nor should they be extreme opposites	9/22/2018 4:58 PM
77	Desirable: Equal front building lines. Same height. Similar traditional structures. Undesirable: Too close to your neighbors. People move to Ballwin to live away from their neighbors--not on top of each other. If that were the case, live closer to the city of St. Louis.	9/22/2018 4:42 PM
78	Similar rooflines Undesirable: widely differing size, height and style	9/22/2018 8:22 AM
79	New home style should meld with old and size should be comparable, not overtaking existing homes.	9/22/2018 6:07 AM
80	The image in E is Similar at first glance. The image in D is Undesirable because the New home is extremely large next to smaller home.	9/21/2018 10:11 PM
81	Updated styles are desirable. Excess size variance is undesirable because I feel it devalues the existing smaller home.	9/21/2018 10:01 PM

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82	With the exception of house "B", the homes are spaced entirely too close together. When side by side the drastic difference in years/design is glaringly obvious, making it look apparent, that the newer home was "Wedged" in the space and very out of place.	9/21/2018 8:11 PM
83	If both homes are built of the same materials. Two frame is fine but a older brick next to a new multilevel frame and stone draws attention to the new causing a unfavorable impression. The size of the lot and position of the trees. A small lot with a large new home close is not good.	9/21/2018 7:47 PM
84	Side entry to give a better view of housing vs always looking into garage	9/21/2018 5:43 PM
85	Something that blends with the existing homes. No split level. Something classy and simple. Nothing that sticks out too much or looks tacky/ over the top/ out of place. Respect the existing homes too.	9/21/2018 4:07 PM
86	There is no harmony with small homes and larger homes. It is extremely difficult to compare for comps when trying to sell your home. There is no comparison. It doesn't necessarily make my home more desirable or increase its worth. In actuality, it decreases my value.	9/21/2018 2:26 PM
87	Desirable has consistency in style--ranch, two-story--or finish--brick or sliding, size on the lot or in relationship to other homes in neighborhood. Undesirable is large discrepancy in size, finish, style	9/21/2018 12:28 PM
88	I think the new homes usually look better and more current than the homes they are replacing. They have the unfortunate side effect of making the existing houses around them look even more dated and old, but on the whole, I think as long as the overall size is kept proportional, infill housing is a good thing.	9/21/2018 11:27 AM
89	More spacing between houses and similar style/aesthetic of houses are desirable.	9/21/2018 10:50 AM
90	I like infill housing that matches the homes around it. It is undesirable for me to see a much larger home next to a modest, original home.	9/21/2018 10:48 AM
91	Infill housing should try to match (within reason) existing housing. It should look like it belongs.	9/21/2018 10:00 AM
92	I like the ones that most easily fit into the current neighborhood character.	9/21/2018 9:48 AM
93	Visually appealing.	9/21/2018 9:26 AM
94	I have no objections against infill as long as the drainage patterns on the lots are not negatively affected. Other communities this has been an issue. Also Ballwin should require an paved driveway the existing gravel driveways in the city are an eyesore.	9/21/2018 8:45 AM
95	Image B I like the roof lines, the black pane windows as opposed to white, brick as opposed to stack stone or even the veneer sheets like some infills are using which looks cheesy, but the newer more neutral colors of brick. Especially like the European brick as opposed to the traditional brick. I also like the pop of color as in image E vs the tans and grays which I totally understand why people do it but it is overdone. I also think the styles in B and E could mix together well within our community.	9/21/2018 8:36 AM
96	Some houses seem to be too close to the neighbors—undesirable	9/21/2018 8:34 AM
97	More brick and less siding elevates the neighborhood.	9/21/2018 8:20 AM
98	3 car garage.	9/21/2018 8:18 AM
99	I prefer an infill home that does not over power the existing homes.	9/21/2018 7:36 AM
100	stone front, contemporary design	9/21/2018 5:38 AM
101	The garage on the side of the house and not facing the street	9/21/2018 3:55 AM
102	The colors and shape of the new house blends better with the existing house. Some of the others stick out like a sore thumb.	9/21/2018 1:16 AM
103	They should be consistent with the general size and style of the existing homes.	9/20/2018 11:37 PM
104	Blends in nicely. Replaces very old and outdated homes. Increases property value. Too large of homes look out of place.	9/20/2018 11:16 PM
105	Undesirable to build a large 2 story next to a small ranch. It would be more desirable visually to have similar house styles.	9/20/2018 11:08 PM
106	Desirable the Beautiful new home. The unkempt older home undesirable or neutral. Older home needs exterior upgrade if possible. Grant to upgrade parts of the home due to property value etc	9/20/2018 11:05 PM

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107	I don't like to see new big houses next to smaller old houses. I don't like to see new modern houses next to older style houses.	9/20/2018 10:31 PM
108	The new home is not too close or encroaching on existing property. The design, size and facade of the home blends more naturally with the existing instead of stark contrast to it.	9/20/2018 9:58 PM
109	Moderate size house Reasonable amount of lot to be left uncovered by house footprint	9/20/2018 9:52 PM
110	To fit in best with current housing.	9/20/2018 9:38 PM
111	Out of character for neighborhood	9/20/2018 9:27 PM
112	prefer not to have old and new driveways right next to each other, think that makes the older home look even older	9/20/2018 9:26 PM
113	Brick is desirable.	9/20/2018 9:26 PM
114	When houses look cohesive, just varied in size it's more desirable. Image D looks like one of the houses it totally out of place. Both size & era	9/20/2018 9:23 PM
115	I like the fact that the infill housing will increase property values of nearby homes. This particular infill house is a bit more modest than some of those in the other images and thus make the surrounding homes look like shacks.	9/20/2018 9:23 PM
116	Homes with same styles and look like they belong.	9/20/2018 9:18 PM
117	Too much of a contrast on the size, age and design of the houses.	9/20/2018 9:15 PM
118	The neighborhood is improving.	9/20/2018 8:47 PM
119	Undesirably inconsistent	9/20/2018 8:34 PM
120	It fits into the neighborhood Like the style	9/20/2018 8:24 PM
121	They are of similar size and style.	9/20/2018 8:19 PM
122	I prefer classic styling and reasonable scale. Ironically (or not), image C matches the finishes of the infill remodel of the home I just finished renovating on Old Ballwin this year almost identically.	9/20/2018 8:12 PM
123	I feel that if they are tearing down an older home to put in a new one it should be comparable in size to the surrounding homes and not dwarfing the older homes.	9/20/2018 8:07 PM
124	Too big for a neighborhood look bad. But reasonable new housing will keep people in Ballwin	9/20/2018 8:02 PM
125	Blends well with existing home	9/20/2018 7:57 PM
126	The large homes don't fit the neighborhood developed. They are too, tall, too big and demand a lot of resources to be wasted. These larger homes are obnoxious in how much space they are using on the acreage. I would want to dictate a square footage and vertical profile limit as well as some sort of emphasis on tree maturity.	9/20/2018 7:43 PM
127	The styles of the houses seem to coordinate.	9/20/2018 7:18 PM
128	How it blends in with existing homes. Undesirable due to new home looking out of place with existing home or too much house for the land	9/20/2018 7:06 PM
129	Using brick similar to existing homes	9/20/2018 7:01 PM
130	Better size balance between old and new houses	9/20/2018 6:39 PM
131	Don't like the homes too close together or the larger home looming over the smaller home.	9/20/2018 6:35 PM
132	Street appearance of home should be similar in size or at least height to neighboring homes.	9/20/2018 6:15 PM
133	Desire somewhat similar housing elements/ design/value	9/20/2018 6:08 PM
134	Visual similarity/continuity/compatibility	9/20/2018 6:02 PM
135	Brick & Neutral Tones	9/20/2018 6:01 PM
136	Undesirable = mini mansion No character, cheap materials used to construct, lack of character and architecture	9/20/2018 5:53 PM
137	Placing homes too close together resulting in the destruction of the small town feel that attracted me to the area. It looks more like an overdeveloped subdivision.	9/20/2018 5:46 PM
138	Seems to fit in best with older home	9/20/2018 5:35 PM

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139	They look like they don't belong together	9/20/2018 5:32 PM
140	I prefer infill housing that's not orders of magnitude different in size and lot than the existing homes.	9/20/2018 5:23 PM
141	The new homes need to be proportional in size to existing homes, Not too much larger. Need similar yard layouts and landscaping (Save mature trees that are healthy. Avoid three car garages, especially if existing homes have single garages. The images with peak roofs vs gabled roofs are not as "tall" and fit better with ranch type homes	9/20/2018 5:21 PM
142	Find very large homes built next to smaller undesirable. We could use some average size homes.	9/20/2018 5:17 PM
143	I like that it creates a mixture of different types of housing rather than a single homogenous design. Plus as the original homes will age, it is only a matter of time before those homes reach their life span or become a nuisance. If there is an owner that wants build something new on their own property, I say let them.	9/20/2018 5:17 PM
144	Undesirable is modern architecture. Desirable is something traditional or something similar to kirkwood where the newer homes still have an older look to them to blend in.	9/20/2018 5:07 PM
145	The blending is better in image A. The disparity in housing type is not as obvious.	9/20/2018 5:06 PM
146	I find almost all of them undesirable because they look totally out of place in existing neighborhoods	9/20/2018 4:58 PM
147	The sizes of new and old are similar from a curb side estimate. I like homes comparable in a neighborhood in size so no house looks, out of place.	9/20/2018 4:58 PM
148	Brick	9/20/2018 4:58 PM
149	Stone Work Contemporary Look The other photos you could not see the entire home to make a better assessment They all have pluses and look very nice	9/20/2018 4:57 PM
150	Clashes of size and style	9/20/2018 4:55 PM
151	Blends in better	9/20/2018 4:51 PM
152	I just want the new homes an upgrade from old, especially 50/60s lousy arch looks The 1st pic is most desirable since the older home added trim to bring the style up to Date and sort of matched the home Pic D is that hideous late 60 junk that is really passé	9/20/2018 4:49 PM
153	the new home doesn't overwhelm the neighboring house.	9/20/2018 4:49 PM
154	Maintained space between the house	9/20/2018 4:44 PM
155	No housing structures should be town down where people are living to construct a larger house. Old houses are just as much "home" to people as new houses. When older homes are torn down, some people may not be able to afford to live in Ballwin any longer.	9/20/2018 4:43 PM
156	large, brick, circular driveway multi car garage	9/20/2018 4:40 PM
157	The new homes should at least TRY to match the sizes of the surrounding homes. Otherwise, it looks like it just doesn't fit.	9/20/2018 4:40 PM
158	Keeps neighborhood looking updated and possibly a more popular place to live	9/20/2018 4:39 PM
159	Similarities in color and size between old and new	9/20/2018 4:38 PM
160	The McMansion, image D, is too big for the size of the lot. The others are fine.	9/20/2018 4:30 PM
161	Desirable if it keeps in line with existing homes Undesirable if new homes address extremely large again other existing properties	9/20/2018 4:25 PM
162	Green space, trees kept, natural aspects, not a concrete jungle	9/20/2018 4:25 PM
163	Desirable- side entry garage, brick/ stone, rooflines Undesirable- "sterile" look of house in "B", yellow brick in "B", tuck under garage in "C"	9/20/2018 4:24 PM
164	relative size to existing houses. Trouble with in fill housing is you spend 600k for a new house and the street has nothing but boats, trailers, pit bulls running around, ie: crap neighborhoods	9/20/2018 4:24 PM
165	I find it undesirable that the houses next to each other are such different styles	9/20/2018 4:24 PM
166	These look like the closest to similar styles. Similar building materials. Similar lot size	9/20/2018 4:20 PM
167	similar sizing and roofline	9/20/2018 4:17 PM

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168	B. desirable curb appeal, more space between the existing and the new home. E. Existing home seems set further back and distracts the New Home appeal	9/20/2018 4:16 PM
169	Craftsman style. Hardy plank siding vs vinyl. Brick wrap on foundation.	9/20/2018 4:16 PM
170	I like that new homes are being built, but some of them might be too large, unless the entire neighborhood will be changing, or at least a good portion	9/20/2018 4:12 PM
171	The new homes that don't "swallow up" the old ones are my preference. What I mean is, the newer homes that don't dwarf the older/existing homes near it are better. A huge house next to a very small one looks bad in my opinion. So the closer the old/new houses are in terms of size and even aesthetics are better...	9/20/2018 4:11 PM
172	In general, I feel like any improvements/upgrades improve the overall property value and desirability of the neighborhood. However, there's also something to be said for houses next to each other having something in common. So I think it looks best when the infill housing is better but not too terribly different from the existing housing (for example, if the existing houses use brick then it looks best if the new house does too, even if it's much bigger and newer).	9/20/2018 4:09 PM
173	I like what I would call a more traditional home look, not too huge or overly fancy.	9/20/2018 4:08 PM
174	Larger homes increase property values	9/20/2018 4:07 PM
175	Ballwin needs to avoid the problems happening in Kirkwood. The McMansions being built or redeveloped in established neighborhoods are overpowering the existing homes both in size and footprint. Existing homeowners are having problems with water runoff flooding their property as well as spoiling the aesthetics of the neighborhood.	9/20/2018 2:55 PM
176	Home looks well made, has brick and stone and is an attractive home.	9/20/2018 1:50 PM
177	The architecture of each seems to be better blended in Image A. In Images B, C, and D, the two do not complement each other. Images A and E appeal to me as a way to blend together.	9/20/2018 1:42 PM
178	In Ballwin over 30 years you know if you place a higher price housing next to mine. I will lose!!!'	9/20/2018 1:34 PM
179	Like: when the houses are closer to the same size and style. Dislike: new houses that over-power existing house.	9/20/2018 1:24 PM
180	Hard to tell, but looks more like existing neighborhood, not out of place. B not bad either.	9/20/2018 1:22 PM
181	The houses are spaced a good distance apart. The spacing makes the infill home not as noticeable. With the spacing, this also gives homes that are one story next to a new two story a chance to not be in the shadow of the new home.	9/20/2018 1:14 PM
182	When the new home is extremely large it dwarfs the existing home. The new home can be larger whether one story or two but not two or three times as large. Styles also should not be extremely different.	9/20/2018 12:31 PM
183	I dislike the concept of infill housing. It's understandable if the house is in extremely poor conditions or if a normal house is put in its place. Replacing good homes with these new ugly homes is the eyesore to me.	9/20/2018 12:28 PM
184	Why I like Image E the best: It seems to fit in better with the existing home, though it would be nice to have a garage option for the side/back of the house. Why I dislike Image D the most: It is like a McMansion. I would be concerned about the drainage profile, which is a problem in Kirkwood in recent days. It doesn't fit in very well with the existing home. Too much house. Why do builders do this? Huge houses on properties. Are we the buyers at fault for driving demand this direction? I don't like it.	9/20/2018 11:05 AM
185	new doesn't overpower existing. similar rooflines. landscaping on new.	9/20/2018 10:46 AM
186	Side facing garage opposed to street facing. Makes for a nicer looking neighborhood	9/20/2018 10:31 AM
187	styles too far apart in elevation and overall appearance while often too close together.	9/20/2018 10:20 AM
188	new housing should not be a whole lot bigger (sq footage) than the existing housing.	9/20/2018 10:16 AM
189	Desirable - similar architecture, equal distance from street. Undesirable - dramatic size differences dramatically different architecture if houses are close together	9/20/2018 10:03 AM

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190	New homes placed in established neighborhoods represent investment in a community. Community is perceived as desirable. Change in a healthy community happens, is on-going. If housing improvements stop, the community will die and become blighted. Picture E just looks like an updated version of the house next door it appears to be sized appropriately, height and roof line, for the neighborhood.	9/20/2018 10:03 AM
191	It doesn't matter if the house is a bit bigger, but huge homes in a small home subdivision look stupid. Couldn't there be a slight attempt to fit the existing?	9/20/2018 9:59 AM
192	Roof line in E is not out of sync with existing homes. Garage in E is not overwhelming as in A. A would have been OK as it fits aesthetically other than the garage. B is just plain ugly. D it typical mini mcmansion and univiting.	9/20/2018 9:58 AM
193	It is not overly huge for the area.	9/20/2018 9:57 AM
194	The new home blends with the look of the previous home while an obvious upgrade to the dwelling. Very appealing.	9/20/2018 9:54 AM
195	The only one that is acceptable is the one where the new home is in sympathy with the architecture of the existing home.	9/20/2018 9:48 AM
196	Neo-traditional and Craftsman like styling. Most new houses in Ballwin have had a very dated 1990s look.	9/20/2018 9:45 AM
197	too drastic between old and new the new tends to be so big that it overwhelms the old and if I was the owner of the old I would not like that	9/20/2018 9:44 AM
198	Image D would make my home worth more!	9/20/2018 9:44 AM
199	Desirable - new homes look good, updated, etc. Undesirable - some of the new homes are too close to the existing homes.	9/20/2018 9:33 AM
200	Property value goes up because the lots are highly sought after	9/15/2018 3:43 PM
201	I like new homes as they'll encourage neighborhoods to maintain their properties: I don't like the new homes that are so large they dwarf their neighbors. They need to blend with the neighborhood but don't have to look exactly the same.	9/15/2018 6:51 AM
202	On the infill housing, I do not like that there is so much siding. I prefer brick. I do not like how big the infill houses are.	9/13/2018 8:45 PM
203	No McMansions	9/13/2018 8:18 PM
204	Option A is a better visual transition from old to new.	9/13/2018 3:52 PM
205	Undesirable-giant stately homes looking out of place among smaller more modest homes. Desirable-in some of the photos the size and style of the home blended better with the existing homes.	9/12/2018 11:56 PM
206	the styles should be relatively similar	9/12/2018 4:35 PM
207	I feel that the infill house should fit the "feel" of the existing neighborhood. I prefer renovations and bringing existing neighborhoods up to date, rather than tear-down and rebuild. Also have a feeling that the residents in the new build will "look down on" their neighbors or dissociate with them. At the same time, I do not want to see existing, older neighborhoods get run down. There has to be a medium to allow existing houses to be affordable and at the same time, not be run-down or encourage "riff-raff" to move in.	9/12/2018 1:29 PM

Q18 What elements or characteristics of the Mixed-Use Development images to you find desirable? Undesirable? (Optional)

Answered: 176 Skipped: 167

#	RESPONSES	DATE
1	I like the combination of green and retail space. I also like the fact that the buildings don't have too many floors. High rise wouldn't be right for Ballwin. I don't like the parking lot right in front like in image B.	10/7/2018 11:53 AM
2	Small town appeal, nice aesthetic.	10/4/2018 1:42 PM
3	Ballwin needs to remain a family oriented community not pushed out by big business that doesn't care about the community.	10/2/2018 5:54 PM
4	cars /parking in the back. living, retail, office, park together. living and retail within walking distance - Kirkwood - highly desirable for many.	10/2/2018 10:56 AM
5	Green space. Attractive, interesting architecture.	10/1/2018 11:07 PM
6	I really like the green space in photo A and how integrated the retail/housing space look. E is much too sparse and B doesn't look cohesive at all.	10/1/2018 4:43 PM
7	Green space	9/30/2018 3:53 PM
8	I like the greenspace	9/30/2018 9:38 AM
9	Image A has both green space and retail. That is nice. Image E does not look pedestrian friendly and I choose that as undesirable	9/29/2018 4:23 PM
10	Keep the greenspace!	9/28/2018 8:45 AM
11	Outdoor and indoor with shopping and dining.	9/28/2018 5:06 AM
12	I like "destination" areas where people can easily spend their money, time, and energy while they enjoy a sense of community with other residents/visitors.	9/27/2018 5:42 PM
13	These photos are of the apartments on Main Street in St. Charles. Rent, alone without utilities, for a studio/loft starts over \$1000. It's not affordable to families who want to live in areas like this who have children or are starting to develop careers and are trying to live closer to where they work, or closer to their parents, to save on money. It would be awesome if these were made affordable an individual making at least \$30k/ year or to a couple (with or without children) making at least \$40-50k/yr combined. You'd get more people and an increase in younger individuals trying to live somewhere decent and safe to diversify the age of the population. Having the availability of some shops nearby would be great for a short outing or an easy bite to eat without having to deal with Manchester traffic. I like the seating availability from Image A. Combines the look of a park with shopping seating. The umbrellas would be a nice touch to provide shade where most places don't. I like the idea of parking away from shops or limited in front so it keeps it more home-y and not rushed. Only concern would be for some of the apartments over certain shops or restaurants, the noise that would come through the flooring to the late hours of night or early in the morning waking tenants. If there is no garage, then assigned or designated parking for tenants separate from the ongoing traffic of customers. And the higher security risk would be a concern for damage to vehicles of the tenants with those coming to shop. I would rather have the housing on top of the shops than take up more space and separate things and have access be difficult as what looks like is going on in Image B.	9/27/2018 5:41 PM
14	Urban looking, but not too crowded.	9/27/2018 5:24 PM
15	I like the outdoor and "park like" setting outside the retail structure. It is fresh and different.	9/27/2018 3:27 PM
16	D allows both cars and walking for high-rise and walk-up street level use.	9/27/2018 2:17 PM
17	Try not to turn Manchester in to a "funnel" like in image D or E, break up the frontage to give the development some depth.	9/27/2018 2:15 PM

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18	I don't like the "all the way to the street" build out look. I wonder where the parking for A is, perhaps underground? Perhaps all the tenant parking is. But visitors need a place to park too. The green common ground areas are important pluses, I think. I wouldn't want to live in B, D or E. They look like college dorms built on the cheap.	9/27/2018 12:13 PM
19	The landscaping, division of spaces of landscaping, and open areas	9/27/2018 11:26 AM
20	Interesting architectural elements and mix use with outdoor and indoor facilities.	9/27/2018 10:26 AM
21	Desirable: better community feel, tired of nothing but strip malls with poor parking and snarled traffic Undesirable: tall buildings blocking views, must be well designed, still potential for traffic problems	9/27/2018 10:24 AM
22	Pedestrian ares without large parking lots. More appealing when the vehicles are not all bunched together in front of housing and businesses.	9/27/2018 9:30 AM
23	Because, it looks to be dog friendly as well.	9/27/2018 9:00 AM
24	It looks like it keeps the people walking separate from the parking lots where the traffic is which seams safer.	9/26/2018 11:28 PM
25	The park like area in front of the Mixed-Use Development gives the area a comfortable and relaxing appearance. Some of the Mixed-Use images appeared to be crowding the smaller strip malls next to them. I like when the Mixed-Use Development are free standing with no smaller existing building right next to them.	9/26/2018 8:24 PM
26	Enables safely walking around several establishments Gives feeling of community a homey downtown feel	9/26/2018 5:54 PM
27	Town square	9/26/2018 4:54 PM
28	Providing a mixed development area would be a great idea as long as the area does not back right against Manchester Rd. Provide room to walk and relax away from the cars.	9/26/2018 4:04 PM
29	plenty of room for walking/sitting	9/26/2018 3:36 PM
30	Desirable: architecturally interesting, aesthetically pleasing, inclusion of well landscaped green space, less visible parking (underground or not immediately adjacent to main road)	9/26/2018 3:09 PM
31	Since Ballwin does not have a downtown per se, these would look out of place.	9/26/2018 3:08 PM
32	Option C is pleasing to the shopper eye	9/26/2018 2:22 PM
33	They should be warm and inviting, not cold and cookie-cutter.	9/26/2018 1:20 PM
34	Attractive common use areas where social interaction happens naturally and becomes a community hub. A/C Anything further resembling a strip mall or parking lot front would be less desirable and more so runs the risk of higher level of business turnover or vacancy. Creating a space where people want to gather should foster a thriving business area.	9/26/2018 12:47 PM
35	I like how the landscaping is desirable and not just a parking lot in front. There seems to be places to walk and enjoy the area.	9/26/2018 12:42 PM
36	B is what we have everywhere, there are soooo many ugly stripmalls in west county. I wish Ballwin had a downtown area, I like picture A because there are walkable stores as well as green gathering area. I like the idea of walking instead of driving. E needs to have greenery.	9/26/2018 12:30 PM
37	The more green space and vegetation the better, green, verdant etc	9/26/2018 12:01 PM
38	Not right on street. Green space needed!	9/26/2018 11:48 AM
39	It fits in well and is more inviting.	9/26/2018 11:06 AM
40	I like the use of green space and interesting architecture. I like the street lights. Looks attractive and people-friendly. Choice E is too stark; all you see is parking lot and bland storefronts.	9/26/2018 10:56 AM
41	Desirable: Green space, street front shops, pedestrian friendly walk ways	9/26/2018 10:22 AM
42	Most of the options are too crowded, making the area seem more like city rather than county living.	9/26/2018 10:20 AM
43	None do I find desirable due to Manchester Road is already way too busy to add more housing in addition to store fronts. The Big Box Stores bring to much to the area...enough is enough	9/26/2018 10:14 AM

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44	I love the idea of a pedestrian area in front of the stores. Mixed use is a win win for everyone - retailers and residents. In photo E the bottom (retail, I assume) appears vacant and there is not much green space, a little too industrial for my taste.	9/26/2018 10:09 AM
45	A-I like the green space and the community feel. C- is also nice. In several of the photos there is not enough green space, yet I would want my car to be close to the building. Maybe on the back side with a courtyard in the middle. I would think that the noise might from outside might be too much in some of the settings. Also, having places to shop and close to eat would be handy, especially for the elderly. I would enjoy the feel of A especially in having a place to sit outdoors and maybe have music or entertainment sometimes.	9/25/2018 5:01 PM
46	I liked both C and D as they blend well.	9/25/2018 1:33 PM
47	It is bright with a good use of the elements. I am concerned about parking as it is not shown in this picture.	9/25/2018 8:03 AM
48	D looks modern and clean with lots of greenery and places to both walk and park your car. I like this idea similar to downtown kirkwood with an area to park and then walk to shops and restaurants. have a square for outdoor music and movies etc. A public space for meetings/retail would be nice (thinking about the union station in denver.) Maybe a side street you could block off for a market space on sundays or something.	9/24/2018 8:30 PM
49	Desirable : greenspace, pedestrian friendly, features that draw the eye into the detail. Undesirable: plain "cracker box" development with no distinguishing features.	9/24/2018 8:19 PM
50	Desirable - open space, friendly/inviting-looking atmosphere Undesirable - strip malls	9/24/2018 6:44 PM
51	I would like walkable streets and more trees than concrete. more park like settings	9/24/2018 1:52 PM
52	green space , people friendly, sidewalks , lighting , police patrol .	9/24/2018 11:25 AM
53	I like the trendy restaurants, bars and shops mixed in with the housing. I think these spaces should be walkable and community focused. Put the parking lots/structures behind the buildings!	9/23/2018 11:03 PM
54	More green space	9/23/2018 9:01 PM
55	Walkable, pedestrian friendly and safe for families	9/23/2018 10:04 AM
56	It is hard to imagine any of these examples (except "B) along Manchester Road. I lived here too long, I guess -all toll about 50 years. "B" doesn't look all that different from the current situation-not at all attractive! Most attractive buildings are in "A" & "C". I think green space is important both for the environment and physically	9/22/2018 5:21 PM
57	Desirable: A place for community interaction. Clean. Inviting. Not a concrete jungle. Undesirable: (B) no place for pedestrians/community to come together. Not inviting.	9/22/2018 4:46 PM
58	Large height building undesirable	9/22/2018 1:56 PM
59	Pedestrian, landscaping, truly mixed use (Streets of St Charles is a good example) Undesirable: strip malls where pedestrians walk out in front of cars at every business.	9/22/2018 9:10 AM
60	Interesting architecture, green space for customers. Also like image C for the shades of color in buildings plus the green spaces.	9/21/2018 10:16 PM
61	I like the open park setting. It feels like families are welcome. I don't like the stark looks of D&E. D&E look like parking would be a hassel.	9/21/2018 10:04 PM
62	Nice brick walkway with no traffic lanes. Looks clean and modern	9/21/2018 8:18 PM
63	Beautiful buildings with trees, grass and sidewalks also places to sit or walk. Buildings with commercial on the first floor and a parking lot in front not desirabl. This arrangement will result in trash, loud noise from some sportie ver time the lot will develop the potholes and general dirt plus trash.	9/21/2018 7:48 PM
64	Ability to shop without cars - safety, ability to be social and outdoors potentially for dining without staring at cars or dealing with engines	9/21/2018 5:46 PM
65	I like how B has both elements but the housing is more private and set back. Thats much more comfortable for residents. Image C is a fun set up as well if you are looking to fill a very high volume area or town center. E looks like a hospital. A is just okay, with green space included.	9/21/2018 4:11 PM
66	I personally would not like to live in a mixed-use development. Image C reminds me of shopping in Europe so it is more desirable.	9/21/2018 2:28 PM

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67	Desirable--walkable, green spaces, benches, pavilions to encourage gatherings, good mix of services, restaurants, shops, access to transit and parking, a variety of living spaces and mix of rents to promote diversity of income and ages; a feel of community with access for and to the larger community. Undesirable--vehicle-centered, space is mainly or entirely paved, very cold, utilitarian feel.	9/21/2018 12:45 PM
68	I think these types of developments look better and are more imaginative than traditional strip malls.	9/21/2018 11:29 AM
69	I like the walkability of image C. We drive so much around here and the Manchester traffic is awful.	9/21/2018 10:50 AM
70	Ballwin, being divided by Manchester Road, has a lot of development for automobiles, so some thought for shops where you can park, walk, live, would be a nice change.	9/21/2018 10:03 AM
71	I like the public outdoor seating areas available while shopping which are peaceful and decorative.	9/21/2018 9:51 AM
72	Building height should somewhat match the rest of the city. The taller developments don't really fit in.	9/21/2018 8:48 AM
73	Ballwin is a bedroom community to me and more family oriented. Not sure how sustainable this would be. I do like the idea of more shops and dining options tho! And if the units were condos or town homes for purchase rather than rent, I could embrace that much more.	9/21/2018 8:40 AM
74	The clock tower and town square aesthetic add a classy shopability to the area while grounding it with an easy approachability. The others look like you build apartments on a strip mall, and it makes me sad. "A" is slightly better, but it looks like a retirement community with a golf/cabana theme.	9/21/2018 8:25 AM
75	Normal looking for our area.	9/21/2018 8:19 AM
76	Looks most inviting. Has some green space. No cars right in front.	9/21/2018 7:38 AM
77	Green space and places to rest / relax / visit with friends desirable	9/21/2018 5:41 AM
78	Torn between A and C, but I prefer the more neighborhood feel, which is what C feels like. However A is desirable for people to bring dogs	9/21/2018 3:57 AM
79	B fits in more with the surrounding buildings of Ballwin. The other buildings do not fit in.	9/21/2018 1:18 AM
80	Prefer walkability and plants.	9/20/2018 11:39 PM
81	Brings people out to socialize and get to know your neighbor.	9/20/2018 11:18 PM
82	Desirable off street parking and greenery. Walking areas an added bonus. Pedestrian bridges to cross Manchester Road would be nice. Low signage a must for aesthetics.	9/20/2018 11:18 PM
83	Trees- flowers gardens- planters- seating area- and a mix of shopping stores maybe apartments- movie theaters.	9/20/2018 11:10 PM
84	I like the green area with chairs and umbrellas. It looks relaxing and inviting. We need to relax more. I like that there is not a parking lot there.	9/20/2018 10:39 PM
85	It has foliage, a high end design to it and great aesthetic appeal. It looks more relaxing and inviting than the other images	9/20/2018 10:01 PM
86	green space mixed use creates mix of ages	9/20/2018 9:54 PM
87	I like better parking available to retail.	9/20/2018 9:40 PM
88	Small town vibe and sense of community.	9/20/2018 9:28 PM
89	nice places to shop for residents without use of a car	9/20/2018 9:28 PM
90	Greenery near the buildings. Your not staring at a parking lot while in business or living space. Like to having business below living area for convenience. Like there is depth within area. Not just a flat building. Has character with a relaxing feel.	9/20/2018 9:28 PM
91	I think a downtown type area would be amazing addition to Ballwin.	9/20/2018 9:19 PM
92	Trees and plants. Nice surface for the road.	9/20/2018 8:49 PM
93	Street front isn't a parking lot	9/20/2018 8:47 PM
94	I like the community feel and look	9/20/2018 8:25 PM

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95	I like the green space and hidden parking. I do not like super modern or very tall multi story buildings	9/20/2018 8:13 PM
96	Anything that keeps tax money and people on Ballwin is better than empty strip malls	9/20/2018 8:05 PM
97	Aesthetically appealing. Has park like areas to walk and rest	9/20/2018 8:02 PM
98	i like that the parking is concealed from the foot traffic. There is something aesthetically pleasing in this layout. These compact concentrations will drive community togetherness and maybe help us get rid of that glut look of strip malls on Manchester.	9/20/2018 7:49 PM
99	Looks like a bigger city	9/20/2018 7:20 PM
100	Aesthetic look	9/20/2018 7:08 PM
101	More green space, walkable, doesn't feature parking	9/20/2018 6:41 PM
102	Interesting mixture of facings, balconies, signage. Lots of green space included in design.	9/20/2018 6:37 PM
103	Green space seems more inviting	9/20/2018 6:26 PM
104	Desire green space, varied heights and appearance of buildings.	9/20/2018 6:11 PM
105	Desirable = open green space/walkable. Undesirable = parking lot wastelands	9/20/2018 6:05 PM
106	Outdoor seating with colorful awnings & green space	9/20/2018 6:02 PM
107	Plants, designs visually pleasing, shops, living space, and shopping all walkable	9/20/2018 5:55 PM
108	Placing high rise multiuse along the major corridor of the city results in the destruction of the small town feel that attracted me to the area. It looks more like a metropolitan city center and increases the traffic congestion that is already an issue.	9/20/2018 5:50 PM
109	All of these, except B, remind me of suburban cities trying to create a "city" feel, like Kirkwood did in its downtown. I don't like that. I like things being spread out and having plenty of parking.	9/20/2018 5:44 PM
110	Green Elements, Grass, Shrubs, screened parking, 2-3 stories.	9/20/2018 5:39 PM
111	You see green. Not a parking lot. Looks more inviting. Not just commercial	9/20/2018 5:37 PM
112	Easy access to business, interesting residential that's not more than 3 stories. Green space is desirable.	9/20/2018 5:26 PM
113	Desirable- more green Undesirable - cars	9/20/2018 5:22 PM
114	It must have green space and must place an emphasis of being a walkable area.	9/20/2018 5:19 PM
115	No ungodly tall buildings! If you bring in more people, you invite in more crime. Use the buildings already built, and work with what you have. More big buildings need utilities, and we're just repairing what we have. A whole new system will need to be installed causing traffic congestion, noise, and cars trying to use side streets or 'short cuts' racing through neighborhoods. No New Construction!	9/20/2018 5:10 PM
116	Desirable is traditional with garden or green space. Areas with community seating or lounging is nice or just outdoor restaurants.	9/20/2018 5:09 PM
117	The more green, the better.	9/20/2018 5:07 PM
118	I don't like the lego land look or B which is what we have now	9/20/2018 5:02 PM
119	Grass, trees and pedestrian walkways with parking in the back.	9/20/2018 5:00 PM
120	Incorporates Green Space for relaxation, shopping and a place to live... Mixed Use put to good use -- Make it homey and comfortable for ALL to enjoy	9/20/2018 5:00 PM
121	I love the park like setting while still having the shopping and dining choices at my fingertips. I love it.	9/20/2018 4:59 PM
122	Prefer less intrusion of automobile into vista.. prefer more green and walkways	9/20/2018 4:58 PM
123	Blends into Ballwin better	9/20/2018 4:53 PM
124	Cleanest look I know where B is at and it is very congested there in Webster Groves I like the clock tower and the benches	9/20/2018 4:52 PM
125	prefer the pedestrian traffic areas with cars parked away from/behind the structures where possible.	9/20/2018 4:51 PM

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126	Housing and apartments should be kept separate from business to maintain the safe and residential Ballwin atmosphere. Mixed-Use is not the image that we should have in Ballwin. This is NOT downtown St. Louis or downtown New York.	9/20/2018 4:47 PM
127	Maintained green space and mix development.	9/20/2018 4:45 PM
128	Convenient shopping, walking space, shade, green space	9/20/2018 4:42 PM
129	Green space! It's so welcoming! Brick paving is cute, but uncomfortable to walk and drive on, I think. (Reference: Laclede's Landing)	9/20/2018 4:42 PM
130	Warm and inviting landscaping	9/20/2018 4:42 PM
131	Desirable- common area near storefronts, dimensionality of elevations A and C, Undesirable-traditional parking lot in front of occupancy	9/20/2018 4:34 PM
132	B. Good mix of residential and businesses. Not so tall that it still keeps the feeling of a charming updated small town. E. Undesirable appeal	9/20/2018 4:32 PM
133	Green space, pedestrian safe.	9/20/2018 4:31 PM
134	Green space! Walking access	9/20/2018 4:26 PM
135	where you going to build them in Ballwin , on Manchester?	9/20/2018 4:25 PM
136	Need to provide for parking. Lacking sufficient parking space, high-density mixed used developments in existing suburbs won't work.	9/20/2018 4:24 PM
137	Smallest rise	9/20/2018 4:22 PM
138	looks more "town" like	9/20/2018 4:18 PM
139	Brick. Varied materials. For example I love the stonecrest senior living centers in wildwood and town and country. Pretty much every current strip mall along Manchester in Ballwin is ugly in my opinion. We moved here from Fishers Indiana which had beautiful matching commercial properties.	9/20/2018 4:18 PM
140	I love the way c looks for all aspects	9/20/2018 4:14 PM
141	I like A because it is more "communal" and has more green space than the others. I like the look and feel of that because it reminds me of the desirable way Wildwood has created a Town Center, and like the older, welcoming environments of Kirkwood and Webster Groves. Image E looks completely sterile, as does image D somewhat.	9/20/2018 4:13 PM
142	Green space and open area is nice. Attractive entry ways with plants and trees. Buildings not too high and not impersonal looking. Parking garage available so cars do not block entrances.	9/20/2018 4:12 PM
143	I love the feeling like I'm walking "downtown" without having to actually walk downtown. It's really nice when retail, restaurants, and housing mix in an aesthetically pleasing way. Bonus points for kid-friendly green spaces!	9/20/2018 4:11 PM
144	More grass showing	9/20/2018 4:10 PM
145	Homey feel	9/20/2018 4:09 PM
146	While A and C are attractive, I prefer to park close to the shop(s) I want to visit. D has close parking, but D and E are too massive and/or plain.	9/20/2018 3:01 PM
147	Looks very inviting, no cars, very warm neighborhood feel.	9/20/2018 1:53 PM
148	Design	9/20/2018 1:45 PM
149	I see this as a welcoming spot for everyone.	9/20/2018 1:44 PM
150	Like: mixed use: living space, shops, green space, walking paths. Dislike: strip malls.	9/20/2018 1:28 PM
151	More attractive and welcoming	9/20/2018 1:24 PM
152	The green space gives it a more suburban like feel.	9/20/2018 1:15 PM
153	I like the idea of green space and seating in front of the stores.	9/20/2018 12:35 PM
154	Picture A seems to have many aspects individuals need to be happy, including resting places.	9/20/2018 12:30 PM

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155	I like A the best because no parking is in the picture and there is a grassy area with tables. Let's get those parking lots moved to behind the buildings, but if a compromise is needed due to security of parking lots and decreased risk of break-ins, I would go with something like Image D, which looks like it mixes things a bit.	9/20/2018 11:10 AM
156	i am assuming that a parking structure that can handle both the residential & commercial vehicles is very close by. i like a walking area away from street, the potential for greenery/landscape. i would almost say i like picture D better, b/c us see there is parking, but that apartment w/ open decks looking at a parking lot seems really stupid to me...	9/20/2018 10:49 AM
157	Open safe and aesthetically pleasing	9/20/2018 10:33 AM
158	undesirables look like strip malls	9/20/2018 10:22 AM
159	must have a lot of green space	9/20/2018 10:18 AM
160	Green space and the ability to congregate/socialize.	9/20/2018 10:06 AM
161	B is typical drive by, shop then leave. A incorporates mixed use with green space. C is similar without the green space. Depending on the area and street logistics, D is also an acceptable solution. It does not provide as much opportunity for social interaction but may fill a need.	9/20/2018 10:02 AM
162	High quality looks and building materials and stores/restaurants	9/20/2018 10:01 AM
163	I like and have been to many similar places to the above. All are very nice except the last. Not welcoming at all.	9/20/2018 10:01 AM
164	Nice to see the green area and ability to eat outside.	9/20/2018 9:59 AM
165	Combined urban an living spaces	9/20/2018 9:56 AM
166	Looks like a friendly inviting atmosphere.	9/20/2018 9:56 AM
167	Green space - is desirable.	9/20/2018 9:50 AM
168	Do not put the mixed development against Manchester Rd. like the did by Rock Hill. Horrible.	9/20/2018 9:49 AM
169	While I like the more modern urban designs, the more traditional look of image C fits better in a suburb with no city center.	9/20/2018 9:47 AM
170	Desirable = multi-function, walkable to restaurants, shops, housing; nice walking pathways, outdoor seating, scenery is pleasant. Undesirable - parking/road too close to buildings, unpleasant scenery.	9/20/2018 9:36 AM
171	It's new	9/15/2018 3:45 PM
172	The more we can make Ballwin look like a city rather than a suburb with outdated strip malls, the more we will be a destination for people to live, work, and play...increasing our revenue and giving residents more options for food, shopping, and entertainment, encouraging people to stay in Ballwin for more of their free time.	9/15/2018 6:54 AM
173	Place to gather	9/13/2018 8:18 PM
174	Image C is more community focused with apartments and green space. If done correctly this is going to attract a younger demographic of professionals and keep out the undesirable element found in areas of some mass apartment communities.	9/13/2018 4:01 PM
175	Desirable-walkable and pedestrian spaces.	9/12/2018 11:59 PM
176	Desirable - Walkable neighborhoods that make each strip feel like somewhat of a destination. Places for people to gather. Undesirable - visible surface parking, especially along the road. Unattractive sea of asphalt.	9/12/2018 1:33 PM

Q25 What elements or characteristics of the Neighborhood Commercial images to you find desirable? Undesirable? (Optional)

Answered: 154 Skipped: 189

#	RESPONSES	DATE
1	I like the combination of green space and walk ability. Image B isn't bad, but it's very generic.	10/7/2018 11:55 AM
2	Nice aesthetic.	10/4/2018 1:44 PM
3	Looks more community oriented	10/2/2018 5:55 PM
4	same as last answer, walk to retail, connections across busy streets. town center	10/2/2018 10:58 AM
5	Repurposed, renewed architecture with a modern, welcoming, funky vibe.	10/1/2018 11:10 PM
6	More green space	9/30/2018 3:54 PM
7	We are moving in the right direction. I want to be able to walk and gather with my community	9/30/2018 9:47 AM
8	I like the greenspace	9/30/2018 9:39 AM
9	Image E looks nice and is very walk-able, as is Image A.	9/29/2018 4:26 PM
10	greenspace kept, with parking nearby that does not block the view from the road or for the patrons.	9/28/2018 8:45 AM
11	Gathering areas where festivals or entertainment could be held, nice and higher end looking, community.	9/28/2018 5:08 AM
12	The availability of having plants to add to scenery. The look of it being clean and modern. The access to walk to shops if wanted, but to be able to walk in nice areas. There are a lot of eyes around to keep an eye out for crime.	9/27/2018 5:45 PM
13	I like it when the walking path and area to "hang out" are far, far more visible and accessible than the parking area. Undesirable = anything that looks, feels, or acts like the strip malls we have today.	9/27/2018 5:43 PM
14	Looks pleasant.	9/27/2018 5:27 PM
15	Less typical than the common suburban strip mall setting.	9/27/2018 3:29 PM
16	A Both walking and drive up is available.	9/27/2018 2:20 PM
17	Again some Depth to the development!	9/27/2018 2:17 PM
18	Pearl St. in Boulder? Love it. I was in retail and I needed my customers to have easy in and out close-access parking, so D doesn't appeal, besides being a freestanding single store that has a warehouse look with lousy parking access that I can see. A and E look quite green, which is inviting.	9/27/2018 12:18 PM
19	The greenscape areas and walking areas Desirable] Image B has more area of concrete/asphalt and looks sad	9/27/2018 11:29 AM
20	Desirable: more of a community feel, can walk to stores, stores may be hard to staff Undesirable: potential more auto traffic in neighborhoods, stores I am not interested in near my house,	9/27/2018 10:31 AM
21	Just in my opinion the best looking use of space and mix use	9/27/2018 10:28 AM
22	Not a fan of strip malls, we have more than enough of them.	9/27/2018 9:31 AM
23	Because, there is still some nature.	9/27/2018 9:02 AM
24	Too many separate access points creates too much traffic for travelers that are not planning on shopping at the time. One or two access points to a large Parking lot with a lot of stores creates fewer traffic lights and fewer cars cutting in/out of traffic at each store.	9/26/2018 11:35 PM
25	E appears to be more handicap accessible.	9/26/2018 8:52 PM
26	I like the large open spaces with ample walking paths to the Commercial areas.	9/26/2018 8:27 PM

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27	Incorporated green space is desirable.	9/26/2018 7:15 PM
28	Desirable- safe community feel with easy walking around	9/26/2018 5:56 PM
29	Town square.	9/26/2018 4:55 PM
30	Provide an area that is safe, clean, and easily accessible by walking. Separate the are from Manchester Rd.	9/26/2018 4:04 PM
31	Desirable: green space, seating areas, well planned pedestrian walkways	9/26/2018 3:12 PM
32	Areas to walk to shops and restaurants. Areas of safety, entertainment and to simply be outside	9/26/2018 3:10 PM
33	A walkable shopping area is nice	9/26/2018 2:24 PM
34	Again, warm and homey. Friendly.	9/26/2018 1:21 PM
35	Keeping the asthetic open and with attractive natural elements. Availability of some central use / walkable areas to access several businesses from a central parking area. Less desirable areas again are more strip mall like in appearance.	9/26/2018 12:54 PM
36	Again, I like the idea of having places to walk and sit outside instead of parking lots everywhere.	9/26/2018 12:43 PM
37	I think I'm a bit confused by what neighborhood commercial is, I don't think current housing areas should become commercial. However I like the nicely manicured plantings and greenery in some of the images as well as walking paths. I do not like the strip mall pictures (B and D). However, D is a much better looking building than many of our current strip malls.	9/26/2018 12:33 PM
38	inviting, green, softer, better curb appeal	9/26/2018 12:02 PM
39	I really don't like mixing neighborhood with commercial.	9/26/2018 11:50 AM
40	Use of green space is always a good thing; a bit more creative with architecture. B has a look of many strip malls; not bad, but not AS appealing.	9/26/2018 11:08 AM
41	Again, incorporation of green space, pedestrian walkways,such as in A. B is what you commonly see. It's okay but not as nice as choices A and E. Choice C is a bit "busy" for my taste. D is just ugly.	9/26/2018 10:58 AM
42	desirable: pedestrian friendly, wide attractive walkways, seating areas Undesirable: strip malls with front parking	9/26/2018 10:25 AM
43	Small is good	9/26/2018 10:16 AM
44	A seems better blended with the type of neighborhood near Manchester Rd. Walkable retail and restaurants would be so nice for Ballwin, lack of walkability is really the one thing that could drive my family out of Ballwin.	9/26/2018 10:15 AM
45	Desirable- places to sit, walk, green space, would definitely like a place to ride a bicycle without cars, or at least a dedicated lane. A and E have a community feel. I like C except for the fact that it is dark and closed in. B would be better along Manchester Road, although I feel it is a little stark and too much concrete.	9/25/2018 5:12 PM
46	It has a more of a European city look. I am concerned about parking and handicap accessibility as it is not pictured.	9/25/2018 8:05 AM
47	walkable areas would be great with shade and places to sit, sculptures, fountains etc. I recently visited pearl street in boulder colorado and that was really cool.	9/24/2018 8:33 PM
48	Mature Trees. Greenspace.	9/24/2018 8:22 PM
49	Desirable - an inviting atmosphere Undesirable - strip mall-looking atmosphere	9/24/2018 6:45 PM
50	Give local restaurants a chance to get a foot in the door rather than letting all the chains in. There is nothing unique and sustainable about all the chains.	9/24/2018 2:05 PM
51	I like the walkable areas with outdoor spaces, not just a walking path for the sake of a walking path.	9/23/2018 11:05 PM
52	Bike friendly NO MORE STRIP MALLS	9/23/2018 10:05 AM
53	I like the "green space" incorporated into both "A" & "E" and the buildings are also attractive. "B" is pretty much what we have now. "C" is not attractive, looks old and out of date as does "D".	9/22/2018 5:32 PM

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54	Desirable: Grass. Plants. Inviting. Community. 1-2 story buildings. Undesirable: A concrete jungle--not inviting.	9/22/2018 4:48 PM
55	Need to ensure you are not removing affordable housing off Manchester Rd to make room for more 'desirable ' commercial	9/22/2018 1:59 PM
56	Walkable, places to sit outside, parking is nearby and there is a rooftop restaurant that looks inviting. Plus all the great landscaping.	9/21/2018 10:24 PM
57	A & C have figured out how to make the walking spaces safe and away from auto traffic. The rest look too much like strip malls.	9/21/2018 10:07 PM
58	B & D have no appeal or class. C provides a more renovated share house or loft look which is more desirable but not as much. Again A has classy brick pavement and greenery with no traffic throughfare	9/21/2018 8:29 PM
59	Streets and parking lots not visible in the photo.	9/21/2018 7:51 PM
60	A walkable (bike) area must be set away from the parking lots. It must have green space, plenty of clear walking paths and access to all of the shops. Also, we must be able to access the area- not from a parking lot- but from a walk-in entrance.	9/21/2018 4:15 PM
61	Grass, trees, plantings convenient parking to the side are desirable. Concrete and all hard surfaces are undesirable.	9/21/2018 12:55 PM
62	I love mixed use communitis and the walkability. I find large parking lots and strip malls undesirable.	9/21/2018 10:51 AM
63	I like mastheads easily visible so that you know where you are going. Should look clean and neat.	9/21/2018 9:55 AM
64	I love the concept of vibrant community and creating spaces where folks can shop, gather, etc. My neighbors and I discuss this all the time! I drive along Manchester every day and I am constantly looking at where I would want to start my own business or develop my own space. We talk about how every town needs a pop of "cute". A development like this would afford more opportunities for that and take people away from the hustle, bustle of Manchester. Although, I can envision some of existing developments along Manchester being converted into these types of spaces.	9/21/2018 8:46 AM
65	Brick, cobblestone or paver walkways add charm and personality to the streets, making them seem more walkable and adventurous, like destination cities. The architecture in "C" also feels more unique and mixed, rather than the slightly "updated" styles we see in the other options and all over suburban commercial areas in every American suburb trying to be cool and modern without leaning into any specific design choice out of fear of alienating future shoppers.	9/21/2018 8:31 AM
66	Outside seating and convenient	9/21/2018 8:20 AM
67	I prefer the images where the street and parking do not take center stage.	9/21/2018 7:40 AM
68	Desirable: green space, places to meet and visit with friends, restaurants	9/21/2018 5:43 AM
69	C looks more like a community	9/21/2018 5:02 AM
70	I do not like the idea of neighborhood commercial at all. If I wanted that, I would have moved to Kirkwood. I'm really tired of people from Kirkwood and Webster Groves moving out here and trying to make it like that.	9/21/2018 1:20 AM
71	Agaim, prefer walkability and plants.	9/20/2018 11:40 PM
72	Image A is the most esthetic but because handicapped and aging population a smaller commercial area with accessible parking such as E might be best	9/20/2018 11:23 PM
73	I like the idea of walking paths. Also like the idea of retail with residential, a little urban mix.	9/20/2018 11:21 PM
74	Desirable to enjoy the scenery of the area as you walk to or from an establishment to dine or shop- beautification of your surroundings !!	9/20/2018 11:16 PM
75	I like the patio outside the restaurant.	9/20/2018 10:48 PM
76	C provides the most direct access to the shopping while maintaining the arthritic appeal. The other pictures look like any other suburb and not like a cool little spot in Ballwin. Picture C has the most character and could be designed around Ballwin's values as a community.	9/20/2018 10:03 PM
77	green space walking areas	9/20/2018 9:56 PM
78	Parking available closer to retail.	9/20/2018 9:41 PM

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79	Wide walking paths. Not parallel or close by with streets. Greenery along pathway. Gives a safe, relaxed, family feel.	9/20/2018 9:37 PM
80	Sleek and clean with wide sidewalk.	9/20/2018 9:30 PM
81	no strip stores	9/20/2018 9:29 PM
82	Walking retail full areas are great.	9/20/2018 9:19 PM
83	Trees and plants... curves... nice walking surface	9/20/2018 8:51 PM
84	Accessible through walking	9/20/2018 8:49 PM
85	The walking paths are disconnected from traffic areas making them safer and more desirable I do not like the strip mall look	9/20/2018 8:27 PM
86	More of a neighborhood place where you can walk out your door and shop for what you need.	9/20/2018 8:26 PM
87	I like the green space and walkability. We have too many strip malls already.	9/20/2018 8:15 PM
88	Aesthetically appealing. Park like setting. Nice walk areas	9/20/2018 8:05 PM
89	they look established and removed from the hustle bustle of the main roads. The brick, wrought iron, and abundant green is comforting.	9/20/2018 7:51 PM
90	Looks more historic and welcoming	9/20/2018 7:03 PM
91	Walkable, place to congregate, less cars	9/20/2018 6:43 PM
92	Include outdoor green space, seating, dining with open walkways.	9/20/2018 6:39 PM
93	Like sidewalks and green space.	9/20/2018 6:12 PM
94	Open space for walking/congregating	9/20/2018 6:07 PM
95	Like the large pathways and outdoor green space	9/20/2018 6:04 PM
96	walkable areas	9/20/2018 6:03 PM
97	Low profile commercial properties help to preserve the warm community feel that makes Ballwin a desirable place to live.	9/20/2018 5:59 PM
98	Strip mall look undesirable Green space, plants, walkable, restaurants are all desirable	9/20/2018 5:56 PM
99	Good walkable elements, such as pavers , shaded areas, goodtransition from parking to retail entry.	9/20/2018 5:41 PM
100	Looks more like a neighborhood then just commercial buildings	9/20/2018 5:39 PM
101	Green space. Buffer between buildings and streets.	9/20/2018 5:28 PM
102	Desirsble- more people spaces and shade, less cars.	9/20/2018 5:24 PM
103	A walk friendly area is key.	9/20/2018 5:21 PM
104	Safe walk ways.	9/20/2018 5:14 PM
105	I like the green space and the walkability is key.	9/20/2018 5:11 PM
106	Prefer to have less cement and more grass.	9/20/2018 5:08 PM
107	Green Space is important and incorporates people sitting outside which we all enjoy and can talk to other -- sterile is out these days	9/20/2018 5:02 PM
108	Grass, trees shade parking in the back	9/20/2018 5:01 PM
109	Again, more like a park. Very soothing.	9/20/2018 5:01 PM
110	Total visual looks inviting. No cars...yay	9/20/2018 5:01 PM
111	Make sure some grass and trees enhance look Pic B is just more of what we have too much of, but at least it looks clean and up to date	9/20/2018 4:55 PM
112	Hometown feel	9/20/2018 4:54 PM
113	Neighborhood Commercial should not be considered as part of Ballwin. Keep commercial along Manchester Road, Clayton Road, Clarkson Road. Residential should remain residential for apartments and houses, not for commercial.	9/20/2018 4:52 PM

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114	prefer the pedestrian access	9/20/2018 4:52 PM
115	Love the walk ability while maintain green. Hated seeing just a parking lot in front of building	9/20/2018 4:46 PM
116	Again: Green spaces are welcoming. C: The buildings are too tall and don't fit what our area is about.	9/20/2018 4:45 PM
117	Mixed use no vehicular traffic close	9/20/2018 4:45 PM
118	shopping walking	9/20/2018 4:43 PM
119	Desire open space for pedestrians	9/20/2018 4:41 PM
120	No more strip malls please. I like the pedestrian spaces in A and C	9/20/2018 4:36 PM
121	Pedestrian, green, walkable	9/20/2018 4:33 PM
122	Option E allows walking and driving access, and purposeful outdoor space. Option C invites loitering and high traffic The buildings have too high of a rise and block the sun. It feels closed in	9/20/2018 4:27 PM
123	Green space, walking friendly, open/not closed in	9/20/2018 4:27 PM
124	Brick. Limited to no stucco or concrete	9/20/2018 4:19 PM
125	Trees, nice sidewalks, natural buffers between shops and the street and traffic/parking.	9/20/2018 4:14 PM
126	Image C shows green space, wider walking paths, and it's much more welcoming and communal. The more green grass, trees, and areas for people to enjoy the surrounding outdoors, the better!	9/20/2018 4:14 PM
127	I really do love the downtown feel, but from the safety of my Ballwin suburb! I think it's great to get people out walking!	9/20/2018 4:12 PM
128	Greenery	9/20/2018 4:11 PM
129	Walkable and family friendly	9/20/2018 4:10 PM
130	I like the landscaping (trees, etc.) of A and E. B has close parking. I don't like C & D. C looks like a factory, and D is old fashioned.	9/20/2018 3:10 PM
131	Multi use, neighborhood feel and family friendly.	9/20/2018 1:58 PM
132	Seems accessible for everyone.	9/20/2018 1:45 PM
133	Nicer surroundings and looks quiet if used also for housing.	9/20/2018 1:28 PM
134	The green landscaping once again. Blacktop and concrete create too much heat during summer months. Walkability would be irrelevant if it becomes too hot and no one wants to travel outside on foot.	9/20/2018 1:17 PM
135	Gives the feeling that you could regularly spend time hear without getting bored	9/20/2018 12:32 PM
136	Image C: Very walkable space, attractive with seating areas	9/20/2018 11:13 AM
137	nearby parking, but some in roads. wide walk ways. looks like it would mix in much nicer	9/20/2018 10:51 AM
138	I like the mixed use appearance while still having parking nearby. It has a modern look to it.	9/20/2018 10:42 AM
139	Mixture of greenway, commercial and blending into neighborhood feel	9/20/2018 10:35 AM
140	both desirables appear to be more community related.	9/20/2018 10:23 AM
141	I like what appeared to be smaller steet, the openness and walkability away from a major road in image A. I liked the green space in image E. Image C felt to "closed in" buildings to tall. Would it turn into an alleyway? I would prefer not to see so much solid concrete as in image B. We have that already. We don't need more individual small strip malls. Looks like what we have. Images B and D have nothing I find desirable.	9/20/2018 10:22 AM
142	must have a lot of green space and not be overcrowded	9/20/2018 10:20 AM
143	Pedestrian areas with good aesthetics and lush landscaping	9/20/2018 10:06 AM
144	If I would want to get out in the morning and go walk to get a coffee! I had to feel welcoming. A and E are welcoming.	9/20/2018 10:05 AM
145	A and C are the obvious choices here. C wins out due to architectural detail. A probably provides a similar experience to C but is cookie cutter design.	9/20/2018 10:05 AM

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146	friendly inviting atmosphere	9/20/2018 10:04 AM
147	People every where. Eating outside. Looks nice and leisurely.	9/20/2018 10:02 AM
148	Desirable - Green Space	9/20/2018 9:51 AM
149	Image A invites. Image D is one step away from desolate.	9/20/2018 9:50 AM
150	Desirable - walking paths, scenery/greenery is pleasant, parking is close but not too close, outdoor seating. Undesirable - No walking paths, parking too close to buildings, not inviting.	9/20/2018 9:38 AM
151	More friendly and family oriented. It welcomes people to my city of ballwin	9/15/2018 3:47 PM
152	pedestrian friendly	9/13/2018 8:19 PM
153	Image A appears to be less of a mixed use commercial use and more like a neighborhood center. Image B and D look like every other shopping center in St Louis.	9/13/2018 4:04 PM
154	Desirable - Walkable amenities that make people want to take their time, relax, associate. Feels more like a destination. Undesirable - Drive-up only, quick in-and-out locations. Too much wasted space on parking.	9/12/2018 1:36 PM

Q32 What elements or characteristics of the Community Entry Features images to you find desirable? Undesirable? (Optional)

Answered: 148 Skipped: 195

#	RESPONSES	DATE
1	Kind of vintage/home town feel.	10/4/2018 1:45 PM
2	Attractive visually.	10/2/2018 5:57 PM
3	Pretty, attractive but not over stated or over assuming.	10/1/2018 11:16 PM
4	Simple but destinctive	9/30/2018 3:55 PM
5	I don't think we need these or use the funds for this	9/30/2018 9:40 AM
6	We are proud of Ballwin, and so some sort of "soft" Community Entry Feature could be welcoming.	9/29/2018 4:29 PM
7	Lower to ground and natural planting. We have too much overhead, especially along Manchester Rd — electrical wires with poles, stoplights.	9/28/2018 8:46 AM
8	We don't need this.	9/28/2018 5:10 AM
9	I'm between A and D. I like the idea to bring in foliage but I like defined markers of places to know the location. The only thing is that plants should not obstruct the view of low sitting vehicles when trying to view around for turns. Ex. Chesterfield Valley shopping center, if you're on THF blvd at a stop sign trying to see if someone is coming down from Chesterfield Airport rd. It's difficult to see other low sitting cars come down the turn and it could cause accidents. Along with the fact that there are RED and WHITE signs saying "DO NOT STOP" on the sides of the road, rather than having a GREEN and WHITE sign saying "PLEASE TURN" at the intersection of the 3-way... Point being it could combine both aspects while keeping low riding vehicles in mind of being able to see where needed.	9/27/2018 5:54 PM
10	This is not a priority for me, but I like the welcoming "arch" appearance of Image C.	9/27/2018 5:45 PM
11	More "proud" and noticeable.	9/27/2018 3:30 PM
12	I like the low-rise entry.	9/27/2018 2:22 PM
13	Not a high priority for me.	9/27/2018 2:19 PM
14	E is the least worst. I think the many fractured cities in STL make us seem parochial and foolish, and I don't want to be a part of making more tiny villages into stone features of this community which should collaborate, not isolate. I think Town and Country spending money on a new civic center is totally nuts. Build an ice skating rink instead or build an art museum.	9/27/2018 12:22 PM
15	C has the most prominent impact without being garish. A is very pleasing to the eye and if used at this scale or larger would be awesome, it's my favorite. Ballwin could use something like these to highlight our town	9/27/2018 11:34 AM
16	Desirable: Would like something more than a sign Undesirable: high cost/high maintenance, ongoing costs, will not be at every entrance to Ballwin, we should spend money on trees, sidewalks, street lighting, cross walks, and roads/bridges first.	9/27/2018 10:35 AM
17	lasting holding up weather stone or brick	9/27/2018 10:34 AM
18	Signage should be useful but not dominate the scene, Architecture should be functional. Form follows function!	9/27/2018 10:31 AM
19	If we plan development properly and incentivize our desired type of developments then we don't need to define our city boundaries with markers because it will be obvious you are in Ballwin by the neighborhood around you.	9/27/2018 9:34 AM
20	More light and not so overbearing.	9/27/2018 9:03 AM
21	Don't spend money on frivolous things like this.	9/27/2018 8:26 AM

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22	This could be a huge waste of funds. Though we love our community and all it has to offer we are still communities with our neighbors and how much overlap is there. Simple signs can be done with class vs trying to be better than the Jones's.	9/26/2018 11:40 PM
23	I like the idea of flowers and plants at the entrance of the community. I think it feels very welcoming.	9/26/2018 8:30 PM
24	Not sure we really need	9/26/2018 7:45 PM
25	Put that great big sign across Manchester Rd and let the world know that you are in Ballwin!	9/26/2018 4:04 PM
26	Desirable: visible & signed but not intrusively large, incorporation of landscape elements, durable construction (eg: stone), modern look Undesirable: banners, over-the-street signage	9/26/2018 3:22 PM
27	I like the new number markers on Manchester. Planters are great- but anything too large is distracting	9/26/2018 3:12 PM
28	Pleasing and welcoming	9/26/2018 2:25 PM
29	Attractive architecture and subtle natural elements. Undesirable would be elements that appear more advertising driven or attention grabbing.	9/26/2018 12:57 PM
30	Image D seems to fit the existing Ballwin aesthetics the most. I dislike the more extreme features like the tall post.	9/26/2018 12:45 PM
31	I really like the Ballwin sign at the corner of Henry and Clayton. The city did a really nice job with that. I like the plantings in A. I like the stone and brick in B and D. C is way too much. E looks too commercial.	9/26/2018 12:35 PM
32	Brick, iron, historical	9/26/2018 12:27 PM
33	Don't like massive or showy.	9/26/2018 11:51 AM
34	While the looks of A are more pleasing, I do like the archway over a road (C). Each has a good use for different areas, so it's tough to judge - each are good for their purpose as shown.	9/26/2018 11:12 AM
35	I didn't like any of these choices that much. A combination of hardscape and green areas would be best, in my opinion. Choice B looks like a cemetery entrance to me.	9/26/2018 11:00 AM
36	desirable-stone or brick work Undesirable-concrete planters-plants die, concrete easy to vandalize	9/26/2018 10:26 AM
37	If we have to have an entry make it simple	9/26/2018 10:18 AM
38	I think a smaller scale of C would be lovely. E is too commercial for my taste.	9/26/2018 10:16 AM
39	I like the vegetation and a place to sit on A. C is easy to spot. Traffic lights or decorative light could be put across the road. It would be nice to be able to have a walkway across the road; although I don't think that is what it is intended to be. I like the names of the streets being visible on D and also street numbers like we have along Manchester Road now, so you know what block you are at.	9/25/2018 5:21 PM
40	Looks like you are driving into a park. It looks more welcoming.	9/25/2018 1:55 PM
41	Want Ballwin to stand out just shouldn't be in your face. Subtle is best.	9/25/2018 1:35 PM
42	All of the features shown are not that spectacular. There is nothing unique that sets them apart from any other community.	9/25/2018 8:08 AM
43	B is nice but it also looks very expensive. A is pretty good but also seems a bit much. D isn't bad but just looks old. I like simple / elegant designs that fit in with the neighborhood aesthetic.	9/24/2018 8:47 PM
44	Desirable - something that is very easy to see Undesirable - short pillars; anything with greenery as the greenery will be gone late Fall and Winter	9/24/2018 6:48 PM
45	I like the planters if they can be maintained. Please plant many many many trees! No more neon lights. Please use dark sky lights.	9/24/2018 2:07 PM
46	Dignity, some greenery	9/23/2018 9:08 PM
47	Welcoming	9/23/2018 10:06 AM
48	While I like "A" the most, I think it would look more attractive on a smaller scale. It would also require maintenance all year in order to be attractive at all times. I think an attractive city sign at our boundaries would work as well, i.e. the West Glen Woods" subdivision sign. Since we have boundaries all over the place, anything will be costly.	9/22/2018 5:44 PM

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49	Desirable: Classic. Friendly. Inviting. Doesn't interfere. Undesirable: Posts/planters and things that block views.	9/22/2018 4:51 PM
50	Don't see the need	9/22/2018 2:00 PM
51	Unnecessary	9/22/2018 9:13 AM
52	Really like look of A, am impressed by C, but think D would fit better on Manchester (If done in the white of A, would look great!)	9/21/2018 10:35 PM
53	A and C are my favorites. I currently live near the Jon Pils marker at Henry and Clayton and love how it is simple, welcoming, and not too flashy. It appears minimal in maintenance, but really stands out in a classic sort of way.	9/21/2018 10:10 PM
54	Unique structure and surrounded by a small park.	9/21/2018 7:55 PM
55	C would be a lot of fun to see in Ballwin entrance/exit. It is a very clear sign and landmark.	9/21/2018 4:17 PM
56	Desirable-- Tasteful, clear label "Ballwin", visible but not overpowering, reasonable cost, maintenance-free Undesirable--tacky, difficult to read, out-of-character to the area, costly to install and maintain	9/21/2018 1:06 PM
57	I think these are unique/distinctive.	9/21/2018 11:30 AM
58	I am proud to live in Ballwin and love the bigger entry feature. It reminds me of The Grove.	9/21/2018 10:53 AM
59	Visual interest that adds to landscaping, would be beneficial.	9/21/2018 10:05 AM
60	Concept "B" would already match our address pillars placed on Manchester Road in Ballwin. They would also be seen from a distance carrying appropriate size lettering (font size).	9/21/2018 9:58 AM
61	A ---serves the purpose in a more unobtrusive, modern, and warm way	9/21/2018 9:32 AM
62	I love this idea and I love the idea of playing off the rich history of our sweet little town! It is a great story! And I definitely agree that the boundaries are blurred for sure. One side of Manchester is Ellisville and right across the street is Ballwin and the the opposite corner is Chesterfield. Take the intersection of Clarkson/Clayton for example. Or the area where Schnucks and Shop N Save are. I just do now see how to do this effectively. As much as I love the idea of an arch over the road (I do not like the SLU arch tho) because it harkens to the GROVE along another area of Manchester closer in to the city, I do not feel this would clarify the boundaries any better. Likely something like in image A would do a better job but they would need to be put at every place where Ballwin intersects with a neighboring city/town/village to be effective. I would love to be the Village of Ballwin (as opposed to city, town, etc.) to set us a part from our neighbors a bit more. It would give a bit more of a vintage vibe, again playing off our history.	9/21/2018 8:56 AM
63	A lot of these look either cheesy ("E"), too much like what you'd see downtown and also ugly ("C"), hard to keep clean ("D"), or like they could be a part of ANY suburb ("A" and "B"). What represents Ballwin's unique personality? (Also, is a fountain in the budget? People love fountains.)	9/21/2018 8:35 AM
64	Mire common sand simple but nice	9/21/2018 8:21 AM
65	I prefer entrances that are not so large but identify where you are.	9/21/2018 7:42 AM
66	I went to SLU!	9/21/2018 6:56 AM
67	stone, flowers, landscaping desirable Wash U sign too bold and gaudy	9/21/2018 5:46 AM
68	Is this really necessary? Sounds like a waste of money and resources	9/21/2018 5:05 AM
69	D would fit in Ballwin better than the others. Although, I don't think it's necessary to have an entry feature.	9/21/2018 1:21 AM
70	Too large or obtrusive not very esthetic. Keep simple and traditional lines.	9/20/2018 11:25 PM
71	Flowers <input type="checkbox"/> shrubs of some kind and nice eye catching stone statue	9/20/2018 11:19 PM
72	I like on the Arch there are letters where Ballwin could be. I like the fleur de le design. I like the brick and points at the top.	9/20/2018 10:50 PM
73	Nice - not Gaudy	9/20/2018 10:06 PM
74	This image looks the most contemporary, use of foliage and varying heights draws visual interest. The arch is okay, but how will that work over Manchester road? I don't like the columns. Too boring and easily missed.	9/20/2018 10:06 PM

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75	Blend in and do not stand out too much.	9/20/2018 9:43 PM
76	stonework and metals look nice, E just looks cheap	9/20/2018 9:39 PM
77	It's prestigious and distinguished, image D. Don't like bright colors or the arched sign.....doesn't look classy. Big stone landscape looks like too much concrete, not appealing.	9/20/2018 9:37 PM
78	Plants.	9/20/2018 9:32 PM
79	Simple is better. You don't need a grand entrance to a suburban town,	9/20/2018 9:20 PM
80	Interesting planters..artistic... trees and plants. Washington U too commercial.	9/20/2018 8:54 PM
81	I like the more historical	9/20/2018 8:29 PM
82	I don't love any of the options provided. The first option seems to fancy. Others seemed too large, too urban or too busy for our community.	9/20/2018 8:17 PM
83	needs to be more subtle	9/20/2018 8:12 PM
84	None	9/20/2018 8:11 PM
85	Aesthetically appealing and not to intrusive	9/20/2018 8:06 PM
86	i like the brick and the banner likequality to the signage	9/20/2018 7:53 PM
87	Looks more natural and welcoming. Not like setting up boundaries.	9/20/2018 7:21 PM
88	No plants to maintain, not too expensive or showy, subtle	9/20/2018 6:45 PM
89	Iconic or unusual type markers, not just signs or planters.	9/20/2018 6:40 PM
90	It is a subtle designation without distracting from the surrounding area or obstructing the skyline or movement of high profile vehicles.	9/20/2018 6:06 PM
91	Large stately presence	9/20/2018 6:05 PM
92	Arch shape feels welcoming	9/20/2018 5:57 PM
93	These elements are not that important to me, thus simple and inexpensive are the best. A good boundary marker and welcome sign is sufficient	9/20/2018 5:43 PM
94	Prefer the more historic look. More classic not pretentious	9/20/2018 5:41 PM
95	Combination of hardscape and landscape preferred and something that doesn't look "tacked on" like image E	9/20/2018 5:32 PM
96	These seem unnecessary.	9/20/2018 5:22 PM
97	Nothing gaudy, just a historical sign on a brick column.	9/20/2018 5:16 PM
98	I like the brick. Pairing image D with sidewalks in similarity gives a positive welcoming vibe. Walkability will make ballwin stand out.	9/20/2018 5:14 PM
99	Stately entrances, like Claymont entrance off of Clayton. That is nice.	9/20/2018 5:09 PM
100	Lots of greenery, trees, positioned away from the road so no one runs into them.	9/20/2018 5:07 PM
101	Beautiful like a park. The others are nice except for image E. That one seems very formal. Almost sterile. It does not say to me, come in and relax a while. It more says here's where you go to do what you need to do, do it and leave so the next guy can come in and do his thing.	9/20/2018 5:06 PM
102	Love the Natural Stone and if it's lit at night would very beautiful and inviting and having green space or plants below would be wonderful as well... the others look impersonal, cold and boring.	9/20/2018 5:05 PM
103	Distinctive, lower maintenance, not hard to read, hard to miss	9/20/2018 5:03 PM
104	The less obtrusive the better	9/20/2018 5:01 PM
105	Who pays for that Keep it tasteful and no overly obnoxious I like the idea of flowers or ornamental glass Maybe incorporate a flock into Each entrance using solar	9/20/2018 4:58 PM
106	I like a plain sign. Save the funds to pay Ballwin employees; would give a more hometown feel	9/20/2018 4:56 PM
107	For entry into Ballwin, the current signs along the road are most desirable. We don't have to upgrade everything to look like a palace, royal atmosphere.	9/20/2018 4:56 PM
108	prefer the subtle approach	9/20/2018 4:53 PM

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109	Light colored stone with abundant landscaping	9/20/2018 4:50 PM
110	A or D. Preferred versus the others.	9/20/2018 4:48 PM
111	Didn't care of the "sign" or reuse of other ideas. Incorporating Ballwin would be important in something like that	9/20/2018 4:48 PM
112	The arched identifier is out of the way, is visible from small cars and behemoth SUVs, is not overkill like the ones in (A) -- (Creve Coeur, honestly...) E looks like a car dealership identifier.	9/20/2018 4:47 PM
113	There was no place to say, no, I don't think we have to welcome people to Ballwin with an architectural element. There are many entrances to Ballwin. Would these only be on Manchester Road? Clarkson? New Ballwin? Reinke? Holloway? Kiefer Creek?	9/20/2018 4:38 PM
114	Each of these photos and specific materials and design, already have a visual cue to the assigned area. I prefer classic, strong, masculine material with a bold, yet not ostentatious presentation	9/20/2018 4:31 PM
115	Something with some height, but not so much that it's gaudy. Rock or stone.	9/20/2018 4:28 PM
116	Brick and stone combo	9/20/2018 4:20 PM
117	Love the planters with flowers and greenery. Could have Ballwin engraved in the concrete. No pillars or arches that make it look too serious and urban.	9/20/2018 4:17 PM
118	Image B has more plants and green space - which is nice! And I like image C as well, but I would much, much, much rather Ballwin invest in a WALKWAY OVER Manchester Road like they have done out in Wildwood, vs. just a sign that spans Manchester Road similar to what they have over Grand Avenue down at SLU...	9/20/2018 4:16 PM
119	I prefer historic to modern. And landscaping is nice, so is stone.	9/20/2018 4:14 PM
120	Welcoming and not too modern	9/20/2018 4:11 PM
121	Since the West County cities blur into each other, it might be nice to have a more visual boundary. I presume there would be something like "City of Ballwin" prominently displayed. However, these appear to be expensive to build and maintain.	9/20/2018 3:25 PM
122	Very welcoming due to plants nad garden feel.	9/20/2018 2:01 PM
123	Elegance	9/20/2018 1:52 PM
124	Low-key, yet attractive. Different than other communities, and I would like for Ballwin to have its own style of welcome.	9/20/2018 1:46 PM
125	Not so ostentatious, more understated.	9/20/2018 1:30 PM
126	Planters always make an area look nice as long as well maintained. But as I age I like large directional signs.	9/20/2018 12:42 PM
127	I think this would be an unnecessary use of time and funds. If you choose to do this, keep it simple and state what it's for. Otherwise, what's the point? The uniformity is nice, but trends change. If you decide to update, you'll probably have to update everything!	9/20/2018 12:37 PM
128	Image A is the one I disliked the least, as I'm not that keen on these defined community entrances, at least for Ballwin. I've seen something like Image C in The Grove on Manchester down by IKEA, and I know this works for SLU and Wash U. fairly well, but Ballwin is more than just a section of Manchester Road. Would this be done on Big Bend, Clayton, etc.? I don't know....maybe image C would work for Ballwin, but it's a big statement (grin!). That's why my preference was the low key option, but the low key option isn't as noticeable if high impact is desired.	9/20/2018 11:18 AM
129	i only say A because it is the least silly for our community. i actually love the stuff on the corner off Clayton & Henry/Schoettler. the laser cut steel. understated, tasteful, not wasteful...	9/20/2018 10:54 AM
130	It identifies our boundary without being too big.	9/20/2018 10:43 AM
131	I like the design in image A, low in height, stone material and I appreciate the plantings. The question I would have is where would these markers go? There are many egresses into our community. A major consideration for the design would be the locations of where you put them. I do not favor the tall arch structure in C representing SLU and the banner in image E just looks cheep and will fade and tear over time. If they are going on Manchester Rd, consider the stone work that recently used to mark numbered addresses and the stone bus stops. Use material that will compliment them.	9/20/2018 10:38 AM
132	Low profile pleasant	9/20/2018 10:36 AM

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133	A is the most eye pleasing. Others appear to have been installed--just because. No thought of esthetics.	9/20/2018 10:26 AM
134	must include greenery and not be too tall	9/20/2018 10:22 AM
135	Plants and flowers are prettier. Not big tall markers.	9/20/2018 10:12 AM
136	I think it's somewhat desirable to delineate the entry points, the overwhelming size of Ballwin and number of entry points likely makes major features financially wasteful.	9/20/2018 10:11 AM
137	It sort of matches what you've already started.	9/20/2018 10:07 AM
138	Very modern appealing look	9/20/2018 10:06 AM
139	clean. neat, flowers	9/20/2018 10:03 AM
140	I am not extremely excited by any.	9/20/2018 9:52 AM
141	Image C would clearly say to everyone that you are entering Ballwin. It also looks appealing.	9/20/2018 9:52 AM
142	Desirable - incorporates both hardscape material and landscape materials, not too big or tall, inviting, flexibility to change plants in containers throughout the year. Undesirable - too big, too tall, too "clinical", too modern.	9/20/2018 9:41 AM
143	Looks better	9/15/2018 3:48 PM
144	It's welcoming...reminds me of the entrance to Disney. It says, "come on in...you'll have a great time in Ballwin."	9/15/2018 6:57 AM
145	The boundary line doesn't matter	9/13/2018 8:20 PM
146	Image C will be a larger investment up front however it leaves no doubt that you are in the City of Ballwin. Currently so many unincorporated areas around Ballwin are referred to as Ballwin but lack the same standards as Ballwin. Image C would set the physical city apart from areas that no one that lives in Ballwin wants to be a part of Ballwin.	9/13/2018 4:09 PM
147	prefer stone/limestone structures with landscaping	9/12/2018 4:40 PM
148	I like that image A is subtle and more upscale-looking. Cohesive stone, landscape, etc. Don't necessarily need a literal gate/drive-under structure. The Wash U logo is way too literal and in-your-face.	9/12/2018 1:39 PM

Q39 What elements or characteristics of the Bicycle and Pedestrian Facilities images to you find desirable? Undesirable? (Optional)

Answered: 156 Skipped: 187

#	RESPONSES	DATE
1	Gives room to different modes of transportation and walking.	10/2/2018 5:58 PM
2	safety and a way to get around without driving everywhere	10/2/2018 11:01 AM
3	Everyone has their place. Bicyclists are a nuisance on roads especially the heavier trafficked roads and during rush hour.	10/1/2018 11:19 PM
4	Dedicated path/trail not close to traffic	9/30/2018 3:57 PM
5	safer for both pedestrians and bicyclist	9/30/2018 1:44 PM
6	I like safe paths	9/30/2018 9:53 AM
7	Would love a walking or bike trail throughout Ballwin	9/30/2018 9:41 AM
8	Image C shows adequate sidewalks, which are preferred in a residential setting. Image A shows a desirable solution along side a busy roadway, such as Manchester road	9/29/2018 4:34 PM
9	Love the winding through neighborhoods in natural setting. Having the need for commercial area bibycling, moving them off the main road is better for safety.	9/28/2018 8:49 AM
10	Quaint	9/28/2018 5:11 AM
11	Image A and E are the best. It keeps cyclist away from pedestrians paths and vice versa and identifies a safe distinguished lanes between cyclists to keep them from running into each other.	9/27/2018 5:57 PM
12	I like how Image E looks both inviting and safe for pedestrians and bicyclists. Image D has the danger of opening a car door into a bicyclist.	9/27/2018 5:47 PM
13	Less invasive, room for walkers and bikers.	9/27/2018 3:31 PM
14	I am unable to ride a bike or walk very far so I will not comment.	9/27/2018 2:24 PM
15	While bikers need access, try and keep the cars and bikes separated where possible for safety and sanity sake.	9/27/2018 2:21 PM
16	A and E separate the lanes most visibly, which is good. I don't see B and C as an improvement, just an urban feature. The two different fences on B make it stand out as especially ugly. D looks the most dangerous.	9/27/2018 12:26 PM
17	A looks to be the safest for bikers and walkers. B would be good if it's a wide enough trail and if clearly delineated for both walkers and bikers. D looks like a lawsuit waiting to happen for whoever misses the biker coming along as the car occupants open the driver side doors	9/27/2018 11:40 AM
18	Desirable: dedicated lanes for cycles Undesirable: further complicates traffic at intersections, bicycles on sidewalks (except small children),	9/27/2018 10:39 AM
19	bikes and pedestrians should be separated from vehicle traffic	9/27/2018 10:33 AM
20	Try our best not to have cars and bikes competing for space.	9/27/2018 9:36 AM
21	Keeps bikers off the streets.	9/27/2018 9:04 AM
22	I like the completely separate area for bikes that is not in traffic or sharing the lane with cars. There are a lot of cyclists in this area, some that are courteous of cars and some that are not. The same can be said about the drivers. Perhaps a wide sidewalk/bike lane combination. Also if it is not a main road like Manchester possibly only having it on one side of the street vs both.	9/26/2018 11:48 PM
23	I like the canopy effect of the mature trees in C. I would worry about more accidents involving bicycles when cars are entering or leaving the curbside parking areas in D.	9/26/2018 8:57 PM

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24	I have often wondered why sidewalks are never used for bicycle riding. A wide sidewalk seems like it would allow room for walkers and riders. I live off of Kiefer Creek and there are frequently bicycle riders ON Kiefer trying to get to and from Castlewood Park. I fear for their safety every time I see cars trying to maneuver around them on that narrow winding road.	9/26/2018 8:37 PM
25	I would prefer to separate pedestrians and cyclists if feasible. Both using the same path doesn't always work out well.	9/26/2018 7:20 PM
26	Desirable- good options for walking and biking in nature keeps a community happy and healthy!	9/26/2018 5:59 PM
27	Connect all of the parks with a trail system for walking and biking.	9/26/2018 4:05 PM
28	Desirable: pedestrian and bicycle pathways incorporated into new roadways, mixed use areas, and new housing developments Undesirable: reduction of traffic lanes on existing roadways for dedicated bike paths	9/26/2018 3:30 PM
29	Good access, maintained well, fits into the neighborhoods.	9/26/2018 3:14 PM
30	Bikers need their own lane for safety purposes	9/26/2018 2:26 PM
31	Keep each one separate.	9/26/2018 1:25 PM
32	Keeping bicycles and pedestrian traffic separate from each other as well as from automotive traffic would be ideal if possible.	9/26/2018 1:00 PM
33	I like having a specific place to walk and not have to worry about cars or bikes. I also like the image with a separate green bike lane. I don't bike around town because it feels unsafe right now, even in image D where people could be pulling in and out or opening doors	9/26/2018 12:47 PM
34	I like that A blends in nicely yet the bike path is safely away from the street. I also like the plants. I like B because I would love if there were bike/walking paths throughout the city. I like C, not for biking, but for walking, I like in a neighborhood that is severely lacking in sidewalks. I don't like D because the bike path is too close to the road. E is too garish, the green is ugly and there is not enough separation.	9/26/2018 12:39 PM
35	separate from automotive traffic lanes	9/26/2018 12:05 PM
36	Safe for all.	9/26/2018 11:52 AM
37	As stated, based on location, the need will change. I have seen similar designs in other areas as A, and they worked great. Re: C - I find most bikes do not drive on regular sidewalks. B is great in more of a "greenway" area - and I love the markings for directions on E.	9/26/2018 11:15 AM
38	I like the inclusion of pedestrian walkways and bike lanes, but especially the fact that there is some space between them. You would have fewer bike rider-pedestrian collisions.	9/26/2018 11:02 AM
39	road paths-parked cars open doors increases danger Too busy for road paths	9/26/2018 10:28 AM
40	Bicycle DO NOT BELONG anywhere near street traffic. They do not believe in following the traffic laws because they think they have the right to do whatever they want to. KEEP THEM OFF THE STREETS IN BALLWIN!!!!	9/26/2018 10:21 AM
41	I like the fact that both pedestrian and bicycle enjoy ample space in image A. Bridges to cross Manchester are truly a MUST in my opinion. With the increase of young people who do not drive, if there were bridges to safely cross Manchester I think we would see an increase of local shopping and sense of community.	9/26/2018 10:19 AM
42	I like the separate bike lanes on A and E for Manchester Road and heavy traffic areas. D is O.K., but I would be afraid of people opening their doors into you. However; Manchester Road does not have parking along it. B and C would be nice for walking or bike riding in the subdivisions.	9/25/2018 5:32 PM
43	The bike traffic is kept away from the vehicles, and does not compete with people walking.	9/25/2018 2:00 PM
44	I both bike and run. I like B as it looks cozy, where A would be more functional.	9/25/2018 1:36 PM
45	It shows the direction of bicycles need to be riding and keeps them off of the street away from traffic.	9/25/2018 8:10 AM
46	separate lanes for bikes and cars is great. Who doesn't like tree lined streets. I find all images appealing.	9/24/2018 8:49 PM

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47	I like the alternate material used in image A. Would like to see all concrete sidewalks in Ballwin move to an alternate material. Something that would be easier on the feet/knees of runners, more bike friendly, and more observable by auto drivers. Also, like the seperation from pedestrian and autos.	9/24/2018 8:28 PM
48	Desirable - safety Undesirable - walking on the road	9/24/2018 6:49 PM
49	I like the trails that have a spot for bike riding.	9/24/2018 2:10 PM
50	When designated bike paths aren't feasible, image D may be only possibility	9/23/2018 9:15 PM
51	Any bicycle lanes should not take away from car lanes. They should be in addition to necessary car lanes.	9/23/2018 11:54 AM
52	Dedicated off the road bicycle lanes to be safe for families and individuals to commute and reduce car traffic	9/23/2018 10:07 AM
53	"A" best for safety, but wonder if this would be done for both directions of traffic--or would the example shown be 2-way traffic--? "B" & "C" could be dangerous if for pedestrians and cyclists. "D" would be ok for cyclists, doesn't show anything for pedestrians. I've never seen anything like the "E" example. Would-think-have to have the directional information at least every block or so.	9/22/2018 6:01 PM
54	Desirable: Division of bicycle and pedestrian traffic. Large sidewalks. Not connected to main roads, they are safer. Undesirable: painting a stripe on a busy street, and calling it a bike lane. No place for pedestrians to exercise and walk.	9/22/2018 4:54 PM
55	Question the ability to put in paths without taking existing property from owners	9/22/2018 2:03 PM
56	D is the most practical, but E is well defined with the green highlighting the bike path and it appears to have a curb too.	9/21/2018 10:43 PM
57	A and E a great for cyclist and pedestrian safety from auto traffic and keeps everyone moving at a good pace for their modes of transportation. B would be fine for neighborhoods and parks where cyclists and pedestrian traffic is not heavy, but more recreational. C is bad because current ordenences say adults are prohibited from riding on sidewalks. Not good if you are riding as a family with small children just learning to ride a bike.	9/21/2018 10:15 PM
58	The walk is surrounded by natural elments no t concrete and streets.	9/21/2018 7:58 PM
59	A and E are clearly the best choices. No one bikes on the normal sidewalk, they always end up in the road. The dirt/paved path on B is not reasonable for most of Ballwin. D is just dangerous, cars will cross the bike lane all the time.	9/21/2018 4:20 PM
60	Most desirable are facilities separate from roadways and separation of bikes and pedestrian. Next would include separations from roadways with combined bike and pedestrian, trees for shade are great for walkers and natural surroundings aid relaxation and reconnection to nature, the seasons, and neighbors.	9/21/2018 1:17 PM
61	I think progressive, growing cities have good facilities for biking and walking. I think young people would place a high priority on these types of amenities when choosing where to live.	9/21/2018 11:31 AM
62	I love separate bike paths, out of the street traffic.	9/21/2018 10:54 AM
63	Ballwin needs more walking paths in and around the city AND parks. Only 1 city park has a paved path suitable for walking, and it's mediocre at best. (new ballwin park)	9/21/2018 10:07 AM
64	"A" seems the most functional--covers all aspects of transit in proximity to shops etc.	9/21/2018 10:01 AM
65	The more trails the better to me. I think a more connected trail system that would take you through Ballwin would be super cool and perhaps connecting to neighboring trails systems would be an excellent way of showcasing our friendship with our neighboring communities.	9/21/2018 8:58 AM
66	I like any of the options that separate the bikes from the traffic lanes as long as it does not affect the existing capacity of the roadways.	9/21/2018 8:53 AM
67	You need a lane just for bicycles. They can't share with cars, and they can't share with pedestrians. It's a pain for all involved. I like the solutions presented in "A" and "E" the most for this reason.	9/21/2018 8:37 AM
68	More like a bike path away from pedestrians. Safer	9/21/2018 8:22 AM
69	I prefer bike paths that aren't right next to the main streets.	9/21/2018 7:43 AM
70	desirable: separation from auto traffic; B away from traffic undesirable: gaudy green color	9/21/2018 5:49 AM

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71	Separating walkers from bikers is the best option for both.	9/21/2018 5:08 AM
72	Again, we don't need to make Ballwin into Kirkwood. I moved out here to get away from that. I don't like the feel of a walking/biking everywhere community. Plus, with all of our hills I don't see how it's even possible for people to want to do this. And with the traffic on Manchester, I would never let my family bike on it.	9/21/2018 1:24 AM
73	All for pedestrian and bicycle safe access.	9/20/2018 11:42 PM
74	Caution in areas with cars A separate area for bikes is most safe and desirable	9/20/2018 11:27 PM
75	Keep bikes out of roads, give bikers more space so they stay in their lane. I like idea of having walking only paths in some areas. I don't want to "share the road" on busy street; it's a traffic hazard.	9/20/2018 11:26 PM
76	I like A because the bike path is separated from the cars and the bike path is separated with trees and plants from the walking path	9/20/2018 10:55 PM
77	There is a clear distinction to separate all three types of traffic, vehicular, pedestrian, and bicycle and none of the later two interfere with the vehicles. Image D is what they use in Washington, DC and its horrible! Might work here though as we have less volume. I don't see how C resolves Amy issue and can't see the benefit in E.	9/20/2018 10:09 PM
78	Simple - effective	9/20/2018 10:07 PM
79	separation between walkers and bikers	9/20/2018 10:00 PM
80	Does not look bad and blends in to the surroundings.	9/20/2018 9:45 PM
81	The separate walking and biking lanes is desired in busy areas. Prefer the bike lane to be off the streets like image A. Image B is also nice for bike rides completely away from the streets. That image could also be used as a running trail. It's more of a secluded feel with greenery and homes along it.	9/20/2018 9:42 PM
82	anything that keeps lanes of car, bicycle and pedestrian traffic clearly marked and separate is desirable. Anything that leaves room for accidents between the three is a potential problem.	9/20/2018 9:41 PM
83	Bikers need to stay out of cars traffic. This has their own lane to stay in.	9/20/2018 9:34 PM
84	clear separation from cars is desirable	9/20/2018 9:31 PM
85	Safest... away from traffic lanes	9/20/2018 8:55 PM
86	Nature	9/20/2018 8:51 PM
87	For safety there should be a true barrier between cars and bicycles.	9/20/2018 8:31 PM
88	Safe and away from traffic and nicer view	9/20/2018 8:30 PM
89	I like that A has safe spaces for vehicles, bikes and pedestrians. Open bike lanes aren't well utilized today.	9/20/2018 8:19 PM
90	Clearly defined area for bikes Safely separated from both pedestrians and car traffic	9/20/2018 8:09 PM
91	Prefer bikes off the road or separate lanes. Hate when bikes are in the road	9/20/2018 8:08 PM
92	Separate bike/pedestrian lanes	9/20/2018 7:12 PM
93	Clearly marked and out of traffic and pedestrian way	9/20/2018 7:06 PM
94	Path away from traffic so more calming and safer	9/20/2018 6:47 PM
95	Clearly defined lanes that won't disrupt vehicle traffic.	9/20/2018 6:42 PM
96	Like designated bike lanes. Option A is very clearly marked.	9/20/2018 6:16 PM
97	It would be nice to have dedicated use facilities for bicycle and pedestrian to take advantage of the natural beauty of the area. Entry points to the commercial areas would be a bonus for these facilities that keep vehicles separate from the bicycle/pedestrian traffic.	9/20/2018 6:12 PM
98	First, just give me an easy and safe way across Manchester Road	9/20/2018 6:10 PM
99	safety	9/20/2018 6:08 PM
100	Separate designated walk way, bike way, and road way	9/20/2018 6:07 PM

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101	E gives sidewalk space for walking and gives bikes their own space. It's unsafe when they are in the street directly with cars	9/20/2018 5:59 PM
102	dedicated walk/bike paths are the best. Those that link destinations without walking on streets with heavy traffic are best. I like cut- throughs and paths through and around neighborhoods.	9/20/2018 5:45 PM
103	More natural looking.	9/20/2018 5:43 PM
104	Separation of bikes from cars on busy streets is desirable. If bikes are in a lane along side parking, that's a disaster waiting to happen frequently, i.e. car swerving into parking space taking out the bike. Car door opening and bike upended.	9/20/2018 5:35 PM
105	Bike lanes are great but they should not take away any current driving lanes like they did on Gravois road and many others in the city. They have made traffic worse and there is very little bike use. Bike lanes should be separated from driving and walking lanes like photo A.	9/20/2018 5:26 PM
106	We don't need trees to block the view of addresses or business store fronts. It's already Manslaughter Road, we don't need the cause for more accidents.	9/20/2018 5:20 PM
107	The extra room for the bike lane seems nice but looks like it would cause issues because of all our side street entrances or parking lot entrances. The sidewalks need more greenery like image C.	9/20/2018 5:18 PM
108	Traffic communication with the street paint is helpful. Two-way bike lanes would also be nice, if possible.	9/20/2018 5:10 PM
109	Tree lined, bikers have their own defined path (Can be used as an Emergency lane if needed too), people can still walk by and the bikers can stop at the stores.	9/20/2018 5:09 PM
110	I'm not much a biker so I'm neutral on what would be best while recognizing that some gr hinges is better than nothing. I am more of a walker and image B is prettier to me.	9/20/2018 5:09 PM
111	More greenery and safety, less blacktop.	9/20/2018 5:09 PM
112	Physical barriers between people, cars, and bicycles are best (Champaign-Urbana has had them for 20 years on campus) rural paths nice too	9/20/2018 5:07 PM
113	The bike lanes in St. Louis city suck for drivers They remove a full lane and for what I see very few bikes on them given the expense Also the bike lane next to parked car is a accident waiting to happen I like the id a of dedicated bike path like Grants Trail Just make sure the police patrol to keep people using them for home invasion Escape routes	9/20/2018 5:02 PM
114	B. Most appealing to me, however each seems to be very costly for a town the size of Ballwin. Not to mention home and businesses losing property. With changes already in place for Manchester Road these do not seem needed, let along all our side streets.	9/20/2018 4:59 PM
115	Pedestrians need as much room and rights as bicycles. We need more drivers to observe crosswalks!	9/20/2018 4:59 PM
116	Bicycles should be in a designated lane in the street, and pedestrians should walk on the sidewalk.	9/20/2018 4:59 PM
117	clear definition between walkers and bikers	9/20/2018 4:54 PM
118	I actually like (A) and (E) equally. Bicyclists are given CLEAR indication of where to ride. (D) is just wrong: Bikes do NOT belong on the same roads as motor vehicles. B and C: Bikes never ride on sidewalks and seem to prefer streets.	9/20/2018 4:49 PM
119	Desire large separate paths for bicycles and pedestrians.	9/20/2018 4:44 PM
120	Separate pedestrian , car, and pedestrian areas. Both of my children sometimes bike to work.	9/20/2018 4:40 PM
121	Avoid mixing moving foot traffic with bicycle traffic. I would avoid a shopping/ restaurant area that had cycling traffic running though it. Around it and to it would be acceptable. However, bicycles have NO BUSINESS on Manchester Road	9/20/2018 4:36 PM
122	Image A is nice, but not at the expense of adequate parking. Pedestrian and bicycle pathways need to be included in original development plans, not squeezed in later.	9/20/2018 4:30 PM
123	B or A. Safety is key here. Isolated from road and unsafe drivers, is desirable	9/20/2018 4:30 PM
124	Distinct boundaries. Clearly labeled	9/20/2018 4:21 PM
125	The more natural and removed from traffic the better.	9/20/2018 4:19 PM

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126	B is very nice and the area isn't nearly so busy and/or dangerous with traffic like the others! And it has beautiful landscaping too	9/20/2018 4:17 PM
127	I'd rather not have bike paths but if we're going to have bikers then I guess we need paths! And in that case, I'd like for them to be the least intrusive possible.	9/20/2018 4:15 PM
128	No bikes near car traffic	9/20/2018 4:13 PM
129	Definite borders between bikes and traffic	9/20/2018 4:13 PM
130	B seems the most pleasant for recreational walking & biking. In busy areas, A seems to have the best separation of cars, bikes & pedestrians. However, I can't see any of these happening in existing Ballwin without prohibitively huge expense & disruption.	9/20/2018 3:35 PM
131	Very easy to know what mode of transportation should go where. Also, seems safe.	9/20/2018 2:04 PM
132	I actually liked both A and E. Safety to all, including pedestrians and bicyclists, but also with visibility to the driver of an automobile.	9/20/2018 1:48 PM
133	Any bicycle near or on same street as cars is totally undesirable. Bicyclists think they own the street.	9/20/2018 1:34 PM
134	to me A is more pleasing but to accomplish on city streets something like E would have to be done.	9/20/2018 12:46 PM
135	Bike paths should be clearly designated and separate from both driving and walking areas	9/20/2018 12:38 PM
136	bikes anywhere near cars scare the living daylights out of me. if they hit an object or pothole & fall over, they are going to be severely injured or killed. and the driver might be charged, when it may not be their fault. i believe in elevated pathways, bike parks & the trail thru the subdivision looks great. i do NOT like bikes on the road.	9/20/2018 11:55 AM
137	I love the separation of autos, bikes and pedestrians in Image A.	9/20/2018 11:20 AM
138	Image A looks to expensive of an undertaking. Image D is not safe in my opinion. You need separation from vehicles. I feel you could used/make sidewalks as a shared bike/pedestrian paths. I do not see many pedestrians on existing sidewalks. Current sidewalks are hardly used in the areas I frequent and live. Would be cost effective to make/use a combination arrangement. Make sidewalks wider and divide with paint/markings to separate the two. Need also to educate folks on common curtesy and "rules" for the use of the paths.	9/20/2018 10:55 AM
139	Provides most safety for bikers	9/20/2018 10:38 AM
140	I like B but wouldn't want it in my back yard. Having bike lanes in the street seems to dangerous these days and bikers often make it difficult for drivers.	9/20/2018 10:29 AM
141	travel spaces for bikes and people should be far away from vehicular traffic	9/20/2018 10:24 AM
142	B is pretty but probably not practical. Good to have marked lanes but then everybody has to obey the markings!	9/20/2018 10:15 AM
143	I don't see the Manchester strip as a place people would commute on bicycles even if A, D or E were implemented. The images shown lend themselves to a more urban environment. If recreational paths could be incorporated through neighborhoods, I believe those would get more use.	9/20/2018 10:14 AM
144	I think a combination of a sidewal and a smaller bike lane is good.	9/20/2018 10:10 AM
145	Trees and clean sidewalk area look inviting	9/20/2018 10:07 AM
146	I like nature trail looking things.	9/20/2018 10:04 AM
147	Image B, the trail behind the homes, links our parks and our homes. This trail system is long overdue in Ballwin. Wildwood, yes. Ellisville, yes. When will Ballwin do this?	9/20/2018 9:55 AM
148	Desirable - safer due to some division between the road and the bike lanes	9/20/2018 9:53 AM
149	Safe bike path as well as trees on the street	9/20/2018 9:50 AM
150	Desirable - natural-looking pathway for both bikes and pedestrians, smooth pathway. Undesirable - bike lanes too close to automobile lanes, signage for bikes/pedestrians is too big/colorful/industrial, ugly, sidewalks are uneven and costly to maintain.	9/20/2018 9:44 AM
151	I don't like bikers on the street I prefer them to have their own space	9/15/2018 3:49 PM
152	This option blends nicely into existing neighborhoods and work work in more public areas too.	9/15/2018 6:58 AM

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153	I think it is important to have separation between motor vehicles and bicycles and pedestrian traffic. Otherwise, cyclists are at risk of being hit. Therefore, I like A the most. It has a place for pedestrians and a separate protected place for cyclists. Mixed use of cyclists and pedestrians is problematic in my experience. Pedestrians wear headphones and do not hear cyclists, even when they yell. Also, they tend to like to walk 2, 3, 4 or more across.	9/13/2018 8:51 PM
154	more bikes	9/13/2018 8:21 PM
155	It is more appealing to have the bicycle and pedestrian facilities apart from each other. To many time bikers are causing more of a distraction to motorists.	9/13/2018 4:12 PM
156	I love cycling, but absolutely cannot stand cyclists who ride along with traffic. Separate bicycle lanes is a must, and the more divided from the road, the better. Would not be opposed to cyclists on the sidewalks, if sidewalks were wider. "Offroad," scenic cycling option would be most preferred. But if we had more of the walkable neighborhoods as shown previously in the survey, it could be fun to bike to those destinations!	9/12/2018 1:43 PM

Q46 What elements or characteristics of the Bicycle and Pedestrian Crossing images to you find desirable? Undesirable? (Optional)

Answered: 146 Skipped: 197

#	RESPONSES	DATE
1	If you are looking for pedestrian crossings on Manchester, you would have to find a way to make it safe and keep traffic flowing. If there is a pedestrian crossing, it needs to be highly visible and safe.	10/7/2018 11:58 AM
2	A undesirable	10/4/2018 1:48 PM
3	A B and D are similar.	10/2/2018 6:00 PM
4	safety, looks and feels more connected	10/2/2018 11:03 AM
5	Blends in with the surroundings and is aesthetically pleasing yet provides the safety service needed.	10/1/2018 11:23 PM
6	Safest	9/30/2018 3:58 PM
7	Stoplights at pedestrian crossings are A MUST	9/30/2018 1:46 PM
8	Safety first.	9/30/2018 9:42 AM
9	I feel that a traffic light is important in order to get cars to actually stop for a pedestrian crossing.	9/29/2018 4:36 PM
10	A is too busy with adding even more above electrical. In Ballwin without much space to develop, we do not need the large crossings. B is simple enough with a nice appearance.	9/28/2018 8:52 AM
11	Everyone will know what to do. Nice looking.	9/28/2018 5:13 AM
12	A and E are best. Image A tells drivers what is expected at the light and keeps lights in clear view of the driver. Image E is best as it offers people an alternative than having to share the road with drivers.	9/27/2018 5:59 PM
13	I like Image C because it shows that there are places to walk TO. I love the path pictured in Image E, but I'd rather have places to WALK TO than simply places to walk.	9/27/2018 5:49 PM
14	While not appropriate or cost effective for all it accommodates both pedestrians and automobile traffic best.	9/27/2018 3:33 PM
15	Again, no comment.	9/27/2018 2:24 PM
16	While E would be best, the costs most likely would be too high, speed bumps like B cause too much wear and tear and are expensive to maintain.	9/27/2018 2:24 PM
17	B looks like the one where you'd be the least likely to be killed by a car. E looks costly but excellent. C is just a lot of confusing white paint.	9/27/2018 12:30 PM
18	E looks great, but worry that it would be cost prohibitive. With as wide an opening as C has I'd be afraid both walkers and vehicles would be careless	9/27/2018 11:43 AM
19	Desirable: very safe crossings, no disruption in traffic, tunnels should be well lit and safe Undesirable: special crossing where vehicle drivers are not accustomed to the signals, like those near Selvidge Middle School and Holy Infant School - some drivers yield others do not; seems to cause more accidents than not	9/27/2018 10:45 AM
20	doesn't effect traffic. cost more money.	9/27/2018 10:43 AM
21	Keep everything separate and desireable.	9/27/2018 10:34 AM
22	The most desirable again keeps cars and people apart without disrupting traffic flow too much. The cost of that type of separation is higher by far than painting a crosswalk on the road and putting in a light but it is maor efficient and more appealing.	9/27/2018 9:39 AM
23	Safer	9/27/2018 9:05 AM

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24	Keeping the bikes and cars separate is a big thing. The image D looks like the sidewalk is wide enough for both walkers and bikes but not creating an excess of lights that could result in more traffic jams.	9/26/2018 11:53 PM
25	The zebra stripping along with the signage Should make drivers alert to the upcoming crosswalk.	9/26/2018 9:02 PM
26	I think drivers are often distracted or unsure of what to do when approaching an individual at a crosswalk. The definitive red light for drivers while the pedestrian could cross safely seems like a perfect solution.	9/26/2018 8:40 PM
27	I prefer E but realize that that would be very costly	9/26/2018 7:55 PM
28	A tunnel under Manchester Rd. to connect the trails to the parks. Perfect!	9/26/2018 4:06 PM
29	Tunnel is probably safest in terms of separation of pedestrian-bicycle-auto, but wouldn't it offer a real possibility of one-on-one crime?	9/26/2018 1:31 PM
30	Keeping bicycle and pedestrian traffic completely separate from automotive traffic AND simultaneously being able to cross paths as with the underpass illustration above would be the safest and most efficient. Clearly marked crosswalks are critical when autos and pedestrian traffic must cross paths. It would be undesirable to make them completely utilitarian. These can be functional as well as attractive.	9/26/2018 1:06 PM
31	I like the safety that image e offers.	9/26/2018 12:48 PM
32	A still looks like a car would blow right through that cross walk. B looks safer, it is very clearly a cross walk. C is kind of ugly but all the white stripes sure make it clear it is a crossing area. D does not look safe to cross the road but I like the pavers. E looks very safe. It looks well lit and the stone looks nice.	9/26/2018 12:42 PM
33	the separation between pedestrian traffic and auto the better	9/26/2018 12:07 PM
34	Must have a stoplight if crossing a busy street.	9/26/2018 11:54 AM
35	Totally keeps you away from danger from traffic. Most were good; D didn't seem marked as well.	9/26/2018 11:20 AM
36	I like the fact that there is a separate walkway for pedestrians/bike riders. I realize this would be the most expensive, however.Maybe a wider and highly visible walkway such as A or B. We have some pedestrian walkways along Manchester Road now; they are highly visible - but I rarely see a driver stopping for anyone in the crosswalk.	9/26/2018 11:05 AM
37	I have had so much experience (over 8 years conducting tours) in Forest Park. Bicycle DO NOT STOP for people walking they blow-by people and also expect cars to always make room for them. They also do not stop for Stop Signs. If they cannot ride in parks then why let them have the streets and make more of a mess that we already have on Manchester Road, Clayton Road, Holloway, Baxter, Reis, etc.	9/26/2018 10:29 AM
38	The best choice may depend on the location. The tunnel is a great option for traffic flow, but would be very costly and the lay of the land may not always be conducive. The other crossing options are okay, but I have concerns about how they will impact traffic flow on an already busy street (Manchester Rd.)	9/26/2018 10:27 AM
39	Bridges crossing over or ped/bike tunnels crossing under are a must.	9/26/2018 10:20 AM
40	E is nice because you don't have to compete with traffic. A is very well marked and B is good. There is too much going on in C. People are crossing the road everywhere. D would be O.K. for pedestrians in subdivisions and walking across smaller streets. I have found in bicycling along Manchester that you cannot ride in the road because people get too close to you and the grates in the road mess with your wheels. I have ridden on the sidewalks, but they were not made for bicycles and are not straight and have too many uneven surfaces. Also, on Birchwood Drive there are bushes growing over the sidewalks and they are uneven. There are so many cars along the road there you can hardly even get a car through there sometimes, much less a firetruck or emergency vehicle. Maybe parking should be limited to one side of the road. People need to be ticketed when they park too close to a curve.	9/25/2018 5:50 PM
41	Drivers tend to miss cross walk signs putting walkers/riders in danger. Removing that with a bridge or tunnel would be ideal.	9/25/2018 1:38 PM
42	I think it marks out a bit more clearly that this is a pedestrian crossing as many cars do not give way to pedestrians. Image E is nice to see if there are more walking areas.	9/25/2018 8:13 AM
43	Seperation from auto and pedestrian traffic	9/24/2018 8:30 PM

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44	Desirable - something that is easily marked and not too expensive Undesirable - a crossing that is very wide such as image C	9/24/2018 6:51 PM
45	I love the stone on image E. I think stone and plantings make for a fine neighborhood.	9/24/2018 2:11 PM
46	Wow ! - That is a "No Brainer"!	9/24/2018 9:27 AM
47	E is wonderful but expensive	9/23/2018 9:19 PM
48	Although most expensive, it would be ideal to be able to go under or over Manchester Rd. for ease and safety.	9/23/2018 11:56 AM
49	Bridges and underpass types that do not require lights or stops	9/23/2018 10:08 AM
50	"A". "B" & "E" would be desirable, however "E" would be quite expensive, I would think. "C" is rather hard to distinguish what is happening, looks like a huge crosswalk. possibly involving signal lights. "D" is not real clear if a signal light is involved either. In all the years I have lived in the Ballwin areas, I have never seen a big need for walking or biking, especially along Manchester Road.	9/23/2018 1:34 AM
51	Desirable: Signage is highly visible. Motorists are required to stop for the pedestrian with the aid of the traffic light. Undesirable: Mixing pedestrian signs with other signs along the road---harder to see. Crosswalks that are not clearly marked and visible. Pedestrian walk signs that last a few seconds. No law enforcement for pedestrians who clearly have the right of way.	9/22/2018 5:01 PM
52	B has a color walkway across, it has great signage denoting bike and people.	9/21/2018 10:50 PM
53	Tunnels and bridges like E would increase the safety of everyone and reduce accidents by drivers who are not cautious about cyclists and pedestrians.	9/21/2018 10:18 PM
54	The walking/bicycle path is completely separated from traffic.	9/21/2018 8:02 PM
55	E seems like the optimal situation, it provides a safe and accessible way to cross. However, I dont think it would be reasonable to have something like this on Manchester road- unless there were over the road (raised) pedestrian bridges. B might be a better choice for Manchester and busy areas.	9/21/2018 4:29 PM
56	More desirable due to cost and functionality.	9/21/2018 2:34 PM
57	Desirable--There is a light to stop traffic that is at stoplight level. (Overhead lights like at Big Bend and Sulphur Spring have drivers looking into to the rising or setting sun are unworkable!) Painted stripes and/or change in surface for the crosswalk are helpful. It's essential that pedestrians have enough time to cross to the opposite side so timing of the pedestrian light is crucial.	9/21/2018 1:31 PM
58	As I said before, these are things progressive, growing cities prioritize	9/21/2018 11:32 AM
59	I love the separate tunnel the most, but I also really like the clearly defined and large crossings. The designated crossings we have now on Manchester aren't visible enough and I feel like they are dangerous.	9/21/2018 10:55 AM
60	Any crossing needs to be safe in that vehicles must comply with the pedestrian/cycle crossing. Electric stop lights and warning times (accommodate elderly or handicapped) are very necessary on roads like Manchester or the new wide highway crossing intersections. Manual stops at even school crosswalks are rarely heeded in my experience.	9/21/2018 10:09 AM
61	The safest element is E, but the cost might be too high.	9/21/2018 10:08 AM
62	I do understand the intent, however I am not a fan of any of these options. D is likely the best application for Ballwin but C or E would be more of what we need along Manchester to make it more connected. It would be nice to make pedestrian ways along Manchester road a more pleasing experience and if we could make the north and south sides more accessible by pedestrians it would feel more cozy.	9/21/2018 9:05 AM
63	E is the most desirable but does not really seem practical due to Ballwins built out environment. I think those Hawk beacons would be the most effective..	9/21/2018 8:55 AM
64	I don't think you need a huge crosswalk, like in "C" -- there's not enough foot traffic all at once. "D" would look better if it weren't so worn down. "E" would be great if you could tunnel under Manchester somehow, but that sounds expensive. I'm not a cyclist, and I don't often walk on Manchester and find the need to cross, so I feel like "A" or "B" would be sufficient.	9/21/2018 8:40 AM
65	Need signal for crossing. Much safer for all	9/21/2018 8:24 AM

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66	also, for less traveled streets (not Manchester Road), consider red flag system used in Jackson, Wyoming.	9/21/2018 5:52 AM
67	It creates a clear division between cars and pedestrians	9/21/2018 5:11 AM
68	A is the least intrusive.	9/21/2018 1:25 AM
69	Best option is separating walkers and bicycles from cars but if cost prohibitive try bridges then stoplights and clearly marked crosswalks. Some areas of country has strong laws regarding pedestrian right of way but STL area has never enforced this	9/20/2018 11:32 PM
70	Manchester Road is already a busy road that backs up, we don't need more stop lights. Thanks about bridges that go over too.	9/20/2018 11:29 PM
71	I like it because it has the yellow pedestrian crossings sign on top.	9/20/2018 11:02 PM
72	Completely clear this is a crossing.	9/20/2018 10:11 PM
73	Marked clearly and not an eyesore	9/20/2018 10:09 PM
74	This does not go near car traffic.	9/20/2018 9:47 PM
75	The wide crossing area is nice like in image 3. Needs a signal or flashing light of some sort at crossing. Image B & C are too small of cross walks for a big street like Manchester.	9/20/2018 9:46 PM
76	keep traffics away from each other	9/20/2018 9:43 PM
77	Manchester road is dangerous. Haviving this type of walkway would decrease accidents.	9/20/2018 9:36 PM
78	isolated underground passages are not safe	9/20/2018 9:33 PM
79	Easy way to get across and safe,	9/20/2018 9:23 PM
80	Clearly marked	9/20/2018 8:57 PM
81	Safety	9/20/2018 8:52 PM
82	Most desirable is the safest I walk our side streets daily to cross in the pedestrian walk way is never safe. No cars stop and yield to the pedestrian. It is not safe at all especially trying to cross Manchester Rd	9/20/2018 8:33 PM
83	The tunnel seems like an expensive endeavor but I like clearly distinguishing the crossing areas. I dont think we have busy enough crossings that we need something like C	9/20/2018 8:21 PM
84	Clearly marked area with addition of stops lights to stop traffic	9/20/2018 8:12 PM
85	I like the absolute safety of that crossing in E. The image in B&C are nice and offer a lot more visibility than what we have now.	9/20/2018 8:00 PM
86	Clearly marked without being obtrusive	9/20/2018 7:17 PM
87	Safety	9/20/2018 7:13 PM
88	Safer but not too expensive to create	9/20/2018 6:49 PM
89	Go over or under Manchester rd.	9/20/2018 6:43 PM
90	Safety should be of high priority. Keeping different traffic modes separated will help keep pedestrians and bicycles out of harms way with vehicles.	9/20/2018 6:18 PM
91	safety	9/20/2018 6:10 PM
92	Designated walk/run/bike free of traffic and additional hazards	9/20/2018 6:09 PM
93	Manchester is too heavily travels so walkers/bikers would need a tunnel to stay safwt	9/20/2018 6:00 PM
94	These crossings do not need to be extravagant. They should be highly visible for safety , but with simple elements, contrasting colors, etc.	9/20/2018 5:47 PM
95	Seems less invasive to traffic. And safer for bikers	9/20/2018 5:44 PM
96	Yes, Manchester is very difficult and dangerous to cross. However, it is probably much too busy for any crosswalk to be effective. The tunnel maybe the only effective way to do this however it is also the most costly.	9/20/2018 5:29 PM
97	Either tunnel under and have the risk of flooding, or crimes where you can't be seen by the street. BRIDGE over and put in barricades in certain areas for no left turns.	9/20/2018 5:24 PM

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98	I like where it eliminates pedestrians and cars from crossing the same path like image e. If that is not the case then a physical light is needed because the cars ignore the cross walks already.	9/20/2018 5:23 PM
99	Given the insane way folks drive in Manchester, it seems image E would be the safest for pedestrians and cyclists, however, it is likely the most cost prohibitive option. The options with brick in them are nice looking but I would be concerned about the longevity of those sections when snow plows start scraping them. Will they need constant repairs? The street Department already has trouble keeping up with repairs especially in the spring. And the way watermain breaks around here in the winter will that look be sustainable. The most cost effective options seem to be images A and C but these are definitely the least attractive options	9/20/2018 5:17 PM
100	The layout & materials used in the area are Clearly Marked and defined for walkers/bike traffic or persons with disabilities can easily maneuver, signals in good place and Looks pleasing for all.	9/20/2018 5:14 PM
101	E is the safest.	9/20/2018 5:11 PM
102	The safest kind with the tunnel or wider crossings with lots of signs.	9/20/2018 5:11 PM
103	Mandatory signal telling car to stop is better than yellow crossing sign. Big, bright markings and time to cross	9/20/2018 5:09 PM
104	A, then B, and D. As everyone driving Manchester knows not all vehicles stop for just the cross walk strips. Several people have been hurt or killed E. most undesirable for our area.	9/20/2018 5:06 PM
105	Too easy just go under Manchester Also that huge cross lane is fine for a major city with tons of pedestrians If you have the crosswalks, try to have great visibility to all drivers and approaching pedestrians	9/20/2018 5:06 PM
106	There need to be lights at major crosswalks to prevent accidents. No one stops for pedestrians	9/20/2018 5:03 PM
107	Crosswalk clearly defined without spending too much money. Sign well posted. I would feel safe	9/20/2018 5:01 PM
108	Crossing safely in marked walkways on the street is the best way to do this.	9/20/2018 5:01 PM
109	least opportunity for vehicular interaction	9/20/2018 4:56 PM
110	Safety	9/20/2018 4:54 PM
111	A, B and D: You take your life in your hands crossing Manchester in any of these scenarios E: Safe, but worth the extra \$\$\$? C: This reminds me of intersections in college towns, where ALL traffic stops at the same time and ALL pedestrians can cross in any direction.	9/20/2018 4:52 PM
112	Separate is better. Unfortunately, drivers often don't even see bicyclists.	9/20/2018 4:42 PM
113	Bicycle and pedestrian crosses at multiple lane intersections without lights is asking for disaster. Option E removes all possibility of physical injury	9/20/2018 4:40 PM
114	We prefer the tunnel because MO drivers are not trained with bicyclists and runners. A and B are highly unsafe - drivers won't stop.	9/20/2018 4:32 PM
115	I like the brick in the road.	9/20/2018 4:21 PM
116	Again, the more natural and further away from traffic is always better.	9/20/2018 4:20 PM
117	Image E is EXACTLY the type of walkway - either under or over - Manchester Road that Ballwin needs! It's safer and encourages more movement by pedestrians, riders, runners, etc. than any other picture listed above!	9/20/2018 4:19 PM
118	The brick paths look really nice!	9/20/2018 4:17 PM
119	No traffic to compete with	9/20/2018 4:14 PM
120	A seems the most practical, C is overkill, and E, while very nice, seems impractical and too expensive.	9/20/2018 3:41 PM
121	Very clear that this is a pedestrian/bicycle crossing due to the width of the area.	9/20/2018 2:07 PM
122	Image B would be the most affordable option compared to Image E. With no restrictions as to cost, I would like Image E.	9/20/2018 1:50 PM
123	Keeps people and bicycles away from traffic. Crossing of busy streets without stoplights in all directions is dangerous.	9/20/2018 1:38 PM
124	E is a dream that would be most difficult to accomplish.	9/20/2018 12:49 PM

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125	For a busy street like Manchester, the open walk time be ideal	9/20/2018 12:40 PM
126	put 'em over or under vehicular traffic - just as long as they are away from the cars.	9/20/2018 11:56 AM
127	I don't like the under-road option for safety reasons, but it may make much more sense in certain areas for flow of vehicular and pedestrian traffic. I don't know about the cost, though. I selected Image C as most preferred due to the nice wide crosswalk.	9/20/2018 11:24 AM
128	E is the least disruptive to traffic which is already very bad.	9/20/2018 11:15 AM
129	Image E appears to offer an element of safety. Is completely separated from vehicle traffic. Image C is lacking overhead or eye level signals. I do appreciate the striping on the road but it is not enough. Image B appears to have a raised path across the road, it is also painted and it has lighting and signage, which I appreciate. Image A had the lighting and striping, but it needs something more, i.e. like a median with lower signage and light for when pedestrians or bikers are crossing for the type of roadway. For Image D I like the road and sidewalk markings, however it does not look like it is maintained.	9/20/2018 11:12 AM
130	It is easier for motorists to see the crosswalk signal. We have the others and motorists do not obey them.	9/20/2018 10:45 AM
131	Manchester is to busy to have pedestrian traffic or bikes. Often people are on the road in the dark in dark clothes. More expensive but worth keeping people safe	9/20/2018 10:42 AM
132	does not impede traffic.	9/20/2018 10:39 AM
133	E would be safest if tunnel is not long enough to attract muggers.	9/20/2018 10:32 AM
134	separate from vehicular traffic	9/20/2018 10:25 AM
135	Image A is probably safest. People in the U.S. do not stop cars and obey crosswalks. In Europe, they do! Drivers here need to be fined when they do not stop for pedestrians.	9/20/2018 10:20 AM
136	I think having a way to cross Manchester away from cars altogether is the best. I know it isn't possible in a lot of places, but a couple of them would be great.	9/20/2018 10:13 AM
137	Image E, the trail under the road, would safely link the two sides of Manchester Road. Time to improve our trails!	9/20/2018 9:56 AM
138	Highly visible and decorative	9/20/2018 9:56 AM
139	Desirable - safety by completely moving away from road.	9/20/2018 9:54 AM
140	Desirable - best safety for pedestrians/bikers, signage is clear, appears ADA compliant, esthetically pleasing, Undesirable - Image E is probably cost prohibitive; bricked connectivity unattractive, will likely buckle and be costly to maintain.	9/20/2018 9:48 AM
141	I don't want traffic to be worse in ballwin	9/15/2018 3:50 PM
142	This seems to be the safest option.	9/15/2018 6:59 AM
143	well marked	9/13/2018 8:21 PM
144	Option E up front would be the most costly however it does eliminate the potential for additional accidents from people attempting to cross Manchester Road.	9/13/2018 4:14 PM
145	keeping pedestrians separated from the already too crowded/congested Manchester road is preferred	9/12/2018 4:44 PM
146	I like the speedbump option B, but the bridge option E that keeps traffic separated is best. D looks dirty and run-down. C would let pedestrians too much leeway and would slow down driving traffic; pedestrians should have a distinct, direct path rather than the wide swath of an entire intersection. Option A is funtional and cheapest, but probably least safe for the pedestrian.	9/12/2018 1:46 PM