



CITY OF MARYLAND HEIGHTS

# DATA BOOK

LAST UPDATED 2021



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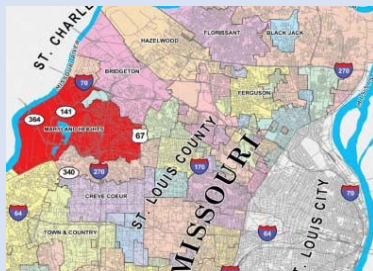
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**Introduction**



*Regional Context*

In the St. Louis metropolitan area, the City of Maryland Heights is strategically located between the northern and central travel corridors of the entire region. U.S. Route 40 is just to the south of the City limits and Interstate 70, in part, forms the northern border of the community. Interstate 270 bisects the City area. With Interstate 255, the City is within a 30-minute driving time from nearly all parts of the Missouri-Illinois Metro Region. The City has quick access to all the major commercial and employment nodes of the region and has its own

regional commercial and employment centers in the form of the Westport Plaza and Progress West commercial/industrial developments, which are in the heart of the community. The Riverport commercial and industrial area in the northwest sector of the community adds another major source of employment and commercial center encompassing 600 acres. These major developments rank the community among the highest in the metro area in terms of assessed valuation and property tax generation.

**WHAT MAKES MARYLAND HEIGHTS A PLACE FOR BUSINESS?**

The City of Maryland Heights is about moving people and goods within the region. It is a residential community of 27,000 persons. On an average day approximately 50,000 people come to Maryland Heights to work in over 30 million square feet of commercial and business development. During a given year, the Hollywood Casino typically attracts three million people, Creve Coeur Lake Memorial Park attracts one million travelers, and the Hollywood Casino Amphitheater attracts 20 to 25,000 people for each concert held May through October (approximately 15 to 20 concerts or events).

To serve the need of business associates and tourists visiting the area, the City has roughly 4,000 hotel rooms available. Several thousand students per day attend DeVry University, Chamberlain School of Nursing, and Lindenwood University's satellite campus, contributing to the City's economy and attracting new service-oriented businesses.

To move all these people, the City relies on the Dorsett Road corridor which connects Lindbergh Boulevard to I-270. The average daily traffic (ADT) of Dorsett Road at I-270 is 33,810 vehicles. Page Avenue (Route 364) is an east-west highway connecting St. Louis to Maryland Heights and St. Charles County. It has as an ADT over 33,000 at I-270. State Highway 141 (Maryland Heights Expressway) has an ADT of just under 16,000. It is a north-south connector from West County (Olive Road) to I-70. This highway is anticipated to serve future retail, entertainment, and hospitality development in the Maryland Park Lake District, as envisioned by the City's Comprehensive Plan.

The City's well-established position as a major regional commercial and employment center will continue to ensure a prosperous future for Maryland Heights for years to come. The desirability of its location may exert pressure toward redevelopment of older properties, especially along major transportation corridors and within established light industrial areas. The City's proximity to the region's international airport, approximately five miles to the northeast, contributes towards the continued stability of its office, service, and industrial economy.

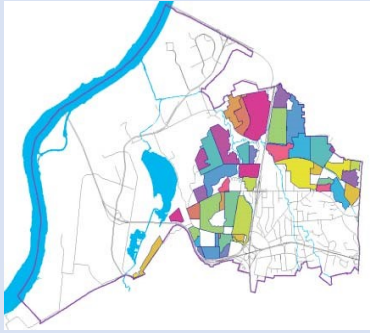
Maryland Heights can be accurately described as an Edge City.<sup>1</sup> It began as a mostly rural community that has shifted into a larger city over the past 30 years. The post-World War II building boom in St. Louis County changed the identity of Maryland Heights from semi-rural to suburbia. The "Old Heights" community became surrounded by new subdivisions and suburban development. During the 1950s and 1960s the urbanization of Maryland Heights was further influenced by the post-war road construction projects (See Appendix I, History of Maryland Heights for more information).

According to 2010 Census data, the City currently ranks eight in population among St. Louis County municipalities. At 23.42 square miles, the City's total area ranks it as the third largest municipality in St. Louis County. Maryland Heights would have reached a limit of developable land, had the Howard Bend Levee not been in 2005<sup>2</sup>. Prior to the Howard Bend Levee, commercial, industrial, and residential areas were generally considered built out. Levee construction resulted in the land transitioning from agricultural floodplain to the development of commercial land. Funding for the levee was made possible by the creation of the Howard Bend Levee District. Land owners and residents of the district voted to fund the construction and maintenance of the levee through an assessment of property owners in the area. The levee, which extends from the Missouri American Water Treatment Plant in the south to the Riverport levee in the north, is certified annually by the Core of Engineers. The land in the Lake District was certified by the Federal Emergency Management Agency (FEMA) with a letter of Map Revision in April 2006, declassifying the land as floodplain.

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<sup>1</sup> Edge City: concept to explain a concentration of businesses, entertainment, and homes clustered away from a metropolitan area's traditional urban core; usually located in areas previously exclusively suburban or semi-rural in character.

<sup>2</sup> A 500-year levee has the capability of repelling a flood of such a magnitude that it has a 0.2% chance of occurring each year.



Residential Neighborhoods

Existing housing stock was built between 1940 and 1978 and is typically a ranch style with three bedrooms and two baths. Many of the homes in Maryland Heights are 1,200 square feet or smaller with carports. The limited square footage of the existing housing stock contributes to growing families moving out of Maryland Heights in hopes of finding a home with greater living space. While many of the existing homes are well maintained, they no longer satisfy the preferences of the many homebuyers in the current housing market. In 2020, the National Association of Realtors issued a survey showing the preferences of a

typical homebuyer based on home purchases. The surveys have shown that the majority of the current housing stock in Maryland Heights does not match the preferences of current homebuyers (Table 1).

**Table 1: Housing Purchases**

	Typical Home Purchased	Maryland Heights
<b>Average Age</b>	28 years	40 years
<b>Bedrooms</b>	Three	Three
<b>Bathrooms</b>	Two	Two
<b>Square Feet</b>	1,900	1,357

Source: National Association of Realtors

The high percentage of homes lacking in size, bedrooms, and bathrooms most home buyers are seeking puts Maryland Heights in an uncertain position for the future. The relative desirability of the City's housing stock compared to neighboring communities may lead to people looking elsewhere in the region to live and raise families. The functional obsolescence of the existing single-family homes potentially results in a changed demographic profile for homebuyers. Those that do choose to buy these houses will likely fall into one of the three categories: "residential investors/absentee landlords," "new families/first time home buyers," and "empty-nesters." Unfortunately, without housing stock that satisfies the needs of growing families, the community may find itself unable to offer the variety of housing choices needed for a healthy and vibrant city.

One of the City's strategic goals is preserving neighborhoods and ensuring that they are safe and well-maintained. Residents should feel secure in their homes and proud of their neighborhoods. For this reason, the City established proactive programs to ensure safe homes and neighborhoods. While these policies are designed to protect all residents, some policies, including our residential occupancy permit requirement, are for the benefit of our newest residents – those who are just moving into the community.

This program is beneficial to the community for multiple reasons. As mentioned previously, the average home in Maryland Heights is 40 years old. With an aging housing stock, it is important to identify safety concerns within the home. These items may be the result of deferred maintenance or unsafe home repair efforts. A proactive program helps to identify and address potential blighting of neighborhoods. This helps maintain property values for all residents.

Geographically, housing in Maryland Heights generally differs from northeast to southwest. Homes in the northeast tend to be older, smaller and less expensive, while homes toward the southwest tend to be newer, larger and more expensive. The same geographical trend can be witnessed in neighboring communities (Table 2).

**Table 2: Median Value of Owner Occupied Housing (2019)**

Maryland Heights	North and East				South and West			St. Louis County
	Bridgeton	Hazelwood	Overland	St. Ann	Chesterfield	Creve Coeur	Olivette	
<b>\$158,800</b>	\$168,700	\$118,900	\$89,000	\$89,900	\$379,800	\$402,300	\$338,100	\$198,800

Source: US Census Bureau (American Community Survey)

The City’s general image in a regional context is not well defined. Unlike the older communities of the region, Maryland Heights has no defined downtown, unique residential neighborhoods, or other publicly known “historical” setting into which it can be readily categorized. The community has an opportunity to cultivate an image through various civic activities and programs (including public art), location and design of community center buildings, and the appearance and maintenance of buildings along its major streets. City officials and staff should make every effort to disseminate positive activities, occurrences, and features of the community. However, Maryland Heights’ residents are the best ambassadors for the community through their employment and social activities throughout the region.

Maryland Heights holds a notable role as an employment and entertainment center. Its location in the regional circulation and growth network, coupled with the magnitude of its corporate and industrial citizens, will undoubtedly assure it a place of prominence for the future. The City’s residential context in the region is somewhat nondescript and historically has limited capacity for growth. The scope and magnitude of further development of the Riverport area and redevelopment in and around Westport Plaza will further promote the City’s regional role as a commercial/industrial center, as well as major development of the remaining Maryland Park Lake District.<sup>2</sup> Because of the community’s existing economic base and potential for commercial and industrial expansion, it is likely that the residents of Maryland Heights will be afforded a good level of services and community amenities (once those not already in place are developed).

## Population

The decennial census conducted by the United States Census Bureau is the most detailed source of population information available. The most recent census completed was in 2010. The following analysis compares census data from the 1990, 2000, and 2010 reports. Some of the data compared are from the census and other data was gathered from the American Community Survey (ACS) from 1990, 2000, and 2010 using three-year estimate levels. The census and the ACS ask different questions and report on different levels of detail and topics. For this reason, both surveys were consulted to create a clearer picture of Maryland Heights.

<sup>2</sup> Formerly known as Howard Bend.

Data from the 1980 census has been included within sections of the Data Book in order to draw comparisons and evaluate change. It should be noted however that the 1980 census data is based on estimated City boundaries due to the 1985 incorporation. Therefore conclusions drawn from this data may not entirely align with the 1990 data.

### GENERAL POPULATION CHARACTERISTICS

Ultimately, a city is its people. The number of people and the rate at which the population changes are basic to formulating population projections, determining future needs, and shaping public policy. Table 3 illustrates the population growth of Maryland Heights for the period of 1990 through 2020.

**Table 3: Population Trends (1990 - 2020)**

Year	Population	Percent Change
1980	24,958	---
1990	25,407	1.6%
2000	25,756	1.4%
2010	27,472	6.7%
2020	28,284	3.0%

Source: U.S. Census Bureau

During the decade of 1980 to 1990, the population of Maryland Heights increased from 24,998 persons to 25,407 persons, an increase of 409 persons, or just under 2%. This population increase can be attributed to a combination of several factors including: (1) people living in smaller household units comprised of younger households with fewer children, more divorced and single parent families and empty nesters in the older age groups and (2) a pattern of migration to the urban fringe in west St. Louis County and St. Charles County where extensive home building has occurred.

St. Louis County during this timeframe also experienced an increase of only 2%, a moderate overall growth rate due to the previously mentioned population shifts. In comparison, both St. Charles and Jefferson Counties experienced population increases of 48% and 17% respectively.

Maryland Heights experienced a much larger population growth during the decade of 2000 to 2010 than during previous decades measured. The population increased from 25,756 persons to 27,472 persons, an increase of 1,716 persons or nearly 7%. While not substantial, Maryland Heights continued to experience growth from 2010 to 2020.

In addition to the total population count, the distributions of the population by age groups are important for planning analysis. Comparing age group distribution over time can show the extent population change is correlated to births, deaths, and migration.

Table 4: Population Trends by Age Group (1980 - 2010)

Age Group	1980		1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
0-9	3,504	14.0%	3,067	12.1%	3,039	11.8%	3,079	11.2%
10-14	2,262	9.1%	1,236	4.9%	1,559	6.1%	1,499	5.5%
15-19	2,427	9.7%	1,429	5.6%	1,450	5.6%	1,609	5.9%
20-24	2,196	8.8%	2,401	9.5%	2,004	7.8%	2,338	8.5%
25-29	2,945	11.8%	3,814	15.0%	2,892	11.2%	2,988	10.9%
30-34	2,694	10.8%	2,783	11.0%	2,299	8.9%	2,237	8.1%
35-44	3,866	15.5%	3,860	15.2%	4,401	17.1%	3,553	12.9%
45-54	2,455	9.8%	3,026	11.9%	3,320	12.9%	3,957	14.4%
55-64	1,449	5.8%	1,940	7.6%	2,337	9.1%	2,855	10.4%
65-74	683	2.7%	1,027	4.0%	1,455	5.6%	1,825	6.6%
75-84	339	1.4%	502	2.0%	774	3.0%	1,110	4.0%
85+	138	0.6%	238	0.9%	226	0.9%	422	1.5%
<b>Total</b>	<b>24,958</b>	<b>100%</b>	<b>25,407</b>	<b>100%</b>	<b>25,756</b>	<b>100%</b>	<b>27,472</b>	<b>100%</b>

Source: U.S. Census Bureau

Changes in age group and gender distribution between 1980 and 2010 for the total population are shown in Table 4. While half of Maryland Heights' current population is under the age of 35, there are indications that the population is aging. In the 1990 Census, the most significant percentage increases were in the age groups of persons 65 or older, with the largest percentage increase in persons over 75. This is consistent with regional and national trends.

#### AGE AND GENDER COMPOSITION

Most age groups are evenly split between males and females, with the exception of the 75 and older age group, where the trend of female longevity becomes apparent. See Table 5 on page 7 for further detail.







Table 5: Population Trends by Age Group & Gender (1980 - 2010)

Age Group	Year	Female			Male		
		Number	Percent of Total	Percent Change	Number	Percent of Total	Percent Change
0-9	1980	1,625	13.0%	--	1,879	15.1%	--
	1990	1,543	12.0%	-5.0%	1,524	12.1%	-18.9%
	2000	1,512	11.6%	-2.0%	1,527	12.0%	0.2%
	2010	1,507	10.7%	-0.3%	1,572	11.7%	2.9%
10-19	1980	2,300	18.4%	--	2,389	19.1%	--
	1990	1,321	10.3%	-42.6%	1,344	10.7%	-43.7%
	2000	1,466	11.3%	11.0%	1,543	12.1%	14.8%
	2010	1,514	10.7%	3.3%	1,594	11.9%	3.3%
20-29	1980	2,606	20.9%	--	2,535	20.3%	--
	1990	3,019	23.5%	15.8%	3,196	25.4%	26.1%
	2000	2,337	17.9%	-22.6%	2,559	20.1%	-19.9%
	2010	2,669	18.9%	14.2%	2,657	19.8%	3.8%
30-34	1980	1,304	10.5%	--	1,390	11.1%	--
	1990	1,336	10.4%	2.5%	1,447	11.5%	4.1%
	2000	1,093	8.4%	-18.2%	1,206	9.5%	-16.7%
	2010	1,081	7.7%	-1.1%	1,156	8.6%	-4.1%
35-44	1980	1,977	15.8%	--	1,889	15.1%	--
	1990	1,971	15.4%	-0.3%	1,973	15.7%	4.4%
	2000	2,152	16.5%	9.2%	2,249	17.7%	14.0%
	2010	1,722	12.2%	-20.0%	1,831	13.7%	-18.6%
45-54	1980	1,163	9.3%	--	1,292	10.4%	--
	1990	1,584	12.3%	36.2%	1,442	11.5%	11.6%
	2000	1,735	13.3%	9.5%	1,585	12.5%	9.9%
	2010	2,049	14.5%	18.1%	1,908	14.3%	20.4%
55-64	1980	714	5.7%	--	735	5.9%	--
	1990	959	7.5%	34.3%	981	7.8%	33.5%
	2000	1,268	9.7%	32.2%	1,069	8.4%	9.0%
	2010	1,525	10.8%	20.3%	1,330	9.9%	24.4%
65-74	1980	411	3.3%	--	272	2.2%	--
	1990	552	4.3%	34.3%	475	3.8%	74.6%
	2000	814	6.2%	47.5%	641	5.0%	34.9%
	2010	1,028	7.3%	26.3%	797	6.0%	24.3%
75 or older	1980	376	3.0%	--	101	0.8%	--

	1990	552	4.3%	46.8%	188	1.5%	86.1%
	2000	650	5.0%	17.8%	350	2.7%	86.2%
	2010	990	7.0%	52.3%	542	4.0%	54.9%
<b>Total</b>	1980	12,476	100%	--	12,482	100%	--
	1990	12,837	100%	2.9%	12,570	100%	0.7%
	2000	13,027	100%	1.5%	12,729	100%	1.3%
	2010	14,085	100%	8.1%	13,387	100%	5.2%

Source: U.S. Census Bureau

**Table 6: Population Trends by Gender (1990 - 2010)**

Year	Female		Male	
	Percent Number of Total		Percent Number of Total	
1990	12,837	50.5%	12,570	49.5%
2000	13,027	50.6%	12,729	49.4%
2010	14,085	51.3%	13,387	48.7%

Source: U.S. Census Bureau





**Table 7: Household Composition (2000 - 2010)**

Household Type	Year	Maryland Heights			St. Louis County		
		Number	Percent of Total Households	Percent Change	Number	Percent of Total Households	Percent Change
Family Households	2000	6,420	56.8%	--	270,810	67.0%	--
	2010	6,766	55.6%	5.4%	263,423	65.1%	-2.7%
Married Couple	2000	5,001	44.2%	--	206,240	51.0%	--
	2010	4,859	39.9%	-2.8%	189,432	46.8%	-8.1%
Male Householder (no wife present)	2000	343	3.0%	--	13,077	3.2%	--
	2010	513	4.2%	49.6%	16,338	4.0%	24.9%
Female Householder (no husband present)	2000	1,076	9.5%	--	51,493	12.7%	--
	2010	1,394	11.4%	29.6%	57,653	14.2%	12.0%
Non-Family Household	2000	4,882	43.2%	--	133,502	33.0%	--
	2010	5,414	44.4%	10.9%	141,342	34.9%	5.9%
Householders Living Alone	2000	3,820	33.8%	--	113,172	28.0%	--
	2010	4,291	35.2%	12.3%	119,346	29.5%	5.5%
Total Households	2000	11,302	100%	--	404,312	100%	--
	2010	12,108	100%	7.1%	404,765	100%	0.1%
Households with Individuals Under 18 years	2000	3,122	27.6%	--	138,497	34.3%	--
	2010	3,350	27.5%	7.3%	126,823	31.3%	-8.4%
Households with Individuals 65 years or Older	2000	1,661	14.7%	--	98,852	24.4%	--
	2010	2,181	17.9%	31.3%	106,110	26.2%	7.3%

Source: U.S. Census Bureau

Table 7 illustrates the predominance of the single person household in Maryland Heights. This type of household occupies 30% of all housing units within the City. Compared to St. Louis County, the City has a higher percentage of single person households and non-family households, and a lower percentage of households with individuals under 18 years.

Table 8: Racial Composition (1990 - 2020)

Group	Year	Number	Percent of Total Population	Percent Change
White	1990	23,752	94.0%	--
	2000	21,983	85.4%	-7.4%
	2010	20,122	73.2%	-8.5%
	2020	16,555	58.5%	-17.8%
African-American	1990	913	3.6%	--
	2000	1,436	5.6%	57.3%
	2010	3,262	11.9%	127.2%
	2020	4,353	15.4%	33.4%
Other	1990	742	2.9%	--
	2000	2,337	9.0%	215.0%
	2010	4,024	14.8%	72.2%
	2020	7,376	26.1%	83.3%
Total	1990	25,407	100%	--
	2000	25,756	100%	1.4%
	2010	27,472	100%	6.7%
	2020	28,284	100%	3.0%

Source: U.S. Census Bureau

Racial diversity within Maryland Heights has increased slightly from 1980 through 1990. Table 8 reflects the trend in ethnic composition for the City from 1990 to 2020. The combination of all other racial groups increased dramatically during the decade from 1990 to 2000 and continued to increase between 2000 and 2010. From 1990 to 2000, the combination of all other racial groups more than doubled, increasing by 1,595 persons or 215%. In 2020, racial groups other than African-American or White represented roughly 26% of the total population, a substantial increase from the nearly 2% in 1980. Together all racial minorities make up about 42% of Maryland Heights' population according to the 2020 census. Although still making up the majority of the population, the percent of the population categorized as white continues to decrease, while the minority races continue to increase.

See Appendix II for detailed racial composition data and population data comparison between the United States, Missouri, St. Louis County, and Maryland Heights.

## Housing

The percent of single unit housing structures out of the total housing structures in Maryland Heights did not change significantly from 1990 (59%) to 2010 (54%). However, the number of multi-unit housing structures grew significantly during this time (Table 9). The number of two-unit housing structures increased by 147% between 1990 and 2010. The number of three- or four-unit structures increased by 88% during the same time period and the number of five- to nine-unit structures increased by 57%. From 1990 to 2010 the total number of housing units in Maryland Heights increased by nearly 15% (or 1,701 units). This means that the majority of the housing being added in the City from 1990 to 2010 was in the form of multi-unit structures.

**Table 9: Units in Housing Structure (1990 - 2010)**

Structure Type	Year	Maryland Heights			St. Louis County		
		Number of Units	Percent of Total Units	Percent Change	Number of Units	Percent of Total Units	Percent Change
Single Unit, Detached	1990	6,215	54.2%	--	286,709	71.3%	--
	2000	6,762	57.2%	8.8%	308,745	72.9%	7.7%
	2010	6,490	49.3%	-4.0%	313,450	71.6%	1.5%
Single Unit, Attached	1990	623	5.4%	--	13,806	3.4%	--
	2000	714	6.0%	14.6%	15,802	3.7%	14.5%
	2010	744	5.6%	4.2%	20,375	4.7%	28.9%
2 Units	1990	48	0.4%	--	6,936	1.7%	--
	2000	83	0.7%	72.9%	6,760	1.6%	-2.5%
	2010	119	0.9%	43.4%	7,185	1.6%	6.3%
3 or 4 Units	1990	633	5.5%	--	20,631	5.1%	--
	2000	632	5.3%	-0.2%	20,976	5.0%	1.7%
	2010	1191	9.0%	88.4%	22,379	5.1%	6.7%
5 to 9 Units	1990	1,120	9.8%	--	23,496	5.8%	--
	2000	1,101	9.3%	-1.7%	24,384	5.8%	3.8%
	2010	1,763	13.4%	60.1%	25,443	5.8%	4.3%
10 to 19 Units	1990	1,759	15.3%	--	28,705	7.1%	--
	2000	1,761	14.9%	0.1%	23,565	5.6%	-17.9%
	2010	2,291	17.4%	30.1%	24,799	5.7%	5.2%
20 or more Units	1990	998	8.7%	--	17,618	4.4%	--



	2000	773	6.5%	-22.5%	22,339	5.3%	26.8%
	2010	573	4.4%	-25.9%	22,537	5.1%	0.9%
<b>Mobile Home or Trailer</b>	1990	11	0.1%	--	1,472	0.4%	--
	2000	0	0.0%	-100.0%	1,145	0.3%	-22.2%
	2010	0	0.0%	0.0%	1,590	0.4%	38.9%
<b>Other</b>	1990	63	0.5%	--	2,466	0.6%	--
	2000	0	0.0%	-100.0%	33	0.0%	-98.7%
	2010	0	0.0%	0.0%	155	0.0%	369.7%
<b>Total</b>	1990	11,470	100%	--	401,839	100%	--
	2000	11,826	100%	3.1%	423,749	100%	5.5%
	2010	13,171	100%	11.4%	437,913	100%	3.3%

Source: U.S. Census Bureau

When compared to surrounding areas, Maryland Heights has a higher proportion of multi-family housing as well as renter occupied housing. In 2010, approximately 45% of the housing in Maryland Heights was multi-family units (2 units or more) compared to only 23% of the overall housing units in St. Louis County (Table 9). Of the housing within the City, 58% is owner occupied compared with 72% in the County (Table 10).

Table 10: Total Population in Occupied Housing Units by Tenure (2000 - 2019)

Status	Year	Maryland Heights			St. Louis County			Missouri		
		Number	Percent of Total	Percent Change	Number	Percent of Total	Percent Change	Number	Percent of Total	Percent Change
Owner Occupied	2000	17,422	68.6%	--	784,132	78.6%	--	4,001,014	73.6%	--
	2010	16,911	62.8%	-2.9%	735,572	75.1%	-6.2%	4,145,569	71.3%	3.6%
	2013	15,993	59.5%	-5.4%	717,946	73.2%	-2.4%	4,097,217	70.0%	-1.2%
	2019	15,298	57.8%	-4.3%	695,797	71.1%	-3.1%	4,121,022	69.5%	.6%
Renter Occupied	2000	7,990	31.4%	--	212,897	21.4%	--	1,432,139	26.4%	--
	2010	10,002	37.2%	25.2%	243,928	24.9%	14.6%	1,669,216	28.7%	16.6%
	2013	10,866	40.5%	8.6%	263,463	26.8%	8.0%	1,754,790	30.0%	5.1%
	2019	11,191	42.2%	3.0%	282,414	28.9%	7.2%	1,808,976	30.5%	3.1%
Total in Occupied Housing Units	2000	25,412	100%	--	997,029	100%	--	5,433,153	100%	--
	2010	26,913	100%	5.9%	979,500	100%	-1.8%	5,814,785	100%	7.0%
	2013	26,859	100%	-0.2%	981,409	100%	0.2%	5,852,007	100%	0.6%
	2019	26,489	100%	-1.4%	978,211	100%	-0.3%	5,929,998	100%	1.3%

Source: U.S. Census Bureau (2000 and 2010 Census, 2013 American Community Survey 3-year estimates, 2019 ACS 1-year estimates)

Of all the single-family homes, there are about 200 homes that have no basement and are built on slabs. While this is not a statistically significant number, it is worth noting as they tend to be clustered together. About 53% of single-family homes in Maryland Heights have fewer than two enclosed parking spaces. That figure consists of homes with one-car garages, carports, detached garages, and those with no vehicular shelter.

For empty nesters, the relative size of a home becomes less of an issue as their children grow up and move out. However, with time these homeowners age and the physical demands of home maintenance can become an issue. Some eventually move into senior housing facilities or into the homes of their adult children. In some cases, they will live their entire life in the home. With appropriate services and benefits, a senior citizen may choose to stay in a smaller home, if modifications could be made to accommodate increasingly limited mobility. Improving the home environment will improve the quality of seniors' lives and allow them to remain at home safely and independently. With 78 million baby boomers nationwide approaching retirement, communities will increasingly need to address the needs of a growing senior citizen population. Development of more housing options in Maryland Heights, especially senior living options, will be important in the next few years to support the aging population.

While keeping houses occupied has not yet become a serious problem, the smaller, older houses are slowly being converted to rental stock, a trend that may be accelerated by the current economic climate. The millennial generation, people born between 1980 and 2000, is the biggest generation in US history with 92 million people compared to the Baby Boomer generation of 77 million people. The millennial generation has different priorities and habits than previous generations. Goldman Sachs published a document about spending habits and trends of the millennial generation.<sup>3</sup> In 1968, 56% of adults age 18 to 31 were married and living in their own household nationally. That percentage has decreased over time and in 2012, only 23% of adults age 18 to 31 were married and living in their own household.

The millennial generation has shown a preference for renting not buying. In 2005, 52% of adults age 25 to 34 were renters. In 2013, 60% of adults age 25 to 34 were renters. According to a survey done by Fannie Mae in 2014, 90% of millennials would like to own a home, but with high student loan debt and a tough employment market, many struggle to get loans or come up with down payments.<sup>4</sup>

In September of 2011, Cassidy Turley, a commercial real estate services firm, published a white paper titled "Insights: The Rise of the Apartment Market." The paper explained impacts of the crash of the housing bubble and the increase in the unemployment rate on the housing market. As home ownership rates fell, there was a corresponding rise in renter occupied space. The paper predicts that the rental market will stay strong until there is a significant increase in the employment rate. Since 2010, individuals age 20 to 34 have seen the largest employment increase, but that is also the age group least likely to buy homes. The paper cites a study done by Harvard University's Joint Center for

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<sup>3</sup> Goldman Sachs. "Millennials: Coming of Age." 2015. <http://www.goldmansachs.com/our-thinking/pages/millennials/>

<sup>4</sup> Christie, Les. "Millennials squeezed out of buying a home." CNN Money. June 2014. [http://money.cnn.com/2014/06/01/real\\_estate/millennials-squeezed-out/index.html](http://money.cnn.com/2014/06/01/real_estate/millennials-squeezed-out/index.html)



Housing Studies, which predicts that the number of renter households will continue to increase by 360,000 to 470,000 annually through 2020.<sup>5</sup>

As previously shown, the majority of new housing constructed in Maryland Heights is multi-family. This lends itself well to a growing market for rentals and apartments. Table 10 shows the total population in occupied housing units by tenure. While the percentage of the population in occupied housing units that are rental units has grown since 2000, the majority of the population is still in owner occupied units. Table 11 supports the same trends, but shows the data based on housing units rather than population.

**Table 11: Housing Occupancy & Tenure (2000 - 2010)**

Status	Year	Maryland Heights			St. Louis County		
		Number of Units	Percent of Total Units	Percent Change	Number of Units	Percent of Total Units	Percent Change
Occupied Housing Units	2000	11,302	95.4%	--	404,312	95.4%	--
	2010	12,180	93.0%	7.8%	404,765	92.4%	0.1%
Owner Occupied Units	2000	7,080	62.6%	--	299,670	74.1%	--
	2010	7,136	58.6%	0.8%	291,937	72.1%	-2.6%
Renter Occupied Units	2000	4,222	37.4%	--	104,642	25.9%	--
	2010	5,044	41.4%	19.5%	112,828	27.9%	7.8%
Vacant Housing Units	2000	544	4.6%	--	19,437	4.6%	--
	2010	912	7.0%	67.6%	33,267	7.6%	71.2%
Total Housing Units	2000	11,846	100%	--	423,749	100%	--
	2010	13,092	100%	10.5%	438,032	100%	3.4%

Source: U.S. Census Bureau

Table 12 supports the findings from surveys mentioned earlier that the millennial generation is renting over buying. The millennial generation is represented by the age group of 15 to 34. Of the owner occupied units in Maryland Heights, only 14% are occupied by people in the age group of 15 to 34. Of the renter occupied units in Maryland Heights, 57% are occupied by members of the millennial generation.

<sup>5</sup> Reardon, Rob. "Insights: The Rise of the Apartment Market." Cassidy Turley. September 2011. [http://dtz.cassidyurley.com/DesktopModules/CassidyTurley/Download/Download.ashx?contentId=1120&fileName=Mul ti-Family+White+Paper.pdf](http://dtz.cassidyurley.com/DesktopModules/CassidyTurley/Download/Download.ashx?contentId=1120&fileName=Mul%20ti-Family+White+Paper.pdf)

Table 12: Tenure by Age of Householder (2010)

Status	Age	Maryland Heights		St. Louis County	
		Number of Units	Percent of Total	Number of Units	Percent of Total
Owner Occupied	15 to 34	1,000	14.0%	29,997	10.3%
	35 to 54	2,944	41.3%	116,803	40.0%
	55 to 74	2,436	34.1%	106,196	36.4%
	75 and over	756	10.6%	38,941	13.3%
	Total OO Units	7,136	58.6%	291,937	72.1%
Renter Occupied	15 to 34	2,880	57.1%	43,525	38.6%
	35 to 54	1,554	30.8%	38,675	34.3%
	55 to 74	512	10.2%	19,141	17.0%
	75 and over	98	1.9%	11,487	10.2%
	Total RO Units	5,044	41.4%	112,828	27.9%
<b>Total Occupied Housing Units</b>		<b>12,180</b>	<b>100%</b>	<b>404,765</b>	<b>100%</b>

Source: U.S. Census Bureau

Housing age in Maryland Heights as compared to St. Louis County is shown in Table 13. In 1990, over 90% of the housing in the City was constructed after 1960 versus 57% in the County. An interesting comparison is the conflicting trend that 1,580 housing units were added between 1980 and 1990, yet the population only increased by 500 persons in that same timeframe. According to 2010 data, 89% of the housing structures in Maryland Heights were built after 1960 while 62% of the structures in St. Louis County were constructed after 1960. However, this time the population increased by more than the increase in housing units. From 2000 to 2010, the population increased by 1,716 persons, while only 1,345 housing units were added in Maryland Heights.





Table 13: Housing Year Built (1990 - 2010)

Year Structure Built	Year of Survey	Maryland Heights			St. Louis County		
		Number of Units	Percent of Total	Percent Change	Number of Units	Percent of Total	Percent Change
2005 or later	2010	13	0.1%	--	8,310	1.9%	--
2000 to 2004	2010	463	3.5%	--	16,023	3.7%	--
1990 to March 2000	2000	730	5.9%	--	41,390	9.8%	--
	2010	1,013	7.7%	38.8%	39,635	9.1%	-4.2%
1980 to 1989	1990	1,580	13.8%	--	57,495	14.3%	--
	2000	2,427	19.5%	53.6%	54,514	12.9%	-5.2%
	2010	2,427	18.4%	0.0%	51,674	11.8%	-5.2%
1970 to 1979	1990	4,525	39.5%	--	76,004	18.9%	--
	2000	4,463	35.8%	-1.4%	77,525	18.3%	2.0%
	2010	4,625	35.1%	3.6%	77,062	17.6%	-0.6%
1960 to 1969	1990	4,293	37.4%	--	96,973	24.1%	--
	2000	3,636	29.2%	-15.3%	90,823	21.4%	-6.3%
	2010	3,269	24.8%	-10.1%	81,674	18.7%	-10.1%
1940 to 1959	1990	829	7.2%	--	127,139	31.6%	--
	2000	1,031	8.3%	24.4%	117,407	27.7%	-7.7%
	2010	1,166	8.9%	13.1%	118,272	27.0%	0.7%
1939 or Earlier	1990	243	2.1%	--	44,228	11.0%	--
	2000	184	1.5%	-24.3%	42,090	9.9%	-4.8%
	2010	195	1.5%	6.0%	45,263	10.3%	7.5%
Total	1990	11,470	100%	--	401,839	100%	--
	2000	12,471	100%	8.7%	423,749	100%	5.5%
	2010	13,171	100%	5.6%	437,913	100%	3.3%

Source: U.S. Census Bureau

Approximately 90% of the homes built in Maryland Heights since 1978 are greater than 1,200 square feet in gross floor area (total living space on all floors). Of that 90% of homes built since 1978, 52% are greater than 1,800 square feet and less than 1% have fewer than two full bathrooms. Comparatively, 52% of the homes built before 1978 are less than 1,200 square feet in gross floor area. Homes with less than 1,500 square feet account for 76% of the homes built before 1978. Approximately 51% of these older homes have fewer than two full bathrooms.

First time home buyers and new families are often constrained by income more so than veteran homeowners and established families. The relative size of the home is less important when smaller families live in it. However, as a family grows they often desire housing that satisfies their need for increased square footage. Such families may choose to build an addition on their current home or seek to move to an area where preferred housing stock is available. However, older homes are not good candidates for vertical expansion and small lot sizes often restrict horizontal additions. In eight years, 2619 building alterations were completed by permit (Table 14). Of these alterations 59% were window and/or door replacements, 10% were decks, 8% were basement finishes, 7% were kitchen remodels, and 6% were bathrooms. Less than 1% of all building alterations were attributed to additions. The inability to expand their home may lead to transience amongst growing families.

**Table 14: Building Alterations (May 2013 - May 2021)**

Type	Number	Percent
Decks	260	10%
Basement	211	8%
Room Addition	20	<1%
Patio Covers	16	<1%
Garages	61	2%
New Homes	51	2%
Bathrooms	151	6%
Flag Pole	7	<1%
Kitchen	184	7%
Porch	48	2%
Roof	69	3%
Other *	1541	59%
<b>Total</b>	<b>2619</b>	<b>100%</b>

\* Includes window and/or door replacements

Source: Maryland Heights Community Development Department





Table 15: Value of Owner Occupied Housing (1990-2010)

Value	Year	Maryland Heights			St. Louis County		
		Number of Units	Percent of Total Units	Percent Change	Number of Units	Percent of Total Units	Percent Change
Less Than \$50,000	1990	278	4.6%	--	39,792	15.3%	--
	2000	84	1.3%	-69.8%	20,167	7.3%	-49.3%
	2010	114	1.7%	35.7%	9,674	3.3%	-52.0%
\$50,000 to \$99,999	1990	4,678	78.1%	--	128,600	49.5%	--
	2000	2,598	39.4%	-44.5%	92,837	33.8%	-27.8%
	2010	291	4.4%	-88.8%	39,674	13.7%	-57.3%
\$100,000 to \$149,999	1990	902	15.1%	--	49,086	18.9%	--
	2000	2,907	44.1%	222.3%	64,418	23.4%	31.2%
	2010	1,844	27.9%	-36.6%	56,112	19.4%	-12.9%
\$150,000 to \$199,999	1990	79	1.3%	--	19,028	7.3%	--
	2000	634	9.6%	702.5%	38,491	14.0%	102.3%
	2010	2,959	44.8%	366.7%	57,190	19.8%	48.6%
\$200,000 to \$299,999	1990	53	0.9%	--	13,933	5.4%	--
	2000	291	4.4%	449.1%	32,423	11.8%	132.7%
	2010	1,015	15.4%	248.8%	60,409	20.9%	86.3%
\$300,000 to \$499,999	1990	0	0.0%	--	6,608	2.5%	--
	2000	52	0.8%	5200.0%	17,690	6.4%	167.7%
	2010	324	4.9%	523.1%	40,476	14.0%	128.8%
\$500,000 or More	1990	0	0.0%	--	2,582	1.0%	--
	2000	25	0.4%	2500.0%	8,815	3.2%	241.4%
	2010	52	0.8%	108.0%	25,311	8.8%	187.1%
Total	1990	5,990	100%	--	259,629	100%	--
	2000	6,591	100%	10.0%	274,841	100%	5.9%
	2010	6,599	100%	0.1%	288,846	100%	5.1%

Source: U.S. Census Bureau

Table 15 highlights the affordability of housing within Maryland Heights as compared to St. Louis County. In 1990 the majority (78%) of housing within the City was valued within the range of \$50,000 to \$99,999, while the County had a smaller percentage, yet nearly half, of their housing stock located in this value range (49%). In 2010, the majority (72%) of housing within Maryland Heights was within the range of \$100,000 to \$199,999, while St. Louis County had a smaller percentage of their housing stock located in this price range (39%). Based on these statistics, the conclusion may be drawn that the City has a greater proportion of affordable middle-range housing than does the County.

From 2000 to 2010, there was a shift in the majority value range of housing units in Maryland Heights. In 2000, the value range of \$100,000 to \$149,999 held the largest percentage of housing units (44%). In 2010, the value range of \$150,000 to \$199,999 held the largest percentage of housing units (44%). From 2000 to 2010, the percentage of housing units valued in the \$150,000 to \$199,999 range increased by 2,325 units or 336%.

An examination of Table 15, Value of Owner Occupied Housing, verifies that for decades St. Louis County has home a housing stock with a higher median value than Maryland Heights. On the contrary, Table 16 provides data supporting Maryland Heights' historically higher median gross rent. The different pricing characteristics partly reflect the fact that, on the average, single-family dwellings are older than multi-family dwellings in Maryland Heights. However, the relationship shifted in 2010 with the median contract rent in Maryland Heights of \$764 being lower than the median rent of \$792 in St. Louis County.





Table 16: Monthly Rent Paid (1990 - 2010)

Rent	Year	Maryland Heights			St. Louis County		
		Number of Units	Percent of Units	Percent Change	Number of Units	Percent of Units	Percent Change
Less than \$100	1990	37	0.9%	--	616	0.6%	--
	2000	0	0.0%	-100.0%	409	0.4%	-33.6%
	2010	0	0.0%	0.0%	47	0.0%	-88.5%
\$100 to \$199	1990	52	1.3%	--	3,564	3.6%	--
	2000	140	3.4%	169.2%	2,554	2.4%	-28.3%
	2010	0	0.0%	-100.0%	1,015	0.9%	-60.3%
\$200 to \$299	1990	48	1.2%	--	4,691	4.8%	--
	2000	9	0.2%	-81.3%	4,177	3.9%	-11.0%
	2010	101	1.8%	1022.2%	2,463	2.1%	-41.0%
\$300 to \$399	1990	146	3.6%	--	15,269	15.5%	--
	2000	27	0.6%	-81.5%	11,706	10.8%	-23.3%
	2010	0	0.0%	-100.0%	2,021	1.8%	-82.7%
\$400 to \$499	1990	1,349	33.2%	--	29,456	29.9%	--
	2000	116	2.8%	-91.4%	19,067	17.6%	-35.3%
	2010	49	0.9%	-57.8%	4,674	4.1%	-75.5%
\$500 to \$599	1990	1,423	35.0%	--	20,763	21.1%	--
	2000	1,103	26.5%	-22.5%	20,450	18.9%	-1.5%
	2010	312	5.5%	-71.7%	10,743	9.3%	-47.5%
\$600 to \$699	1990	409	10.1%	--	10,478	10.6%	--
	2000	1,051	25.2%	157.0%	15,918	14.7%	51.9%
	2010	1,149	20.1%	9.3%	17,070	14.8%	7.2%
\$700 to \$749	1990	167	4.1%	--	3,289	3.3%	--
	2000	408	9.8%	144.3%	5,309	4.9%	61.4%
	2010	977	17.1%	139.5%	10,043	8.7%	89.2%
\$750 to \$999	1990	357	8.8%	--	5,903	6.0%	--
	2000	951	22.8%	166.4%	16,746	15.5%	183.7%
	2010	1,781	31.2%	87.3%	35,445	30.8%	111.7%
\$1,000 or More	1990	32	0.8%	--	2,332	2.4%	--
	2000	258	6.2%	706.3%	8,119	7.5%	248.2%
	2010	1,081	18.9%	319.0%	26,788	23.3%	229.9%
No Cash Rent	1990	44	1.1%	--	2,222	2.3%	--

	2000	103	2.5%	134.1%	3,630	3.4%	63.4%
	2010	257	4.5%	149.5%	4,894	4.2%	34.8%
<b>Total</b>	1990	4,064	100%	--	98,583	100%	--
	2000	4,166	100%	2.5%	108,085	100%	9.6%
	2010	5,707	100%	37.0%	115,203	100%	6.6%
<b>Median gross rent</b>	1990	525	--	--	482	--	--
	2000	659	--	25.5%	601	--	24.7%
	2010	764	--	15.9%	792	--	31.8%

Source: U.S. Census Bureau





## Labor Force

The number of residents who were employed in Maryland Heights grew 19%, from 13,592 in 1980 to 16,130 in 1990. This sharp rise reflects the demographic trend of the two-career household. Between 1990 and 2000, Maryland Heights saw a 6% decrease in the number of persons employed compared to a 4% increase in the County. Then from 2000 to 2010, the relationship reversed with Maryland Heights experiencing a 2% increase in the total employed and St. Louis County experiencing a 3% decrease. All three geographic areas experienced a significant decrease in unemployment from 2010 to 2019, with percentages decreasing from 8% to 4%.

**Table 17: Unemployment Rate (2019)**

	Population 16 years & over	Unemployment Rate
<b>Maryland Heights</b>	22,781	4.1%
<b>St. Louis County</b>	802,898	4.7%
<b>Missouri</b>	4,88,733	4.6%

Source: US Census Bureau (American Community Survey, 1-year estimates)

**Table 18: Unemployment Rate by Age Group (2019)**

Age Group	Maryland Heights		St. Louis County		Missouri	
	Number	Unemployment Rate	Number	Unemployment Rate	Number	Unemployment Rate
16 t o 19	1,056	12.3%	50,417	15.4%	317,290	13.6%
20 t o 24	2,191	13.7%	62,170	9.2%	414,394	7.7%
25 t o 44	8,841	8.4%	245,345	13.5%	1,551,590	13.5%
45 t o 54	3,251	2.0%	127,824	3.3%	769,927	3.4%
55 t o 64	3,517	4.6%	140,992	5.7%	821,807	5.6%
65 t o 74	2,057	0.0%	98,048	2.8%	577,726	2.6%
75 & over	1,868	18.9%	78,102	4.3%	428,999	3.2%

Source: US Census Bureau (American Community Survey, 1-year estimates)

In terms of occupational categories, residents of Maryland Heights were more likely to hold "white collar" than "blue collar" positions in 1990 than they were in 1980. The number of residents employed in executive/managerial positions grew 27% over the decade. The number of people employed in professional specialty positions also grew 27%. Overall, 5,748 residents held jobs in one



of these two categories in 1990. On the other hand, the number of residents employed as machine operators, handlers and laborers fell 66% over the decade, to 887.<sup>6</sup>

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<sup>6</sup> The U.S. Census no longer uses “white collar” and “blue collar” classifications, so these tables show the classification of workers using the current categories.



Table 19: Classification of Workers (1990 - 2010)

Class	Year	Maryland Heights			St. Louis County		
		Number of Persons	Percent Total Employed	Percent Change	Number of Persons	Percent Total Employed	Percent Change
Private For-Profit Wage and Salary Workers	1990	12,899	80.0%	--	377,979	74.5%	--
	2000	12,097	80.1%	-6.2%	374,000	74.0%	-1.1%
	2010	12,246	79.8%	1.2%	360,576	73.7%	-3.6%
Private Not-For Profit Wage and Salary Workers	1990	1,429	8.9%	--	50,590	10.0%	--
	2000	1,278	8.5%	-10.6%	56,635	11.2%	11.9%
	2010	1,277	8.3%	-0.1%	55,385	11.3%	-2.2%
Local Government Workers	1990	640	4.0%	--	2,428	4.8%	--
	2000	570	3.8%	-10.9%	23,482	4.6%	867.1%
	2010	809	5.3%	41.9%	25,697	5.2%	9.4%
State Government Workers	1990	275	1.7%	--	10,295	2.0%	--
	2000	287	1.9%	4.4%	11,913	2.4%	15.7%
	2010	172	1.1%	-40.1%	11,696	2.4%	-1.8%
Federal Government Workers	1990	342	2.1%	--	18,201	3.6%	--
	2000	206	1.4%	-39.8%	13,696	2.7%	-24.8%
	2010	340	2.2%	65.0%	12,365	2.5%	-9.7%
Self-Employed Workers	1990	530	3.3%	--	24,866	4.9%	--
	2000	634	4.2%	19.6%	24,654	4.9%	-0.9%
	2010	484	3.2%	-23.7%	23,042	4.7%	-6.5%
Unpaid Family Workers	1990	15	0.1%	--	1,310	0.3%	--
	2000	31	0.1%	106.7%	870	0.2%	-33.6%
	2010	13	0.1%	-58.1%	740	0.2%	-14.9%
Total Employed	1990	16,130	100%	--	485,669	100%	--
	2000	15,103	100%	-6%	505,250	100%	4.0%
	2010	15,341	100%	2%	489,501	100%	-3.1%

Source: U.S. Census Bureau

Since 1990 the largest percent of workers continues to fall under the “Private For-Profit Wage and Salary Workers” classification. From 2000 to 2010, the number of federal government workers increased by 65% to 340 persons. However, this classification still only represents 2% of the total employed in Maryland Heights.

See Appendix II for a table of major employers in Maryland Heights. Note the City’s population increases by approximately 50,000 workers each business day. See Table 20 for a comparison of the employment of the City’s residents by industry to those of St. Louis County. The general trend finds Maryland Heights outpacing the County in the areas that comprise “white collar” employment. This is likely due to the relatively high proportion of office uses within the City.

**Table 20: Employment by Industry (1990 - 2010)**

Industry	Year	Maryland Heights		St. Louis County	
		Number of Persons	Percent Total Employed	Number of Persons	Percent Total Employed
Agriculture, forestry, fishing and hunting, and mining	1990	154	1%	4,229	0.8%
	2000	50	0%	1,146	0.2%
	2010	77	1%	1,886	0.4%
Construction	1990	736	5%	23,096	4.6%
	2000	806	5%	24,817	4.9%
	2010	476	3%	21,637	4.4%
Manufacturing	1990	3,540	22%	95,164	18.8%
	2000	2,041	14%	64,212	12.7%
	2010	2,071	14%	51,186	10.5%
Transportation	1990	916	6%	23,872	4.7%
	2000	775	5%	27,141	5.4%
	2010	711	5%	21,686	4.4%
Information and communications	1990	421	3%	16,842	3.3%
	2000	582	4%	19,021	3.8%
	2010	704	5%	13,045	2.7%
Wholesale Trade	1990	990	6%	28,621	5.6%
	2000	711	5%	21,290	4.2%
	2010	545	4%	16,549	3.4%
Retail Trade	1990	2,367	15%	84,193	16.6%
	2000	1,797	12%	57,061	11.3%
	2010	1,156	8%	54,258	11.1%
Finance, insurance, and real estate	1990	1,543	10%	43,044	8.5%
	2000	1,656	11%	45,603	9.0%

	2010	1,575	11%	45,820	9.4%
Other services, except public administration	1990	1,325	8%	37,661	7.4%
	2000	511	3%	24,398	4.8%
	2010	625	4%	22,639	4.6%
Art, entertainment, recreation, and accommodation and food services	1990	224	1%	6,132	1.2%
	2000	1,107	7%	38,345	7.6%
	2010	1,666	11%	42,145	8.6%
Educational Services, health services, and social assistance	1990	2,324	15%	89,173	17.6%
	2000	2,590	17%	109,440	21.7%
	2010	2,664	18%	121,297	24.8%
Professional and related services	1990	1,113	7%	37,058	7.3%
	2000	2,110	14%	56,101	11.1%
	2010	1,900	13%	61,175	12.5%
Public Administration	1990	447	3%	18,436	3.6%
	2000	367	2%	16,675	3.3%
	2010	435	3%	14,991	3.1%
Total Employed	1990	16,100	100%	507,521	100%
	2000	15,103	100%	505,250	100%
	2010	14,605	100%	488,314	100%

Source: U.S. Census Bureau

## Income

In 2010, the median household income in Maryland Heights was almost 9% lower than the County median income, as shown in Table 21. The per capita income in Maryland Heights was 17% lower than the County per capita income. This represents a shift in the relationship from 1990 when household income was higher in Maryland Heights than the County, but per capita income was higher in the County than Maryland Heights. The correlation between household income and per capita income in 1990 could have been due to the higher percentage of non-related roommates in the City than in the County. However, the percentage of non-related roommates in 2010 was still higher in Maryland Heights than in St. Louis County, so this is not the reason for the change in the relationship between median household income and per capita income.

Table 21: Income (2010)

	Maryland Heights	St. Louis County	Difference	Percent Difference
Median Household Income	\$52,221	\$56,847	4,626	8.9%
Per Capita Income	\$28,106	\$33,093	4,987	17.7%
	Maryland Heights		St. Louis County	
	Number	Percent of Total	Number	Percent of Total
Non-Related Roommates	5,508	44.8%	140,216	34.7%

Source: U.S. Census Bureau

Maryland Heights exists as a middle-income city, with few residents falling below the poverty line or receiving public assistance. Poverty in Maryland Heights is less prevalent than it is in St. Louis County, which itself is more affluent than the rest of the metropolitan area or the State of Missouri. In 2010, only 8% of the City's residents fell below the poverty line (\$22,050 for a family of 4), compared to nearly 11% in the County.

Table 22: Household Income (1990 - 2010)

Income	Year	Number	Percent of Total	Percent Change
Less than \$10,000	1990	495	4.6%	--
	2000	472	4.1%	-4.6%
	2010	704	5.6%	49.2%
\$10,000 to \$14,999	1990	530	5.0%	--
	2000	486	4.3%	-8.3%
	2010	510	4.1%	4.9%
\$15,000 to \$24,999	1990	1,500	14.1%	--
	2000	967	8.5%	-35.5%
	2010	981	7.8%	1.4%
\$25,000 to \$34,999	1990	1,909	17.9%	--
	2000	1,542	13.5%	-19.2%
	2010	1,242	9.9%	-19.5%

<b>\$35,000 to \$49,999</b>	1990	2,851	26.7%	--
	2000	2,377	20.8%	-16.6%
	2010	2,111	16.8%	-11.2%
<b>\$50,000 to \$74,999</b>	1990	2,512	23.5%	--
	2000	2,926	25.6%	16.5%
	2010	3,040	24.2%	3.9%
<b>\$75,000 to \$99,999</b>	1990	637	6.0%	--
	2000	1,487	13.0%	133.4%
	2010	1,982	15.8%	33.3%
<b>\$100,000 or more</b>	1990	230	2.2%	--
	2000	1,153	10.1%	401.3%
	2010	1,976	15.7%	71.4%
<b>Total</b>	1990	10,664	100%	--
	2000	11,410	100%	7.0%
	2010	12,546	100%	10.0%

Source: U.S. Census Bureau

Table 22 shows the changes in household income distribution from 1990 to 2010. The largest percent changes were seen between 1990 and 2000 with the percent of households with income in the \$100,000 or more bracket increasing by 401%. This change was very large, but in 2000, the \$100,000 or more bracket still only contained 10% of the households in Maryland Heights. According to 2010 census data, over half (55%) of the households in Maryland Heights have a household income of \$50,000 or more. This percentage has increased from the previous two decades when this bracket represented 31% of households in 1990 and 48% of households in 2000.

## Utilities

### WATER DISTRIBUTION

Water is provided to Maryland Heights' residents via the Missouri American Water Company system. Missouri American Water Company has a major intake and treatment plant located within the City limits at the far southwest corner of the City. Discussions with a Missouri American Water Co. representative provided an indication that all parts of Maryland Heights have the ability to be served for residential, commercial, or industrial purposes. The older part of their system within the City is in the "Old Heights" area. There are no major pressure or deterioration problems which have been identified in Maryland Heights at this time.

**STORM AND SANITARY SEWERS**

The sanitary sewer system in Maryland Heights is under the jurisdiction of the Metropolitan St. Louis Sewer District (MSD).

The private sanitary sewer companies throughout St. Louis County generally had less stringent standards for construction, and when MSD acquired the companies, it acquired numerous problems in some areas. In Maryland Heights, these problems are not widespread. The part of the community comprising the “Old Heights” area of the community extending to the northeast toward Saturn and Wildwood Drives represents the area with the most frequent sanitary sewer problems.

**ELECTRICITY**

Ameren Missouri provides electricity to Maryland Heights. Service is presently available at any level required for all types of uses.

**NATURAL GAS**

Spire Missouri, Inc. (formerly Laclede Gas Company) provides natural gas service to the City and much of the metro area. This service is available to all types of uses and capacity in most of the City; it is expected to exceed demand for the foreseeable future. A significant portion of the Maryland Park Lake District is not currently served by natural gas. The cost of extending this infrastructure is one issue facing future development in this area.

**SOLID WASTE SERVICES**

The City has a contract with a provider for collection of residential trash, yard waste, and recyclable materials within the City boundary.

**Education**

**SCHOOL DISTRICTS**



**Parkway School District:** The Parkway District has only one school within the City’s boundaries, McKelvey Elementary School, with approximately 538 students attending during the 2015-2016 academic year. Generally, Parkway draws children

from the southwest residential section of Maryland Heights. Parkway serves approximately 40% of the City’s students.



**Pattonville School District:** The Pattonville School District serves children in the northwestern and eastern sections of Maryland Heights. Pattonville School District has three elementary schools within

the City’s boundaries, Rose Acres Elementary, Parkwood Elementary, and Remington Traditional Elementary (Kindergarten-8th Grade). Each school draws approximately 500 students, though students from the Traditional School (an alternative school formerly referred to as Remington School) are not all Maryland Heights residents. The school district also maintains Pattonville Heights Middle



school (6th-8th Grades) on Fee Fee Road. The high school for the Pattonville District is within the City limits on Creve Coeur Mill Road. Pattonville serves approximately 60% of the City's students.

### EDUCATIONAL ATTAINMENT

There was an increase in the level of education attained by the adult residents of Maryland Heights in the 1980s, continuing earlier trends. Significantly, the number of adults aged 25 or older with less than a high school diploma decreased from 20% in 1980 to 14% in 1990 and by 2010 the number was down to 11%. According to the 2010 census, 44% of City adults aged 25 or older had an associate, bachelor, or graduate degree, which is comparable to 46% in the rest of the County. From 2000 to 2010, Maryland Heights saw a large increase in adults aged 25 years or older with an associate degree from 842 persons to 1,657 persons or a 96% increase.

**Table 23: Educational Attainment (1990 - 2010)**

Level	Year	Maryland Heights			St. Louis County		
		Number of Persons	Percent of Total*	Percent Change	Number of Persons	Percent of Total*	Percent Change
Less than 9th Grade	1990	967	5.6%	--	46,611	7.1%	--
	2000	790	4.4%	-18.3%	26,962	4.0%	-42.2%
	2010	773	3.9%	-2.2%	19,980	3.0%	-25.9%
9th to 12th Grade, no diploma	1990	1,338	8.0%	--	70,083	10.6%	--
	2000	1,318	7.4%	-1.5%	54,573	8.1%	-22.1%
	2010	1,510	7.7%	14.6%	39,708	5.9%	-27.2%
High School Graduate, or alternative credit	1990	4,352	25.2%	--	147,886	26.5%	--
	2000	4,105	23.0%	-5.7%	162,405	24.0%	9.8%
	2010	4,465	22.7%	8.8%	152,937	22.6%	-5.8%
Some College, no diploma	1990	3,725	21.6%	--	140,323	21.2%	--
	2000	3,904	21.9%	4.8%	153,941	22.7%	9.7%
	2010	4,151	21.1%	6.3%	149,420	22.1%	-2.9%
Associate Degree	1990	1,042	6.0%	--	35,698	5.4%	--
	2000	842	4.6%	-19.2%	39,417	5.8%	10.4%
	2010	1,657	8.4%	96.8%	47,724	7.1%	21.1%
Bachelor's Degree	1990	4,085	23.7%	--	125,773	19.0%	--
	2000	4,746	26.6%	16.2%	149,139	22.0%	18.6%
	2010	4,363	22.2%	-8.1%	157,751	23.3%	5.8%
	1990	1,707	9.9%	--	67,535	10.2%	--

<b>Graduate, Professional or Doctorate Degree</b>	2000	2,155	12.1%	26.2%	90,590	13.4%	34.1%
	2010	2,713	13.8%	25.9%	108,540	16.1%	19.8%
<b>Total</b>	1990	17,216	100%	--	633,909	100%	--
	2000	17,860	100%	3.7%	677,027	100%	6.8%
	2010	19,632	100%	9.9%	676,060	100%	-0.1%

Source: U.S. Census Bureau

## Public Safety and City Services

### FIRE PROTECTION

Four fire protection districts are responsible for covering the City: Maryland Heights, Pattonville, Monarch, and Creve Coeur. The Maryland Heights Fire Protection District is responsible for approximately 85% of the developed land in the City. It extends from the southern boundary of the City up to the eastern edge of Creve Coeur Lake. The boundary line then extends northward along the lake up to the railroad tracks, then following the tracks to McKelvey Road. The boundary then runs along McKelvey Road to the City's northern border. The district's boundary in the east is the City limit, except for a very small section east of Taylor and Edward Avenues which is handled by the Pattonville district.

Pattonville Fire Protection District is responsible for all land in the northwest quadrant of Maryland Heights between the river and the eastern border of Creve Coeur Lake, from River Valley Road before it turns southward. It is therefore responsible for the Riverport complex and the subdivisions between the Village of Champ and the railroad tracks west of McKelvey Road.

The Monarch Fire Protection District handles the southwest quadrant of the City which currently contains little development since prior to construction of the Howard Bend Levee, it was practically all part of the Missouri River floodplain. Now however, further development is scheduled for the area south of Creve Coeur Lake. Monarch Fire Protection District is also responsible for the southern half of the park west of the eastern boundary of the lake.

Creve Coeur Fire Protection District covers only a small section of the City on the southern edge of Maryland Heights around Basston Drive, Bennington Place, and Page Avenues cutting through apartment complexes that were not present at the time the district lines were drawn.

### CITY SERVICES

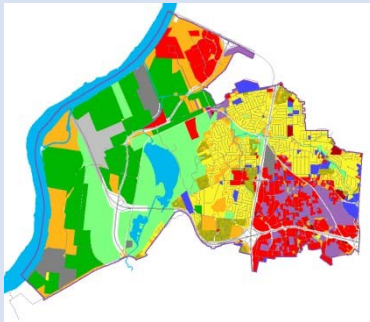
Maryland Heights City Hall is located at 11911 Dorsett Road. Presently, it houses both the administrative service departments of the City, as well as the Police Department. The Maryland Heights Community Center is located at 2300 McKelvey Road. The previous Community Center was demolished and construction for a new community center began in 2015. The new Community Center was completed in 2017. Other services provided by the City include:

- Police patrol and investigations

- Street maintenance and other public works functions, such as snow removal and capital improvements
- Recreation and park services
- Planning and zoning
- Municipal court
- Licensing, permitting, and inspections

## Land Use

### EXISTING LAND USE



Future planning within Maryland Heights starts with determining the amount and location of the different land uses within the City. The provision of services: sewer and water, fire and police protection, transportation, and parks and recreation operate as a direct function of the location and density of the various land uses. In addition, the potential for redevelopment within the community is also based upon a direct relationship to the type and intensity of the land uses as they presently exist.

Table 24: Existing Land Use

Land Use Categories	2021			1985		
	Area in Acres	% of Developed Land	% of Total Land	Area in Acres	% of Developed Land	% of Total Land
Single Family Residential	1,988	19.5%	13.3%	1,681	22.2%	11.8%
Multi-Family Residential	402	3.9%	2.7%	560	7.4%	3.9%
<b>Residential Sub-Total</b>	<b>2,390</b>	<b>23.4%</b>	<b>16.0%</b>	<b>2,241</b>	<b>29.5%</b>	<b>15.8%</b>
Commercial	1,653	16.2%	11.0%	252	3.3%	1.8%
Industrial	708	7.0%	4.7%	664	8.8%	4.7%
<b>Commercial/Industrial Sub-Total</b>	<b>2,361</b>	<b>23.2%</b>	<b>15.7%</b>	<b>916</b>	<b>12.1%</b>	<b>6.4%</b>
Public/Semi-Public				2,958	39.0%	20.8%
Parks & Recreation	2,555	25.1%	17.1%	1,473	19.4%	10.4%
Transport	2,032	19.9%	13.6%			
Institutional	307	3.0%	2.0%			
Utility	542	5.3%	3.6%			

<i>Public Sub-Total</i>	5,436	53.4%	36.3%	4,431	58.4%	31.2%
<i>Total Developed Land</i>	<b>10,187</b>	<b>100%</b>	<b>68.0%</b>	<b>7,588</b>	<b>100%</b>	<b>53.4%</b>
Vacant Land	1,674		11.2%	6,010		42.3%
Agricultural	2,550		17.0%			
Missouri River	574		3.8%	604		4.3%
<i>Total Undeveloped and Agricultural Land</i>	<b>4,798</b>		<b>32.0%</b>	<b>6,614</b>		<b>46.6%</b>
<i>Total Area of City</i>	<b>14,985</b>		<b>100%</b>	<b>14,202</b>		<b>100%</b>

In 1985, vacant land represented 39% of the total land within the City. However, the amount of vacant land has significantly decreased and now represents only 11% of the total land within Maryland Heights. Residential uses made up only 14% of total land in 1985 compared to an average of 29%. In 1985, residential land uses also made up a smaller percentage of developed land (29%) compared to the study average of 39%. From 1985 to 2015, the area of total developed land has increased. While the percentage of total City land that is residential developed has also increased during this time, the percentage of developed land that is residential decreased from 29% in 1985 to 21% in 2015. This could be attributed to the fact the many of the annexed areas within Maryland Heights are commercial or industrial in nature.

Commercial uses made up just under 2% of total land as compared to an average of 3%, slightly less than half. However in 2015, commercial land use is above the average making up 10% of total land. From 1985 to 2015, the percentage of developed land that is commercial land increased significantly from 3% in 1985 to 15% in 2015.

Industrial uses have not significantly increased since 1985, making up 4% of total land as compared to an average of 8%, slightly more than half. In a similar pattern to residential land use, the percentage of total land that is industrial grew insignificantly slightly from 1985 to 2015, and further experienced a decline from 8% of developed land in 1985 to 6% in 2015.

In 1985, transportation uses ran closely to its average, making up 18% of total land use with an average of 19% of total land use. However that gap has grown significantly with transportation only accounting for less than 2% of total land use in 2015.

Clearly, the emphasis in development within the City has been primarily within the commercial land uses, as opposed to residential. Commercial land use is the only category that increased in percentage of developed land. In 1985, commercial land use represented 251.8 acres in Maryland Heights. Commercial land use has grown to make up 1,634.4 acres in 2015.

There are three major landfills within the community and one in the Village of Champ, which is on the City's northern border. Two of these facilities within City boundaries have been closed for a number of

years, the F&J Landfill and the S&S Landfill. Both of the facilities were operated and closed prior to the implementation of the more stringent State and Federal legislation which controls such facilities today and have been found to have leachate problems in the past. The third landfill within the community is operated by Browning Ferris Industries. This site was found to have significant leachate problems as well as methane gas, however solutions were implemented to control the problems. The property also houses the St. Louis Composting Company.

The last major landfill site is part of a large tract of land owned by IESI MO Champ Landfill LLC, located just outside of the City boundary. This landfill is part of the large area at the southwest corner of the intersection of Interstate 70 and 270, which is a limestone quarry still in active operation. The quarry is run by Fred Weber, Inc., which leases the land from Champ Landfill LLC. The fill areas involve parts of the site which are no longer suitable for quarrying. This facility has been operating without major problems and in compliance with State and Federal permits.

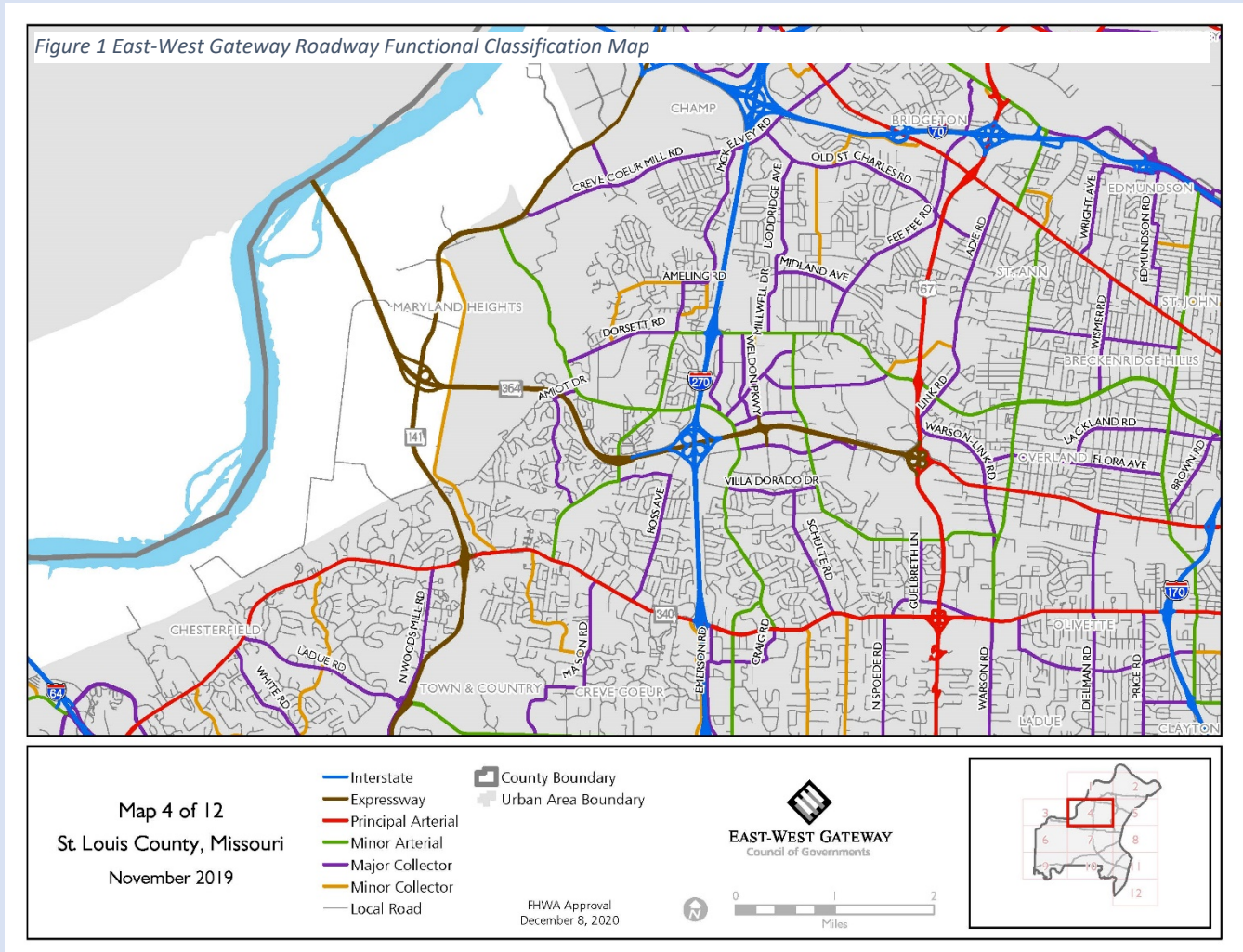
## Transportation

Functional classification is the process by which streets are defined as either expressways/freeways, major or minor arterials, major or minor collectors, or local streets. These classifications are established by the Federal Highway Administration (FHWA) and are tied to federal funding for highways. The basic foundation to this process is the recognition that individual streets do not serve travel independently but rather, most travel involves movement through an interconnected network of streets. It is also important to note that although the higher traffic volumes usually occur on the higher classified streets, the streets are classified by the function they serve and not by the amount of traffic volume it carries.

Purpose:

- Guide public policy decisions regarding all modes of transportation (auto, etc.).
- Identify deficiencies in the City's road and transit systems.
- Provides basis of setting priorities for roadway improvements.
- Directs the approach to the movement of people and goods.
- Provides linkage of circulation and access to existing and future land use.

The discussion of functional classifications is presented in this plan in a hierarchical format. The streets are laid out and discussed based on the following criteria of nodes and corridors.



**Functional Classification Definitions:**

- **Freeways and Expressways:** These are principal arterials that are fully or partially controlled access facilities. These routes are typically the highest traveled corridors, serve the major centers of activity, and carry the major portion of trips entering or leaving the study area. Interstates and toll ways facilities are included in this classification.
- **Major Arterials:** The principal arterial street system serves the remaining major activity centers of the study area and carries a high proportion of total travel on a limited number of roadway miles. This system is comprised of both major rural and urban connections.
- **Minor Arterials:** The urban minor arterial street system interconnects with the principal arterials to provide service of moderate length at a somewhat lower level of travel mobility than principal (major) arterials. The minor arterial classification places more emphasis on land access than the higher level road routes. Such facilities could carry local bus routes and provide intra-community continuity, but ideally should not penetrate identifiable neighborhoods.

- *Collectors (Major and Minor):* The urban collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. Urban collector systems may penetrate neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Collector streets also collect traffic from local streets in residential neighborhoods and channels it into the arterial street system.
- *Local Streets:* The local street system comprises all facilities not on one of the higher street systems. Its primary purpose is to provide direct access to abutting land and connect to the collector system. Local streets are either publicly or privately owned and provide access to individual properties. It offers the lowest level of mobility and usually contains no bus routes. Service to through traffic movement is deliberately discouraged.

Table 25, Functional Road Classification, is based on a Thoroughfare Study prepared by Crawford, Bunte, and Brammeier (CBB), traffic and transportation engineers, in October 1999. The final determination of functional classification included the input of the City Engineer.

**Table 25: Functional Classification**

<b>Dorsett Road/I-270 Node</b>			
Street	From	To	Classification
Dorsett Road	Marine Avenue	Lindbergh Boulevard	Minor Arterial
I-270	City Limits	City Limits	Freeway/Expressway
Progress Parkway	Dorsett Road	Westport Plaza Drive	Collector
McKelvey Hill Drive	Dorsett Road	McKelvey Road	Collector
<b>Page Avenue/I-270</b>			
Street	From	To	Classification
Page Avenue	City Limits	City Limits	Freeway/Expressway
I-270	City Limits	City Limits	Freeway/Expressway
Westport Plaza Dr/Marine Ave/Craig Rd	City Limits	City Limits	Minor Arterial
Bennington Place	City Limits	Marine Avenue	Minor Arterial
Fee Fee Road	Westport Plaza Drive	Schuetz Road	Minor Arterial
<b>Lindbergh Boulevard/Page Avenue</b>			
Street	From	To	Classification
Lindbergh Boulevard	City Limits	City Limits	Major Arterial
Page Avenue	Bennington Place	City Limits	Freeway/Expressway
Dorsett Road	Page Avenue	Adie Road	Minor Arterial



Lackland Road	Congressional Drive	Lindbergh Boulevard	Collector
<b>Missouri Route 364/Maryland Heights Expressway</b>			
<b>Street</b>	<b>From</b>	<b>To</b>	<b>Classification</b>
River Valley Drive	Expressway	St. Louis Waterworks Rd	Collector
Creve Coeur Mill Road	City Limits	City Limits	Minor Arterial
<b>Page Avenue Corridor</b>			
<b>Street</b>	<b>From</b>	<b>To</b>	<b>Classification</b>
Lackland Drive	Craig Road	Concourse Drive	Minor Arterial
Westport Plaza Drive/Craig Road	City Limits	Marine Avenue	Minor Arterial
Schuetz Road	City Limits	Dorsett Road	Minor Arterial
Grissom Drive	Westline Industrial	Page Avenue	Collector
Concourse Drive	Page Avenue	Lackland Road	Collector
<b>Missouri Route 364 Corridor</b>			
<b>Street</b>	<b>From</b>	<b>To</b>	<b>Classification</b>
Bennington Place	City Limits	Marine Ave.	Minor Arterial
Marine Avenue	Creve Coeur Mill Rd	Westport Plaza Drive	Minor Arterial
Creve Coeur Mill Road	City Limits	City Limits	Minor Arterial
Expressway	City Limits	Missouri Route 364	Freeway/Expressway
River Valley Drive	Creve Coeur Mill Rd	St. Louis Waterworks Rd	Collector
<b>Missouri Route 364 West Corridor</b>			
<b>Street</b>	<b>From</b>	<b>To</b>	<b>Classification</b>
Missouri Route 364	Bennington Place	City Limits	Freeway/Expressway
Creve Coeur Mill Road	City Limits	City Limits	Minor Arterial
Expressway	City Limits	Missouri Route 364	Freeway/Expressway
River Valley Drive	Creve Coeur Mill Rd	St. Louis Waterworks Rd	Collector
<b>Dorsett Road West Corridor</b>			
<b>Street</b>	<b>From</b>	<b>To</b>	<b>Classification</b>
Rule Avenue	Dorsett Road	Ameling Road	Collector





Marine Avenue	Creve Coeur Mill Rd	Westport Plaza Drive	Minor Arterial
McKelvey Road	Bennington Place	Ameling Road	Collector
McKelvey Hill Road	Dorsett Road	McKelvey Road	Collector
<b>Dorsett Road East Corridor</b>			
Street	From	To	Classification
Progress Parkway	Dorsett Road	Westport Plaza Drive	Collector
Weldon Parkway	Westline Industrial	Dorsett Road	Collector
Millwell Drive	Midland Avenue	Dorsett Road	Collector
Schuetz Road	City Limits	Dorsett Road	Minor Arterial
Fee Fee Road	Dorsett Road	City Limits	Minor Arterial
Adie Road	Fee Fee Road	Lindbergh Boulevard	Collector
Lindbergh Boulevard	City Limits	City Limits	Major Arterial
<b>Earth City Expressway Corridor</b>			
Street	From	To	Classification
Interstate 70	City Limits	City Limits	Freeway/Expressway
Creve Coeur Mill Road	City Limits	City Limits	Minor Arterial
Prichard Farm Road	Expressway	Creve Coeur Mill Road	Minor Arterial
<b>Maryland Heights Expressway Corridor</b>			
Street	From	To	Classification
Missouri Route 364	Bennington Place	City Limits	Freeway/Expressway
Expressway	Missouri Route 364	I-70	Freeway/Expressway
Marine Avenue	Creve Coeur Mill Rd	Westport Plaza Drive	Minor Arterial
River Valley Drive	Creve Coeur Mill Rd	St. Louis Waterworks Rd	Collector

## Appendix I: Brief History of Maryland Heights

The earliest development of the Maryland Heights area can be traced back to the late 1700s to the Native American inhabitants of the area. Much of the development was adjacent to what is currently the City of Bridgeton.

It wasn't until the latter half of the 19<sup>th</sup> century that Maryland Heights was considered a community with established land uses and services. As a result of a commuter rail line connecting the cities of Clayton and Maryland Heights, the area became less rural as suburban-oriented development began occurring more frequently.

The first residential area to be developed is now known as "Old Heights" and encompasses the neighborhoods surrounding the intersection of Dorsett and Fee Fee Roads. Some of the housing stock in this area was plotted and/or constructed as early as 1903.

Given the emphasis on infrastructure post-World War II, accessibility to Maryland Heights increased and consequently the area grew increasingly residential, leaving its rural roots in the past. By the 1970s, Maryland Heights was becoming more than just a residential community but a community thriving with office, commercial, and hospitality industries.

For a more detailed history on the City and its transformative journey, please read *The History of Maryland Heights*, written by Paul H. Thompson. Copies are available at the Government Center for a \$15 fee.

Appendix II: Supplemental Data Tables

Detailed Population Data Subject	United States					Missouri					St. Louis County					Maryland Heights				
	2000		2010		Percent Change	2000		2010		Percent Change	2000		2010		Percent Change	2000		2010		Percent Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent		Number	Percent	Number	Percent		Number	Percent	Number	Percent	
SEX AND AGE																				
Total population	281,421,906	100	308,745,538	100	9.7%	5,595,211	100	5,988,927	100	7.0%	1,016,315	100	998,954	100	-1.7%	25,756	100	27,472	100	6.7%
Male population	138,053,563	49.1	151,781,326	49.2	9.9%	2,720,177	48.6	2,933,477	49	7.8%	481,371	47.4	472,903	47.3	-1.8%	12,729	49.4	13,387	48.7	5.2%
Female population	143,368,343	50.9	156,964,212	50.8	9.5%	2,875,034	51.4	3,055,450	51	6.3%	534,944	52.6	526,051	52.7	-1.7%	13,027	50.6	14,085	51.3	8.1%
Median age (years)	35	( X )	37	( X )		36	( X )	38	( X )		38	( X )	40	( X )		34	( X )	35	( X )	
18 years and over	209,128,094	74.3	234,564,071	76	12.2%	4,167,519	74.5	4,563,491	76.2	9.5%	760,324	74.8	764,780	76.6	0.6%	20,216	78.5	21,902	79.7	8.3%
RACE																				
One Race	274,595,678	97.6	299,736,465	97.1	9.2%	5,513,150	98.5	5,864,338	97.9	6.4%	1,003,485	98.7	980,358	98.1	-2.3%	25,494	99	26,794	97.5	5.1%
White	211,460,626	75.1	223,553,265	72.4	5.7%	4,748,083	84.9	4,958,770	82.8	4.4%	780,830	76.8	701,948	70.3	-10.1%	21,983	85.4	20,122	73.2	-8.5%
Black or African American	34,658,190	12.3	38,929,319	12.6	12.3%	629,391	11.2	693,391	11.6	10.2%	193,306	19	233,029	23.3	20.5%	1,436	5.6	3,262	11.9	127.2%
American Indian and Alaska Native	2,475,956	0.9	2,932,248	0.9	18.4%	25,076	0.4	27,376	0.5	9.2%	1,717	0.2	1,962	0.2	14.3%	52	0.2	64	0.2	23.1%
Asian	10,242,998	3.6	14,674,252	4.8	43.3%	61,595	1.1	98,083	1.6	59.2%	22,606	2.2	34,597	3.5	53.0%	1,832	7.1	2,696	9.8	47.2%
Asian Indian	1,678,765	0.6	2,843,391	0.9	69.4%	12,169	0.2	23,223	0.4	90.8%	6,197	0.6	10,761	1.1	73.6%	873	3.4	1,540	5.6	76.4%
Chinese	2,432,585	0.9	3,347,229	1.1	37.6%	13,667	0.2	22,104	0.4	61.7%	6,875	0.7	9,739	1	41.7%	425	1.7	438	1.6	3.1%
Filipino	1,850,314	0.7	2,555,923	0.8	38.1%	7,735	0.1	10,914	0.2	41.1%	2,276	0.2	2,688	0.3	18.1%	141	0.5	163	0.6	15.6%
Japanese	796,700	0.3	763,325	0.2	-4.2%	3,337	0.1	3,186	0.1	-4.5%	1,137	0.1	869	0.1	-23.6%	37	0.1	33	0.1	-10.8%
Korean	1,076,872	0.4	1,423,784	0.5	32.2%	6,767	0.1	9,249	0.2	36.7%	2,348	0.2	3,058	0.3	30.2%	183	0.7	208	0.8	13.7%
Vietnamese	1,122,528	0.4	1,548,449	0.5	37.9%	10,626	0.2	14,523	0.2	36.7%	1,557	0.2	3,324	0.3	113.5%	59	0.2	99	0.4	67.8%
Other Asian [1]	1,285,234	0.5	2,192,151	0.7	70.6%	7,294	0.1	14,884	0.2	104.1%	2,216	0.2	4,158	0.4	87.6%	114	0.4	215	0.8	88.6%
Native Hawaiian and Other Pacific Islander	398,835	0.1	540,013	0.2	35.4%	3,178	0.1	6,261	0.1	97.0%	251	0	307	0	22.3%	9	0	13	0	44.4%
Native Hawaiian	140,652	0	156,146	0.1	11.0%	594	0	958	0	61.3%	56	0	86	0	53.6%	2	0	1	0	-50.0%
Guamanian or Chamorro	58,240	0	88,310	0	51.6%	435	0	969	0	122.8%	36	0	70	0	94.4%	1	0	0	0	-100.0%
Samoan	91,029	0	109,637	0	20.4%	1,116	0	1,557	0	39.5%	74	0	53	0	-28.4%	2	0	8	0	300.0%
Other Pacific Islander [2]	108,914	0	185,920	0.1	70.7%	1,033	0	2,777	0	168.8%	85	0	98	0	15.3%	4	0	4	0	0.0%
Some Other Race	15,359,073	5.5	19,107,368	6.2	24.4%	45,827	0.8	80,457	1.3	75.6%	4,775	0.5	8,515	0.9	78.3%	182	0.7	637	2.3	250.0%
Two or More Races	6,826,228	2.4	9,009,073	2.9	32.0%	82,061	1.5	124,589	2.1	51.8%	12,830	1.3	18,596	1.9	44.9%	262	1	678	2.5	158.8%
Race alone or in combination with one or more other races: [4]																				
White	216,930,975	77.1	231,040,398	74.8	6.5%	4,819,487	86.1	5,070,826	84.7	5.2%	791,139	77.8	717,744	71.8	-9.3%	22,196	86.2	20,671	75.2	-6.9%

Black or African American	36,419,434	12.9	42,020,743	13.6	15.4%	655,377	11.7	747,474	12.5	14.1%	198,695	19.6	242,703	24.3	22.1%	1,527	5.9	3,567	13	133.6%
American Indian and Alaska Native	4,119,301	1.5	5,220,579	1.7	26.7%	60,099	1.1	72,376	1.2	20.4%	5,259	0.5	6,592	0.7	25.3%	123	0.5	192	0.7	56.1%
Asian	11,898,828	4.2	17,320,856	5.6	45.6%	76,210	1.4	123,571	2.1	62.1%	26,261	2.6	40,622	4.1	54.7%	1,934	7.5	2,957	10.8	52.9%
Native Hawaiian and Other Pacific Islander	874,414	0.3	1,225,195	0.4	40.1%	6,635	0.1	11,296	0.2	70.2%	1,009	0.1	941	0.1	-6.7%	23	0.1	43	0.2	87.0%
Some Other Race	18,521,486	6.6	21,748,084	7	17.4%	64,880	1.2	96,920	1.6	49.4%	7,777	0.8	10,648	1.1	36.9%	240	0.9	777	2.8	223.8%

( X ) Not applicable.

Detailed Population Data Subject	United States					Missouri					St. Louis County					Maryland Heights				
	2000		2010		Percent Change	2000		2010		Percent Change	2000		2010		Percent Change	2000		2010		Percent Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent		Number	Percent	Number	Percent		Number	Percent	Number	Percent	
<b>HISPANIC OR LATINO</b>																				
Total population	281,421,906	100	308,745,538	100	9.7%	5,595,211	100	5,988,927	100	7.0%	1,016,315	100	998,954	100	-1.7%	25,756	100	27,472	100	6.7%
Hispanic or Latino (of any race)	35,305,818	12.5	50,477,594	16.3	43.0%	118,592	2.1	212,470	3.5	79.2%	14,577	1.4	25,024	2.5	71.7%	599	2.3	1,233	4.5	105.8%
Mexican	20,640,711	7.3	31,798,258	10.3	54.1%	77,887	1.4	147,254	2.5	89.1%	7,309	0.7	14,542	1.5	99.0%	331	1.3	775	2.8	134.1%
Puerto Rican	3,406,178	1.2	4,623,716	1.5	35.7%	6,677	0.1	12,236	0.2	83.3%	1,300	0.1	1,957	0.2	50.5%	64	0.2	104	0.4	62.5%
Cuban	1,241,685	0.4	1,785,547	0.6	43.8%	3,022	0.1	4,979	0.1	64.8%	606	0.1	792	0.1	30.7%	22	0.1	18	0.1	-18.2%
Other Hispanic or Latino [5]	10,017,244	3.6	12,270,073	4	22.5%	31,006	0.6	48,001	0.8	54.8%	5,362	0.5	7,733	0.8	44.2%	182	0.7	336	1.2	84.6%
Not Hispanic or Latino	246,116,088	87.5	258,267,944	83.7	4.9%	5,476,619	97.9	5,776,457	96.5	5.5%	1,001,738	98.6	973,930	97.5	-2.8%	25,157	97.7	26,239	95.5	4.3%
<b>RELATIONSHIP</b>																				
Total population	281,421,906	100	308,745,538	100	9.7%	5,595,211	100	5,988,927	100	7.0%	1,016,315	100	998,954	100	-1.7%	25,756	100	27,472	100	6.7%
In households	273,643,273	97.2	300,758,215	97.4	9.9%	5,433,153	97.1	5,814,785	97.1	7.0%	997,029	98.1	979,500	98.1	-1.8%	25,412	98.7	26,913	98	5.9%
Householder	105,480,101	37.5	116,716,292	37.8	10.7%	2,194,594	39.2	2,375,611	39.7	8.2%	404,312	39.8	404,765	40.5	0.1%	11,302	43.9	12,180	44.3	7.8%
Spouse [6]	54,493,232	19.4	56,510,377	18.3	3.7%	1,140,866	20.4	1,150,929	19.2	0.9%	206,240	20.3	189,432	19	-8.1%	5,001	19.4	4,859	17.7	-2.8%
Child	83,393,392	29.6	88,820,256	28.8	6.5%	1,632,535	29.2	1,672,430	27.9	2.4%	308,009	30.3	292,989	29.3	-4.9%	6,573	25.5	6,893	25.1	4.9%
Own child under 18 years	64,494,637	22.9	64,778,147	21	0.4%	1,293,406	23.1	1,263,106	21.1	-2.3%	234,281	23.1	210,665	21.1	-10.1%	5,091	19.8	5,097	18.6	0.1%
Other relatives	15,684,318	5.6	20,411,239	6.6	30.1%	215,253	3.8	287,911	4.8	33.8%	40,127	3.9	48,930	4.9	21.9%	903	3.5	1,120	4.1	24.0%
Under 18 years	6,042,435	2.1	7,779,796	2.5	28.8%	96,412	1.7	125,635	2.1	30.3%	17,290	1.7	19,694	2	13.9%	300	1.2	350	1.3	16.7%
Nonrelatives	14,592,230	5.2	18,300,051	5.9	25.4%	249,905	4.5	327,904	5.5	31.2%	38,341	3.8	43,384	4.3	13.2%	1,633	6.3	1,861	6.8	14.0%
Unmarried partner	5,475,768	1.9	7,744,711	2.5	41.4%	111,010	2	159,237	2.7	43.4%	16,973	1.7	21,812	2.2	28.5%	575	2.2	832	3	44.7%
In group quarters	7,778,633	2.8	7,987,323	2.6	2.7%	162,058	2.9	174,142	2.9	7.5%	19,286	1.9	19,454	1.9	0.9%	344	1.3	559	2	62.5%
Institutionalized population	4,059,039	1.4	3,993,659	1.3	-1.6%	90,430	1.6	93,274	1.6	3.1%	12,080	1.2	12,035	1.2	-0.4%	324	1.3	522	1.9	61.1%
Noninstitutionalized population	3,719,594	1.3	3,993,664	1.3	7.4%	71,628	1.3	80,868	1.4	12.9%	7,206	0.7	7,419	0.7	3.0%	20	0.1	37	0.1	85.0%

HOUSEHOLDS BY TYPE																				
Total households	105,480,101	100	116,716,292	100	10.7%	2,194,594	100	2,375,611	100	8.2%	404,312	100	404,765	100	0.1%	11,302	100	12,180	100	7.8%
Family households (families) [7]	71,787,347	68.1	77,538,296	66.4	8.0%	1,476,516	67.3	1,552,133	65.3	5.1%	270,810	67	263,423	65.1	-2.7%	6,420	56.8	6,766	55.6	5.4%
With own children under 18 years	34,588,368	32.8	34,743,604	29.8	0.4%	699,779	31.9	676,727	28.5	-3.3%	127,869	31.6	114,948	28.4	-10.1%	2,917	25.8	3,114	25.6	6.8%
Husband-wife family	54,493,232	51.7	56,510,377	48.4	3.7%	1,140,866	52	1,150,929	48.4	0.9%	206,240	51	189,432	46.8	-8.1%	5,001	44.2	4,859	39.9	-2.8%
With own children under 18 years	24,835,505	23.5	23,588,268	20.2	-5.0%	497,201	22.7	449,855	18.9	-9.5%	91,733	22.7	76,147	18.8	-17.0%	2,148	19	2,031	16.7	-5.4%
Female householder, no husband present	12,900,103	12.2	15,250,349	13.1	18.2%	253,760	11.6	292,204	12.3	15.1%	51,493	12.7	57,653	14.2	12.0%	1,076	9.5	1,394	11.4	29.6%
With own children under 18 years	7,561,874	7.2	8,365,912	7.2	10.6%	156,571	7.1	168,143	7.1	7.4%	29,742	7.4	31,157	7.7	4.8%	611	5.4	806	6.6	31.9%
Nonfamily households [7]	33,692,754	31.9	39,177,996	33.6	16.3%	718,078	32.7	823,478	34.7	14.7%	133,502	33	141,342	34.9	5.9%	4,882	43.2	5,414	44.4	10.9%
Householder living alone	27,230,075	25.8	31,204,909	26.7	14.6%	599,808	27.3	672,276	28.3	12.1%	113,172	28	119,346	29.5	5.5%	3,820	33.8	4,291	35.2	12.3%
65 years and over	9,722,857	9.2	10,995,689	9.4	13.1%	225,631	10.3	239,991	10.1	6.4%	40,797	10.1	43,926	10.8	7.7%	622	5.5	873	7.2	40.4%
Households with individuals under 18 years	38,022,115	36	38,996,219	33.4	2.6%	762,492	34.7	754,287	31.8	-1.1%	138,497	34.3	126,823	31.3	-8.4%	3,122	27.6	3,350	27.5	7.3%
Households with individuals 65 years and over	24,672,708	23.4	29,091,122	24.9	17.9%	525,811	24	595,032	25	13.2%	98,852	24.4	106,110	26.2	7.3%	1,661	14.7	2,181	17.9	31.3%
Average household size	3	( X )	3	( X )		2	( X )	2	( X )		2	( X )	2	( X )		2	( X )	2	( X )	
Average family size [7]	3	( X )	3	( X )		3	( X )	3	( X )		3	( X )	3	( X )		3	( X )	3	( X )	

( X ) Not applicable.

Detailed Population Data	United States					Missouri					St. Louis County					Maryland Heights				
	2000		2010		Percent Change	2000		2010		Percent Change	2000		2010		Percent Change	2000		2010		Percent Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent		Number	Percent	Number	Percent		Number	Percent	Number	Percent	
HOUSING OCCUPANCY																				
Total housing units	115,904,641	100	131,704,730	100	13.6%	2,442,017	100	2,712,729	100	11.1%	423,749	100	438,032	100	3.4%	11,846	100	13,092	100	10.5%
Occupied housing units	105,480,101	91	116,716,292	88.6	10.7%	2,194,594	89.9	2,375,611	87.6	8.2%	404,312	95.4	404,765	92.4	0.1%	11,302	95.4	12,180	93	7.8%
Vacant housing units	10,424,540	9	14,988,438	11.4	43.8%	247,423	10.1	337,118	12.4	36.3%	19,437	4.6	33,267	7.6	71.2%	544	4.6	912	7	67.6%
For seasonal, recreational, or occasional use	3,578,718	3.1	4,649,298	3.5	29.9%	66,053	2.7	80,374	3	21.7%	1,504	0.4	2,072	0.5	37.8%	58	0.5	93	0.7	60.3%
Homeowner vacancy rate (percent) [8]	2	( X )	2	( X )		2	( X )	3	( X )		1	( X )	2	( X )		1	( X )	2	( X )	
Rental vacancy rate (percent) [9]	7	( X )	9	( X )		9	( X )	11	( X )		7	( X )	10	( X )		7	( X )	9	( X )	
HOUSING TENURE																				
Occupied housing units	105,480,101	100	116,716,292	100	10.7%	2,194,594	100	2,375,611	100	8.2%	404,312	100	404,765	100	0.1%	11,302	100	12,180	100	7.8%
Owner-occupied housing units	69,815,753	66.2	75,986,074	65.1	8.8%	1,542,149	70.3	1,633,610	68.8	5.9%	299,670	74.1	291,937	72.1	-2.6%	7,080	62.6	7,136	58.6	0.8%
Renter-occupied housing units	35,664,348	33.8	40,730,218	34.9	14.2%	652,445	29.7	742,001	31.2	13.7%	104,642	25.9	112,828	27.9	7.8%	4,222	37.4	5,044	41.4	19.5%

Population in renter-occupied housing units	(X)	( X )	99,479,722	( X )		(X)	( X )	1,669,216	( X )		(X)	( X )	243,928	( X )		(X)	( X )	10,002	( X )
Average household size of renter-occupied units	(X)	( X )	2	( X )		(X)	( X )	2	( X )		(X)	( X )	2	( X )		(X)	( X )	2	( X )

( X ) Not applicable.

[1] Other Asian alone, or two or more Asian categories

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories

[3] One of the four most commonly reported multiple-race combination nationwide in the Census 2000

[4] In combination with one or more of the other races listed. The six numbers add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as “Latino” or “Hispanic”

[6] “Spouse” represents spouse of the householder. It does not reflect all spouses in a household. Responses of “same-sex spouse” were edited during processing to “unmarried partner”

[7] “Family households” consists of a householder and one or more people related to the householder by birth, marriage, or adoption. They do not include same-sex married couple even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family household category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. “Nonfamily households” consist of people living alone and households which do not have any members related to the householder

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant “for sale.” It is computed by dividing the total number of vacant units “for sale only” by the sum of owner-occupied units, vacant units that are “for sale only,” and vacant units that have been sold but not yet occupied; and then multiplying by 100

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant “for rent.” It is computed by dividing the total number of vacant units “for rent” by the sum of the renter-occupied units, vacant units that are “for rent,” and vacant units that have been rented but not yet occupied; and then multiplying by 100

Source: U.S. Census Bureau, 2000-2010 Census

### Principal Employers in Maryland Heights

Employer	Employees	Rank	Percentage of Total Employment
Edward Jones	1,874	1	4.33%
Spectrum Mid West	1,805	2	4.17%
World Wide Technology	1,432	3	3.31%
Magellan Health Services	1,350	4	3.12%
Hollywood Casino*	1,256	5	2.90%
Siemens Industry Software	1,127	6	2.61%
Essence Healthcare	1,081	7	2.50%
United Healthcare of the Midwest	900	8	2.08%
Schnuck Markets	635	9	1.47%
Elsevier	510	10	1.18%
Ranken Jordan	500	11	1.16%
Graybar Electric Company	494	12	1.14%
Safety National Casualty Corporation	485	13	1.12%
Meridian Medical Technology	456	14	1.05%
Enterprise Holdings	450	15	1.04%
The Boeing Company	421	16	0.97%
Home State Health Plan	400	17	0.92%
The Reliable Insurance Company	400	18	0.92%
Watlow	400	19	0.92%
Equifax Workforce Solutions	361	20	0.83%
<b>Total</b>	<b>16,337</b>		<b>37.77%</b>

Source: City's Clerk office based on business license renewals for 2020