Appendix K: Grading Plan

Although Missouri is not a mountainous state, the rolling hills of eastern Missouri have created a good deal of topographical relief along certain sections of the Manchester Road corridor. Even small topographical changes from one parcel to another can have significant impacts on the viability of the parcels for development, as retail or as other uses. Many existing parcels along the corridor, including some significant shopping center developments, lie several feet below the grade of Manchester Road. Drivers traveling at posted speed limits may not even notice the below-grade shopping areas. Furthermore, significant grade changes from one parcel to another create difficulties in providing for accessible sidewalks along the corridor.

The consultant team developed a grading plan for the entire corridor study area to guide how the redevelopment of the corridor would resolve grade changes over time. It shows how the eventual redevelopment of the entire study area would result in solutions to many of the grading issues. The grading plan depicts how grading would ideally change from one area along the corridor to another one. It is designed to avoid the creation of significant changes in grade as one walks along Manchester Road. As the corridor continues to redevelop, the communities should continue to work with applicants for site plans to ensure that their plans do not provide for significant grade change from one parcel to another one.

Key Recommendations from Grading Plan

- The cities should use the grading plan as a guide in approving individual development proposals and site plans for new development along the Manchester Road corridor. The grading plan will suggest how the layout of new developments can integrate with the overall plan for the corridor to eliminate grading issues.

Master Grading - Western Segment

Master Grading - Eastern Segment