



ST. LOUIS COUNTY **ANNUAL REPORT** DEPARTMENT OF PLANNING

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**Department of Planning  
Annual Report, 2010**

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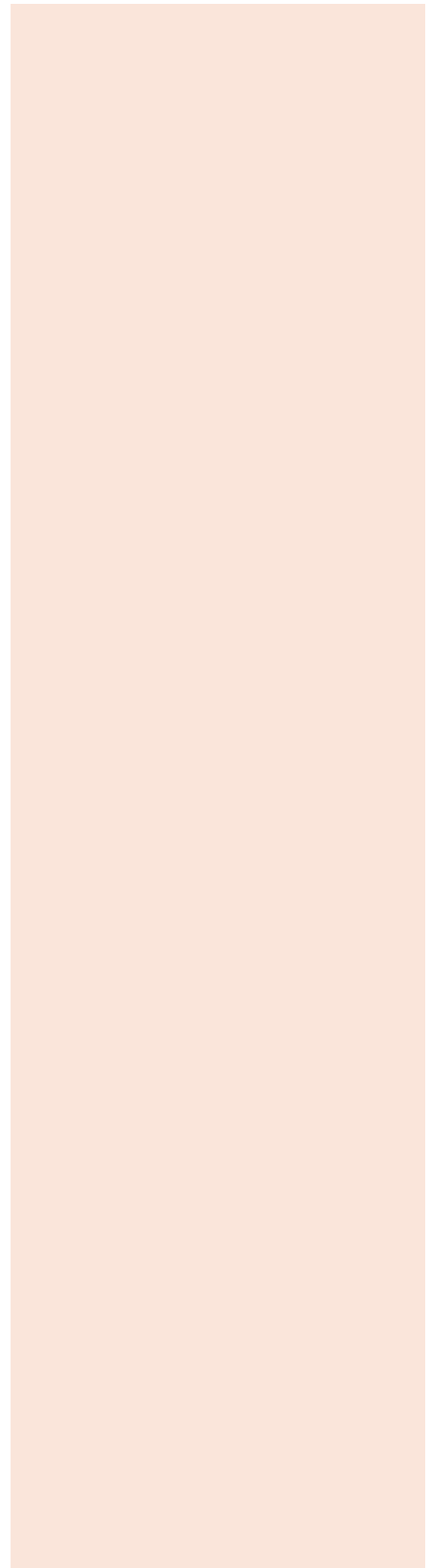
**BOARD OF ZONING ADJUSTMENT**

Janet Hermann  
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## LETTER FROM THE DIRECTOR

St. Louis County Residents:

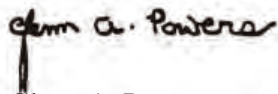
I'm pleased to present the 2010 Annual Report for the St. Louis County Department of Planning.

The St. Louis County Department of Planning provides a wide variety of services to the citizens of St. Louis County. Between on-going programs and a variety of special studies and projects, the Department of Planning remained exceptionally busy throughout 2010.

This Annual Report documents the achievement of the department during 2010. Some notable accomplishments include:

- Receiving the Outstanding Planning Award for the new Karst Preservation Zoning District
- Visiting over 3,600 households as part of the Neighborhood Preservation Strategy
- Completing repairs to 305 homes through the Home Improvement Program
- Managing the creation of the new St. Louis County Government website

The Department of Planning is on track for another productive year. My staff and I look forward to working with our citizens, elected officials, and community partners to keep St. Louis County moving forward in 2011.



Glenn A. Powers  
Director of Planning

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# INTRODUCTION

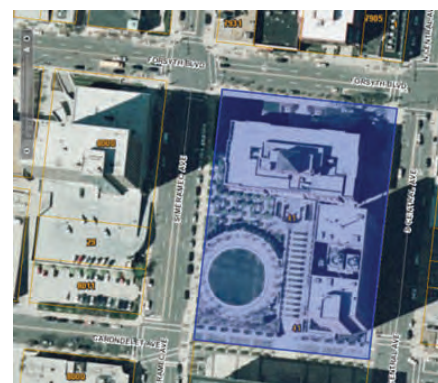
The St. Louis County Department of Planning consists of five divisions:

- Current Planning
- Comprehensive Planning
- Community Development
- Research & Information Technology
- Support Services

The Department of Planning specifically contributes to two of St. Louis County government's eight key service areas:

- Private infrastructure—encourage and sustain excellent housing stock and business facilities
- Economic development—sustain and enhance the County's job base

The department provides both countywide services as well as municipal -type services to the unincorporated areas of St. Louis County. The five divisions work in conjunction with each other, as well as independently, to meet the changing demands and needs of St. Louis County. This annual report breaks down the accomplishments of 2010 by division.



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GAIL CHOATE, DIVISION MANAGER

PATRICIA DETCH

MIKE DOYLE

RICK FOX

DEBORAH SALBERG

JEN SAMSON

LOYD SPURGEON

DEBRA VORACEK

DANNY WISWELL \*

## CURRENT PLANNING

The Current Planning Division united its Zoning and Subdivision sections in 2010. The division enforces the Zoning Ordinance and Subdivision Ordinance, and is staff for the Planning Commission and Board of Zoning Adjustment.

The Zoning Ordinance is a tool for regulating land use and flood plain management. The division is responsible for researching and proposing ordinance amendments to ensure that the Zoning Ordinance is effective in regulating land use and flood plain management. To view the Zoning Ordinance please visit our website at <http://www.stlouisco.com/PropertyandRoads/PlanningZoningandSubdivisionInformation/ZoningOrdinance>.

The Subdivision Ordinance regulates the orderly division of land. Staff is responsible for the calculation, collection, monitoring and management of escrow accounts for public improvements within subdivisions. To view the Subdivision Ordinance, click here: <http://www.stlouisco.com/PropertyandRoads/PlanningZoningandSubdivisionInformation/SubdivisionOrdinance>.

\* FORMER EMPLOYEE

## ZONING

### ZONING ORDINANCE AMENDMENTS

During 2010, four amendments to the St. Louis County Zoning Ordinance were presented to the Planning Commission and adopted by the County Council. These included changes to the business sign requirements with regards to development complex signs, establishing minimum lot sizes for group homes in Planned Environmental Unit or Density Development procedure subdivisions, authorizing accessory uses for sand and gravel operations through conditional use permits, and modifying the frequency of temporary signs for churches.

### ZONING PETITIONS

In 2010, 38 zoning petitions were submitted to the staff for review by the Planning Commission. This continues a significant decrease in the number of zoning petitions submitted as a result of the continuing economic slowdown. In comparison, there were 38 zoning petitions submitted in 2009, 39 in 2008, 58 in 2007, 82 in 2006, and 102 in 2005.

Staff also presented 45 correspondence items to the Planning Commission for their consideration, reviewed a total of 57 site development plans and approved 45 site development plans. The following table summarizes the types and numbers of zoning petitions reviewed in 2010.

#### ZONING PETITIONS, 2010

Type of petition	Approved	Denied	Withdrawn	Held	Total
Rezoning	13	4	1	2	20
Special procedures Conditional use permit	7	2	0	1	10
Planned Environmental Unit	3	0	1	0	4
Special Business Permit	0	0	0	0	0
Amendments to Zoning Ordinance	4	0	0	0	4
<b>Total</b>	<b>27</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>38</b>

## PUBLIC HEARING NOTICE SUBSCRIPTION SERVICE

For the last seven years, the Current Planning Division has provided a Public Hearing Notice Subscription Service. This service allows individuals to receive the St. Louis County Planning Commission Public Hearing Notice through email. Currently, 692 people receive public hearing notices using this service. Please visit our web site at [www.stlouisco.com/plan/commission/publichearingnotices/index.cfm](http://www.stlouisco.com/plan/commission/publichearingnotices/index.cfm) for more information on the Public Hearing Notice Subscription Service.

## BOARD OF ZONING ADJUSTMENT

The Board of Zoning Adjustment (BZA) has the responsibility to hear appeals from landowners and developers in the unincorporated areas of St. Louis County from the strict application of the regulations of the Zoning Ordinance of St. Louis County. The BZA hears petitions relating to the yard setbacks for buildings, structures and parking areas, sign size and height requirements, the reconstruction or alteration of non-conforming structures or uses, and interpretations of the intent of the Zoning Ordinance. The majority of the petitions the Board addresses is related to additions, or other improvements to residences, that do not meet the setback requirements. In 2010, 160 requests for variances from the regulations of the Zoning Ordinance were presented to the BZA.

Please visit our web site at <http://www.stlouisco.com/PropertyandRoads/PlanningZoningandSubdivisionInformation/BoardofZoningAdjustment> for more information on the Board of Zoning Adjustment.

### ZONING VARIANCES, 2010

# of Variances	2006	2007	2008	2009	2010
Approved	209	196	162	158	147
Denied	7	5	14	8	10
Withdrawn/inactive	7	4	9	4	3
Total	223	205	185	170	160

## LAND DISTURBANCE CODE

The Land Disturbance Code, which went into effect in 2004, expanded the regulations found within the zoning, subdivision, and grading ordinances relative to land disturbance activities. The disturbance of 1 acre or more requires a Major Land Disturbance Permit, which involves the review and approval of a site plan or plat, a Storm Water Pollution Prevention Plan (SWPPP), and the establishment of an escrow for siltation control devices. The Department of Planning’s role in the process is to coordinate review of the site plan or plat, and review and approve the land disturbance escrow. In 2010, the Department Planning processed 18 escrows for Major Land Disturbance Permits involving 76 acres of land.

## HOME DAY CARE LICENSES

In 2010, Current Planning Division staff was responsible for the renewal of 33 day care licenses and the issuance of three new licenses in the unincorporated portions of St. Louis County. Please visit our website at <http://www.stlouisco.com/PropertyandRoads/PlanningZoningandSubdivisionInformation/HomeDayCare> for more information on day care licenses.

## SUBDIVISIONS

### SUBDIVISION PLATS

During 2010, Current Planning Division staff processed 37 plats and plans. This represents a continued decrease in the amount of subdivision activity since 2008. The following table summarizes the plat types, number of plats, and the number of lots or units represented in each category.

**SUBDIVISION PLATS, 2010**

Type of subdivision	Submissions	Lots/units
Record plats	8	96
Preliminary plats	5	34
Boundary adjustment plats	17	30
Condominium Plats	7	84
Display plats	0	0
<b>Total</b>	<b>37</b>	<b>244</b>

## **DEPOSIT AGREEMENT, ESCROW & BOND PROCESS**

In 2010, 22 Deposit Agreements, Landscape Bonds, Major Land Disturbance Agreements, and conventional new subdivision improvement guarantee agreements were processed by the Department of Planning. The cumulative dollar amount for all of the public and private agreements, bonds, and escrows processed and managed by the Department during the year was \$738,232. Additionally, during 2010, 232 escrow releases were processed totaling \$4,061,346.

With the continued slowdown in the 2010 homebuilding market, seven subdivisions in unincorporated St. Louis County defaulted on their public improvement escrows. The total dollar amount of improvements in the subdivisions which went into settlement was \$450,827. Current Planning staff continues to proactively counsel all stakeholders, including residents, developers and banks holding the Letters of Credit as to what their options are, focusing on the completion of the improvements, and/or stabilization of the site.

During 2010, in consultation with the Department of Highways & Traffic, the Law Department, and the Treasurer's Office, the Department of Planning finalized a Subdivision Settlement policy, establishing the method by which settlement funds would be expended. A similar policy for Major Land Disturbance Settlement accounts was also established.

## **SPECIAL PROJECTS**

### **PHASE II STORMWATER STEERING COMMITTEE**

In an ongoing effort to implement the St. Louis County Phase II Stormwater Management Plan and meet the requirements of the Missouri Department of Natural Resources MS4 Permit, Current Planning Division staff members have continued to play an active role in the Metropolitan St. Louis Sewer District's (MSD) Phase II Stormwater Steering Committee.

Throughout 2010, staff members participated in the committee's Best Management Practices Implementation Work Group. The goal of the group was to identify and evaluate legal impediments to the design, installation, operation and/or maintenance of best management practices (BMPs) allowed under MSD's Stormwater Design Rules and Regulations.

Current Planning Division staff focused primarily on commercial parking standards. Included in the concepts reviewed and recommended by staff were reducing parking ratios, rounding down fractions of

parking spaces in figuring parking calculations, allowing for phantom or deferred parking by reserving green space until such time as required parking is actually deemed necessary due to demand, encouraging shared parking agreements, providing a maximum parking requirement for commercial developments, allowing compact car spaces to be utilized to satisfy a portion of the parking requirements, and encouraging the use of pervious pavement.

A report of all of the work group's findings, recommendations and models with regard to commercial parking standards, residential streets, and weed ordinances will be forthcoming in the spring 2011. This report will be distributed to co-permittees, design professionals and the general public.

## **SUSTAINABLE ZONING & SUBDIVISION CODE UPDATE**

St. Louis County utilized funds awarded through the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) to craft an Energy Efficiency and Conservation Strategy (EECS)—a component of the Green and Growing sustainability framework. The EECS illustrates St. Louis County's long-term plan for reducing energy use, decreasing emissions and creating jobs.

An important component of the EECS is to evaluate the County's current zoning and subdivision ordinances and re-write sections where it is appropriate. The County would like to enact new concepts and standards for sustainable zoning, remove obstacles for smart growth and environmentally friendly development, and offer incentives for energy efficient and sustainable activities.

The Department of Planning sent out a Request for Proposals in October 2010 and asked consultants to address the following:

- Assess and revise the Zoning and Subdivision ordinances where appropriate to include energy efficiency and sustainability concepts
- Outreach to officials, residents, and developers to discuss the potential for redevelopment and “place making” throughout St. Louis County
- Develop model ordinances or a “how to” manual to be used in a variety of redevelopment scenarios in municipal and unincorporated areas of St. Louis County

Planning staff interviewed four teams and will select a consultant team in January, 2011. The Planning Department anticipates this project will take one to one and a half years to complete.

## AWARD FOR KARST PRESERVATION DISTRICT

The St. Louis Metropolitan Section of the American Planning Association awarded the Outstanding Planning Award to the Department of Planning for the development of the new Karst Preservation District.

This new zoning district identifies an environmentally fragile area that warrants special planning consideration as development occurs. The purpose of the district regulations are to preserve the Florissant Karst area in its natural state while allowing development at an intensity that can be accommodated within the constraints of the geological features of this unique area.

## JAMESTOWN MALL

Current Planning Division staff assisted the County Economic Council and County Executive's Office on a redevelopment plan for Jamestown Mall. Activities included review of proposals for a consultant team, interviews with consultant teams, promotion of public engagement activities, facilitating the public workshop, participation in the design charrette and review of the final plan document.



*Planners helped facilitate a public workshop on the redevelopment of Jamestown Mall*

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## COMPREHENSIVE PLANNING

The Comprehensive Planning Division is responsible for carrying out and participating in a wide variety of planning and policy initiatives throughout St. Louis County and the St. Louis metropolitan area.

Comprehensive Planning Division staff prepare plans and studies to address a wide range of issues including land use, community revitalization, economic development, housing and service delivery with the goal of ensuring a high quality of life for those who live, work and visit St. Louis County.

The Comprehensive Planning Division is focused on keeping citizens informed and involved in County government through town hall forums, booklets and newsletters. The Division also provides technical assistance and support to subdivision and homeowner associations and trustees in unincorporated St. Louis County.

LORI FIEGEL, DIVISION MANAGER

JUSTIN CARNEY

LOUIS CLAYTON

AMY ELLIS

JOANNE GLADNEY

SHAWN KENDRICK\*

ANDREW MEYERKORD

\* FORMER EMPLOYEE

## COUNTYWIDE PLANNING & POLICY

### BOUNDARY CHANGES & ADJUSTMENTS

Comprehensive Planning Division staff monitor annexations and other boundary changes in St. Louis County, as well as regularly attend Boundary Commission meetings and public hearings. Jurisdictional boundary adjustments between St. Louis County and municipalities are also coordinated by division staff.

#### Annexations

The most recent Boundary Commission five-year planning cycle, which began in 2006, allowed annexation proposals to be submitted to the Boundary Commission until July 1, 2010. During 2010, the Department of Planning reviewed four annexation proposals submitted to the Boundary Commission.

#### *Florissant Area 13*

The City of Florissant re-submitted an annexation proposal for a 152.4-acre area referred to as “Area 13” which includes Sunland Hills subdivision, Spring Creek Condominiums, and Candlewyck Villas, a bank, a construction and grading company, a church and a school. The proposal had originally been submitted in 2008, and was disapproved by the Boundary Commission in 2009. The original proposal included a driving range, but this was omitted from the new proposal. The Department of Planning submitted a report to the commission recommending against its approval. The Boundary Commission is expected to vote on the proposal by March 18, 2011.

#### *Grantwood Village*

The Town of Grantwood Village submitted an annexation proposal for 123 acres of vacant land, most of which was formerly owned by the Erickson Retirement Communities LLC. This proposal required two public hearings because Grantwood Village modified their plan of intent to remove two parcels from their original proposal. The Department of Planning submitted a report recommending that the commission disapprove the annexation. The Boundary Commission is expected to vote on the proposal by April 1, 2011.

#### *Valley Park*

The City of Valley Park submitted two proposals for annexation. The Boundary Commission held a public hearing on September 9, 2010 on both proposals. The first proposal, referred to as the Southwest

Equestrian Area, is 145.7 acres and includes seven properties. The second proposal, known as the Unincorporated Pocket, is a 17.9-acre area bounded entirely by the city limits of Valley Park and includes ten properties.

The Department of Planning submitted reports on both proposals, recommending disapproval of the Southwest Equestrian Area proposal and approval of the Unincorporated Pocket proposal. The Boundary Commission is expected to vote on both proposals by March 30, 2011.

### **Boundary Adjustments**

A procedure to adjust jurisdictional boundaries is provided by §§ 72.400(1) and 72.401.8 RSMo and conditioned by approval of the governing bodies of the affected municipality and the county. A boundary adjustment is achieved without Boundary Commission approval or involvement. One new boundary adjustment involving unincorporated land was initiated in 2010.

#### *City of Des Peres*

Comprehensive Planning Division staff prepared and submitted a request for legislation to the County Executive's Office concerning a boundary adjustment between the City of Des Peres and St. Louis County. The City of Des Peres requested the transfer of 2919 Old Dougherty Ferry Road from St. Louis County to the City of Des Peres. The boundary adjustment is expected to take effect in 2011.

## **CENSUS 2010**

### **Complete Count Committee**

A volunteer Complete Count Committee for the 2010 Census was appointed by the County Executive in December, 2009 and met several times in early 2010. The purpose of the committee was to increase awareness and motivate residents to respond to the census. The committee included representatives from government, business, education, the nonprofit sector, faith-based organizations, and local communities. The committee was instrumental in helping to promote the 2010 Census, distribute posters and literature, and provide feedback on how to most effectively reach out to St. Louis County residents. The committee was staffed by the Comprehensive Planning Manager.

### **2010 Census Outreach**

The Comprehensive Planning Division played a major role in coordinating and providing public information and outreach about the



2010 Census to constituents throughout St. Louis County. Comprehensive Planning Division staff worked directly with regional and local officials from the U.S. Census Bureau, local elected officials, congressional representatives, municipal planners and staff, and various community groups and agencies. Activities ranged from promoting Census Day on April 1<sup>st</sup> to educating the public about how to respond to census workers who knocked on their doors. Highlighted activities included:

- Promoting the 2010 Census through St. Louis County's web site, phone system, DIRECT newsletter and other community publications
- Contacting the County's 91 municipalities to track outreach activities and provide assistance
- Distributing thousands of posters and flyers to schools, faith-based groups, businesses, nonprofits, public housing residents, multi-family complexes, chambers of commerce and community groups
- Working with St. Louis County's Bosnian community to translate census information into Bosnian and distribute materials to mosques, community centers and businesses
- Making presentations to the County Council, Government Finance Officers Association, 5<sup>th</sup> County Council District Town Hall, and numerous subdivision associations in unincorporated St. Louis County
- Hosting Be Counted and Questionnaire Assistance Centers at several County facilities

## **CLEAN, GREEN AND BEAUTIFUL**

Under the direction of the Highways & Traffic/Public Works Director, an inter-departmental steering committee was established in June to develop a proposal focusing on an anti-littering, recycling and beautification initiative for St. Louis County. The Comprehensive Planning Manager served on the committee and provided assistance with meeting facilitation and project development. The first major focus of the initiative was on Make a Difference Day, held on October 23, 2010. St. Louis County solicited volunteers to participate in ten roadside cleanups, two neighborhood cleanups and three community gardening projects. Comprehensive Planning Division staff participated in these activities as well. The initiative will continue in 2011.



## **STRATEGIC PLAN MONITORING REPORT**

A 2009-2010 Strategic Plan Monitoring Report was drafted to document the status of the priority outcomes from the 2008 Update to the St. Louis County Strategic Plan. The Monitoring Report provides an overview of the economic and housing landscape in St. Louis County and the United States, and reports on the County's achievements and challenges in meeting the most pressing issues facing St. Louis County Government, its residents and businesses. While challenges in jobs and employment, housing foreclosure, and retail sales persist, the 2009-2010 Strategic Plan Monitoring Report demonstrates St. Louis County's continued commitment to ensure a high quality of life for those who live, work and visit St. Louis County.

## **ST. LOUIS COUNTY ENERGY INITIATIVE**

In March of 2009, St. Louis County was awarded \$8.4 million in Energy Efficiency and Conservation Block Grant (EECBG) funds from the U.S. Department of Energy (DOE). As part of that award, the County embarked on the development of a comprehensive Energy Efficiency and Conservation Strategy, which was developed through an interdepartmental project team lead by the Department of Planning.

Submitted in November 2009, the Energy Strategy was formally approved by the DOE in April 2010. With that approval, staff from the interdepartmental project team began implementation of 20 projects being funded with the EECBG funds.

In May, Anne Klein was hired as the new Director of Energy Sustainability and administration of the program shifted from the Department of Planning to her.

## **REGIONAL PLAN FOR SUSTAINABLE DEVELOPMENT**

In October 2010 the U.S. Department of Housing and Urban Development (HUD) awarded the St. Louis region—with East-West Gateway Coordinating Council as the lead administrative and planning agency—\$4.6 million in funding to create a regional plan for sustainable development in order to build economic competitiveness by connecting housing with good jobs, quality schools and transportation.

Several Comprehensive Planning Division staff participated in the application process. Glenn Powers, Director of Planning, will sit on the Steering Committee for the three-year project, and other Department of Planning staff will serve on various technical planning committees.

The Department of Planning has committed the Sustainable Zoning and Subdivision Code Update project as a local leverage project, and will be

conducting an affordable rental housing assessment as a key component of the Regional Plan for Sustainable Development.

## **CONSOLIDATED PLAN**

Comprehensive Planning Division staff assisted the Office of Community Development in preparing the housing needs and housing market analysis components of the 2011-2015 Consolidated Plan, a strategic plan that prioritizes expenditure of federal funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development projects. The final plan was submitted to HUD in December.

## **SUSTAINABLE COMMUNITIES CHALLENGE GRANT**

The Comprehensive Senior Planner prepared an application in August for a U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant. The Planning Department was notified in October that it was not a recipient of the grant. This planning study would have complemented the Sustainable Zoning and Subdivision Code Update project.

The focus of the Planning Department's proposal was:

- To conduct a planning study to identify areas throughout St. Louis County that are suitable for mixed-use, transit and pedestrian oriented development
- To create policy guidelines for redevelopment of the identified areas.

## **COMMUNITY PLANNING & REVITALIZATION**

### **AFFTON**

#### **Affton Leaders Forum**

The Department of Planning hosted the "Affton Leaders Forum" on May 4, 2010 to highlight County activities in Affton, discuss concerns, and establish future relationships with Affton leaders. Invitations were sent to approximately 180 Affton leaders including subdivision trustees, neighborhood watch coordinators, schools, faith organizations and other community leaders.

There were 25 participants at the forum including staff from the Department of Planning, Neighborhood Preservation Office, and Highways & Traffic. At the meeting, Comprehensive Planning Division staff delivered a short presentation, followed by break-out group discussions on how to strengthen communication and interaction between County Government and the Affton community.

### **Affton Networking E-News**

As a result of discussions held at the Affton Leaders Forum about increasing communication between the community and County Government, a networking e-newsletter was created. The Affton Networking E-News is sent to Affton leaders and interested constituents and provides important news, event listings, and information about Affton and St. Louis County Government. Thirty-four Affton residents and County staff received the newsletter on a periodic basis. In 2010, three issues were electronically delivered to subscribers.

### **Affton-Gravois Road Landscape Partnership Events**

In the spring and fall of every year, Comprehensive Planning Division staff organize the Affton-Gravois Road landscaping and litter pick-up events. There were two landscaping and litter pick-up events held on Gravois Road in April and October of 2010. Staff from the Departments of Planning, Parks & Recreation, and Highways & Traffic worked with small groups of community volunteers in 15 tree well planters and along the road right-of-way, between Hummelsheim and Frankfort Avenues.

The October event was held on Make A Difference Day and was coordinated through St. Louis County's *Clean, Green and Beautiful* initiative and involved the planting of bulbs in the Seibert Avenue Triangle.

## **LEMAY**

### **Lemay Comprehensive Plan—2009 Monitoring Report**

The Lemay Comprehensive Plan was adopted in March 2006. The plan provides a rational and comprehensive guide for development that fosters community stabilization, revitalization, and economic growth. It serves as a policy guide in making decisions about the future development of the Lemay community. A report assessing progress of its implementation is published each year. The 2009 report was completed and posted online in May 2010.



*These volunteers helped improve the landscaping along Gravois Road*

### **Lemay Branding and Streetscape Project**

Assistance was provided to the St. Louis County Economic Council and Port Authority in reviewing 11 proposals submitted for the branding and streetscape initiative in Lemay. Four consultants were interviewed in July and recommended finalists were forwarded to the Port Authority for their consideration. The Comprehensive Planning Manager attended a stakeholder’s design charrette in October and several Department of Planning staff attended a design open house in November.

### **Lemay Reinvestment Fund**

With funding available from the River City Casino, the Comprehensive Planning Manager has been working with the St. Louis County Economic Council to review proposals for the Port Authority Reinvestment Fund. The review committee met in July to discuss eight applications for the Reinvestment Fund, which were approved by the Port Authority in August. A second round of application review is expected to occur in early January of 2011.

### **Lemay Technical Assistance**

The Comprehensive Planning Division provided ongoing technical assistance to the Lemay community in 2010. Division staff regularly communicated with the Lemay Housing Partnership in order to share information about planning-related activities in the Lemay area and to remain informed of the activities of the organization. Planners also provided the organization with census materials, mapping and requested data.

## **NEIGHBORHOOD PRESERVATION STRATEGY**

### **North County**

In 2010, the Neighborhood Preservation Strategy (NPS) North Committee continued to reach out to residents in a variety of ways in an effort to promote St. Louis County Government services and connect residents with services and information they need to address issues important to them and their neighborhood.

Neighborhood walks remained the central activity of the NPS North outreach effort. In partnership with the Police Department, Comprehensive Planning Division staff organized door-to-door walks in seven North County subdivisions. Staff from Councilman Michael O’Mara’s office along with Planning, Police, Public Works, Highways & Traffic, Health, Human Services and Parks & Recreation visited over 1,300 homes, handing out information packets and discussing

neighborhood and community issues with residents. Neighborhood walks typically resulted in follow-up actions such as street repairs, a neighborhood clean-up, or increased radar patrolling for speeders.

Other outreach activities included two town hall community meetings where more than 180 residents talked one-on-one with County staff during an open house, listened to a presentation highlighting important North County events, and participated in a question and answer session with County Executive, Charlie A. Dooley. The NPS Committee also attended subdivision-sponsored meetings, neighborhood meet-and-greets, and National Night Out activities.

**South County**

The Neighborhood Preservation Strategy (NPS) South Committee continued in its efforts to promote County Government services throughout all of South County. In order to connect residents with St. Louis County’s neighborhood and community services, the NPS South Committee held two large stakeholder meetings and eight neighborhood walks.

Stakeholder meetings were held in each of the two South County police precincts. Invitations were mailed to all subdivision trustees and neighborhood watch participants in the 3<sup>rd</sup> (Affton-Southwest) and 4<sup>th</sup> (South) precincts. At each meeting, County staff presented information about St. Louis County services and how the County can work with neighborhood leaders in the provision of those services. Staff also addressed comments and questions from the stakeholders.

The other method used to reach out to residents was the neighborhood walk, where representatives of St. Louis County Government walked door-to-door speaking with residents to address any concerns the resident might have as well as to share information about County services. Over 2,300 homes were visited on neighborhood walks.



*These volunteers helped improve their neighborhood during a Neighborhood Preservation Strategy-organized clean-up*

**SPANISH LAKE-BELLEFONTAINE ROAD COMMERCIAL IMPROVEMENT PLAN**

The Spanish Lake-Bellefontaine Road Commercial Improvement Plan was adopted in July 2008. It outlines strategies for future redevelopment and reinvestment in two specific commercial nodes along Bellefontaine Road in Spanish Lake—Belle Parke Plaza at the intersection of Bellefontaine Road and Parker Road, and Sierra Vista Plaza near the intersection of Bellefontaine Road and Dunn Road.

During 2010, Comprehensive Planning Division staff worked closely with the Spanish Lake Community Association Business Members’

Group and other County departments on the implementation of various strategies from the 2008 plan.

In February, Comprehensive Planning Division staff delivered a presentation outlining the progress of implementation strategies and possible future strategies. Since the presentation, business and property owners have been contacted to talk about future initiatives for the Business Members' Group, including the creation of a Spanish Lake business marketing brochure.

In November, staff updated a 2008 database of commercial property maintenance violations in the area around Belle Park Plaza and documented the progress of violation remediation on individual commercial properties. Through code enforcement and working with property owners, violations were abated and improvements made throughout the area.

## **PUBLIC OUTREACH**

### **PUBLIC MEETINGS AND EVENTS**

Comprehensive Planning Division staff attended 60 public meetings and events on evenings and weekends throughout the year. Planners attended numerous subdivision, community and stakeholder meetings; participated in neighborhood walks, cleanups and beautification activities; made presentations to students, businesses and community groups; promoted the 2010 Census; planned and facilitated workshops; co-sponsored a vendor fair; and attended numerous commission meetings and other events.

### **SUBDIVISION TRUSTEE OUTREACH**

#### **Legislative Research**

In February 2010, Comprehensive Planning Division Staff prepared a report summarizing state and local legislation on governing common ownership communities. Staff researched whether other counties or major cities have legislation addressing the operation of common ownership communities, such as financial transparency, open meetings, insurance requirements and annual reporting. Research indicated that Montgomery County, Maryland is unique in having legislation regulating operations of common ownership associations. Montgomery County's ordinance provides an alternative dispute resolution program to homeowners and associations.

## Publications

### *Regulating Commercial Uses*

“Regulating Commercial Uses” was completed in September and introduced at a North County Community Meeting. The brochure is a citizen’s guide to regulations for land uses commonly brought up as concerns by residents—package liquor stores, pawn shops, small loan businesses, tattoo parlors, teen clubs and thrift stores. The brochure supplements St. Louis County’s Ordinance Guidebook that was published by the Department of Planning in 2009.

### *Web Communications Guide*

The “Web Communications Guide” was completed in October and introduced at the second annual Subdivision Trustee Vendor Tradeshow. It provides a summary of web communication tools such as email, surveys, websites and social media and includes recommendations and tips for making the most out of each web communication tool. The aim of this guide is to increase the quality and efficiency of communications between subdivision trustees, residents and public officials.

### *Native Landscaping: A Subdivision Association Guide for Converting Turf to Prairie*

This guidebook will assist subdivisions who want to convert turf to prairie in common ground as a means of reducing maintenance costs, and creating healthy ecosystems and attractive neighborhoods. Planners are working with various agencies including the Missouri Department of Conservation and Shaw Nature Reserve, along with the County Public Works, Parks & Recreation, and Health departments to develop the guidebook. A publication in early 2011 is expected.

## Workshops

On March 18, 2010, staff from the Comprehensive Planning division presented the *Seven Habits of Healthy Subdivisions* workshop. Twenty-two trustees attended the workshop at the Tesson Ferry Branch County Library in South County where they learned about best practices in running homeowner and subdivision associations.

## Speaker’s Bureau

The Speaker’s Bureau is part of an on-going effort by the Comprehensive Planning Division to provide outreach to subdivisions in unincorporated areas. In 2010, presentations were made to seven subdivisions—representing 827 homes—with 179 people in attendance.



Planners helped organize the North County town hall meeting with County Executive Charlie A. Dooley

Speaker's Bureau presentations were made to all geographic areas of unincorporated St. Louis County, with three in North County, two in West County, and two presentations in South County.

### **Subdivision Trustee Vendor Tradeshow**

The Department of Planning again teamed up with the St. Louis Chapter of the Community Association Institute (CAI) to put on the second annual Subdivision Trustee Vendor Tradeshow. CAI is a national trade association that provides education, tools and resources to people who govern and manage homeowners associations, condominiums and other planned communities. Their membership not only includes association trustees, but also vendors who provide a broad range of services for trustee groups, including landscaping, security, legal and accounting services.

The Subdivision Trustee Vendor Tradeshow provided an opportunity for CAI vendor members and subdivision trustees throughout St. Louis County to network and share information. More than 2,000 trustees from throughout St. Louis County and St. Charles County were invited. Fifty vendors had their services on display for the more than 100 trustees and property managers that attended the event.

### **ST. LOUIS COUNTY DIRECT NEWSLETTER**

In 2010, the Comprehensive Planning Division continued to coordinate and publish the St. Louis County DIRECT newsletter. The County Government newsletter highlights news and services from nearly every County department. Four online editions of the St. Louis County DIRECT newsletter were published in January, April, July and October of 2010. Division staff also produced hard copies and large-print editions for residents upon request.

### **ST. LOUIS COUNTY WEBMASTER**

The Comprehensive Planning Division continued to serve as the Webmaster for the St. Louis County Government web site. The Webmaster responds to inquiries about County Government services, requests for information, and comments about County Government posted by users of the web site. The Webmaster received approximately 2,400 inquiries in 2010.

## **SPECIAL PROJECTS**

### **COMMISSION ON DISABILITIES**

At the request of St. Louis County's ADA Coordinator, the Comprehensive Planning Manager provided assistance to the County's Commission on Disabilities by planning and facilitating a half-day strategic planning session with the commission on October 1, 2010. A follow up session was conducted on November 10. Several additional follow-up work sessions are expected through February, 2011, with assistance provided in developing a report to the County Executive and County Council by March 1, 2011 in accordance with St. Louis County Ordinance No. 15,641.

### **CHRYSLER REGIONAL REDEVELOPMENT STRATEGY**

At the request of the St. Louis County Economic Council, the Comprehensive Planning Manager participated on an interview panel in October with Economic Council staff, Missouri Department of Economic Development staff and a representative from the City of Fenton to provide input on the selection of a firm for a regional redevelopment strategy focused on the vacant Chrysler plant. A consultant was selected for the project in November.

### **JAMESTOWN MALL**

Several Comprehensive Planning Division planners assisted the County Economic Council and County Executive's Office on a redevelopment plan for the failing Jamestown Mall. Activities included review of proposals for a consultant team, interviews with consultant teams, promotion of public engagement activities, participation in the design charrette and review of the final plan document. Several division staff members assisted in facilitating groups at the public design session in September.

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## OFFICE OF COMMUNITY DEVELOPMENT

The Office of Community Development (OCD) is charged with coordinating housing and community development activities that create sustainable neighborhoods and expand economic opportunities for county residents. Working in partnership with local communities, non-profit agencies and other County departments, OCD funds projects that improve the County's housing stock, streets, sidewalks, parks and public facilities.

OCD administers the federal Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Lead Hazard Control funds. Funds are targeted to carry out programs and activities that benefit low-and-moderate income households, eliminate slum and blight, and provide safe, sanitary and decent housing.

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**JUDITH CANDELA**  
**MARSHA CRATEN**  
**MARK DAUGHERTY**  
**TOM FILLA**, PROGRAM MANAGER  
**DAN GEORGES**, DIVISION MANAGER  
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**SONYA VENERABLE**  
**BRAD WALLER**  
**BOB WOLFF\***

\* FORMER EMPLOYEE

## COMMUNITY DEVELOPMENT

### COMMUNITY DEVELOPMENT BLOCK GRANT

In 2010, the Office of Community Development (OCD) received \$5,9972,250 in Community Development Block Grant (CDBG) funds. Additionally, OCD was the recipient of \$1,431,315 in Supplemental Community Development Block Grant Recovery (CDBG-R) funds, a part of the American Recovery and Reinvestment Act (ARRA). These funds have been used for large infrastructure improvement projects that are either substantially complete or under contract for construction to begin Spring 2011. The intent of these funds is to help stimulate economic recovery in St. Louis County.

#### COMMUNITY DEVELOPMENT BLOCK GRANT EXPENDITURES, 2010

Administration	\$1,021,113
Acquisition for Economic Development	\$453,372
Clearance	\$285,884
Code Enforcement	\$92,878
Interim Assistance	\$192,985
Neighborhood Facilities	\$51,586
Non Profit Capacity Building	\$24,604
Parks and Playgrounds	\$325,103
Planning	\$13,219
Public Facilities	\$42,395
Public Service	\$330,177
Private Property Rehabilitation	\$2,064,620
Street Improvements	\$486,542

### CONSOLIDATED PLAN

As the lead agency for the St. Louis HOME Consortium, St. Louis County is responsible for preparing a Consolidated Plan, which is required by the U.S. Department of Housing and Urban Development (HUD) in order for the Consortium to receive annual funding for the Community Development Block Grant, the Home Investment Partnership Grant and the Emergency Shelter Grant programs.

The Consolidated Plan and an accompanying Annual Action Plan Update contains of all of the activities that the Consortium plans to

undertake in any given year. The Consolidated Plan identifies housing, homeless, community, and economic development needs. This plan also contains an Annual Action plan which identifies activities that will be submitted to HUD in the County's Consolidated Annual Performance and Evaluation Report at the end of the program year.

During the latter part of 2010, the Department of Planning was preparing a Consolidated Plan for Fiscal Year 2011-2015 and an Annual Action plan covering the time period from January 1, 2011 through December 31, 2011.

## **MORTGAGE RESCUE FUND**

As a response to the foreclosure crisis, The Office of Community Development (OCD) developed the Mortgage Rescue Fund—a program to help existing homeowners who are currently threatened by foreclosure. The Mortgage Rescue Fund is designed to provide a qualifying individual or family with up to \$1,500 for making mortgage payments. Mortgage Rescue Funds can cover up to three months worth of payments for the purpose of bringing the mortgage current. Qualifying homeowners are required to undergo counseling and attend a financial literacy program.

OCD and the St. Louis County Municipal League met with and encouraged participating municipalities to use their allocated Community Development Block Grant (CDBG) funds to assist residents facing foreclosure. If municipalities agreed to transfer CDBG funds to the Mortgage Rescue Fund, OCD would administer the program on behalf of the municipality.

## **LEAD HAZARD CONTROL PROGRAM**

St. Louis County continues to pursue an active role in eliminating the hazards of lead-based paint in its housing stock. In 2010, the Office of Community Development closed out its 2006, \$2,715,390 grant, continued work on its 2008, \$2,070,680 grant, and applied for a new 2011, \$2,332,942 grant.

Over 950 homes have been made “lead safe” through the County's Lead-Based Paint Hazard Control Program. Building owners have received grants and loans funded by five lead hazard control grants from the U.S. Department of Housing and Urban Development (HUD). In January of 2009 St. Louis County was awarded a \$2 million lead grant from HUD. This 3-year grant will provide forgivable loans to 185 homeowners and due-upon-sale loans to landlords for lead paint control and abatement.

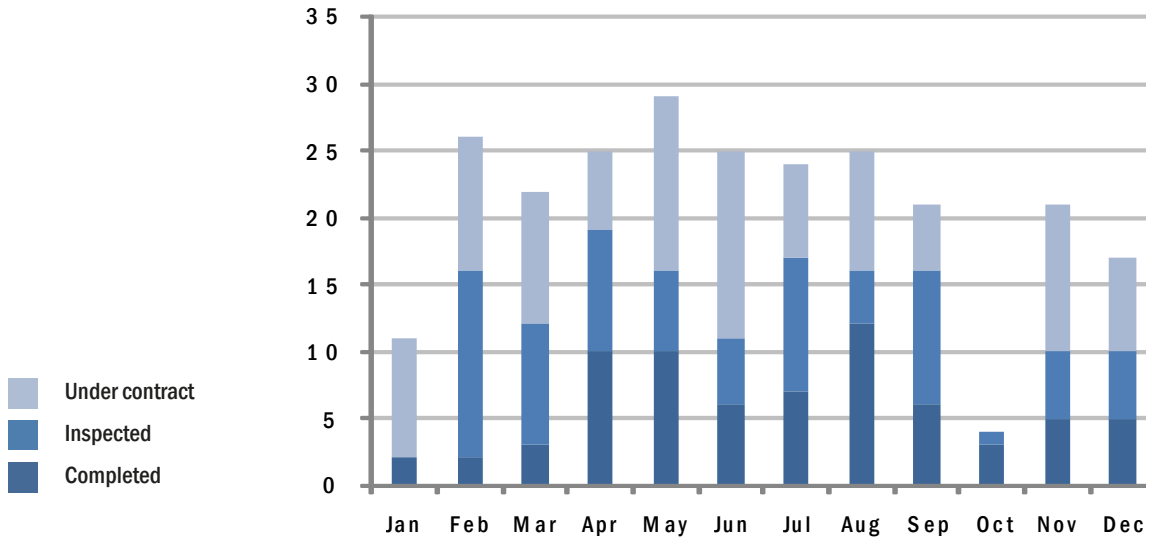


This home was made "lead safe" through the Lead Hazard Control Program

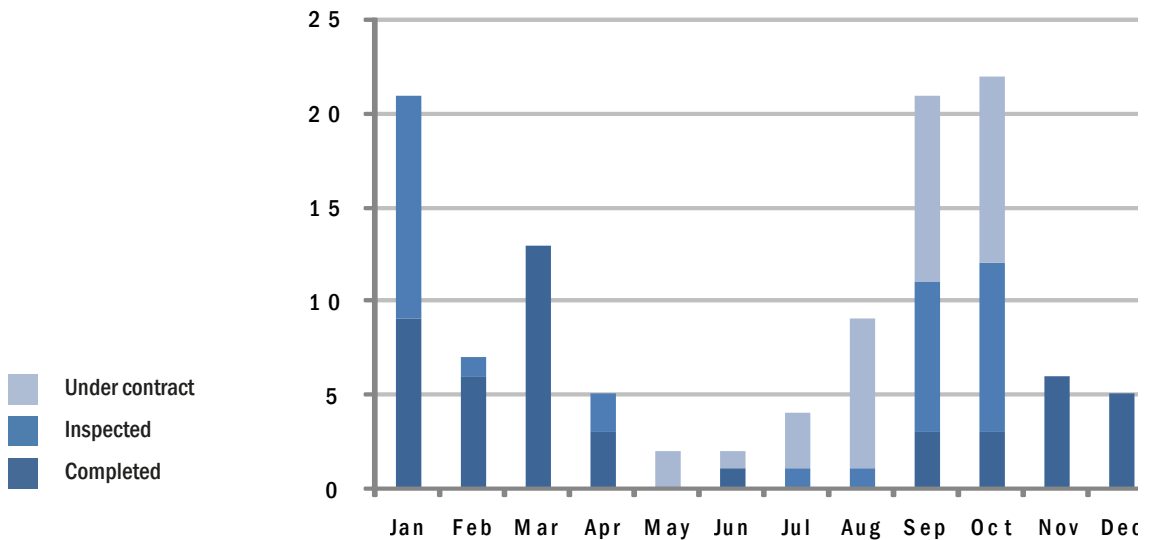
Major components of past and future lead grant initiatives are education and outreach. The County's Lead Education and Outreach Coordinator provides information, literature and do-it-yourself cleaning kits to homeowners, landlords, housing code enforcement personnel, day-care centers and schools.

Policies and procedures learned from the lead program have been incorporated into the County's Home Improvement Program (HIP) and HOME Program. Applicants can participate in both programs.

FY 2010 LEAD ABATEMENT CASES (2008 HUD LEAD GRANT)



FY 2010 LEAD ABATEMENT CASES (2006 HUD LEAD GRANT)



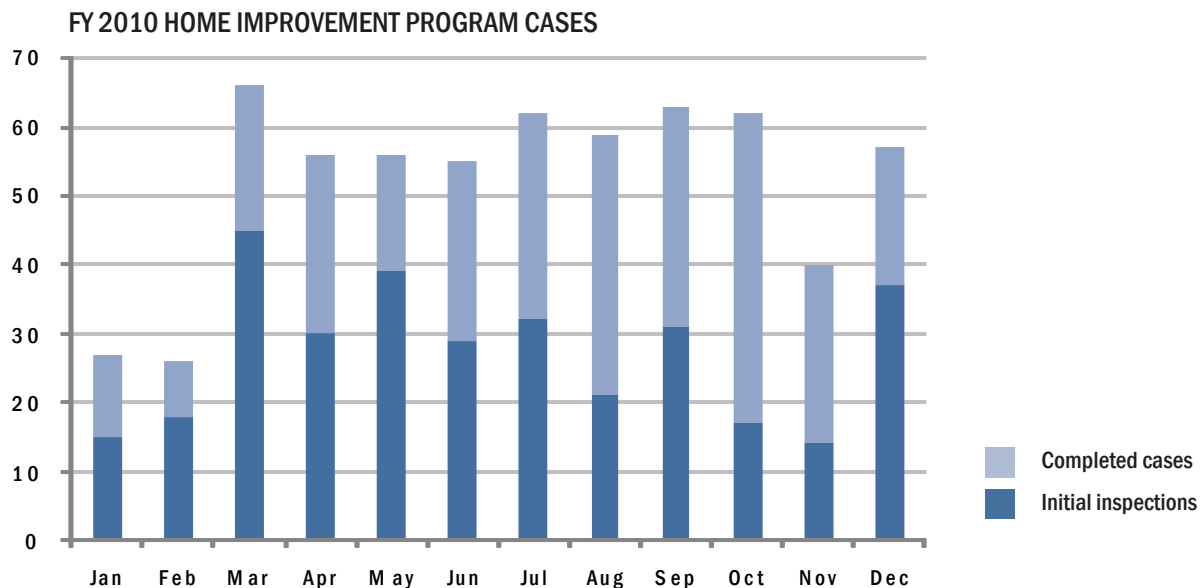
## HOME IMPROVEMENT PROGRAM

The Home Improvement Program (HIP) is a federally funded program that provides technical advice and financial assistance to qualified homeowners for a variety of home repairs. The program is administered by the Office of Community Development.

In 2010 the program completed repairs to 305 homes in St. Louis County and participating municipalities, spending \$1,509,388 in Community Development Block Grant funding. Average expenditure per household is limited to \$5,000.

Funds are awarded on a first-come first-served basis, and homeowners may only participate one time. Applicants must be the owner and occupant of the property, current on mortgage payments and property taxes, and gross household income from all occupants must meet established low-moderate income guidelines.

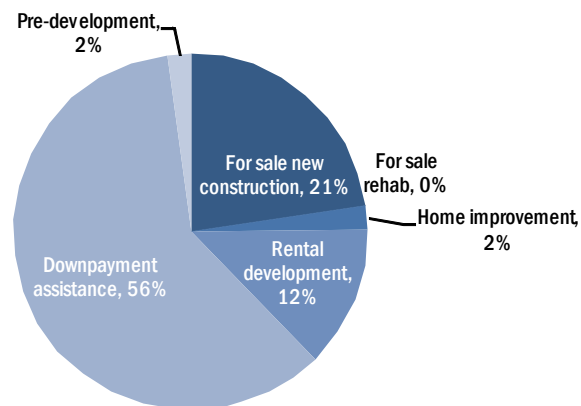
Funds can be used for repairs or replacements necessary to maintain minimum housing code standards. Homeowners are required to select their own general contractor and their assigned HIP Specialist will review and approve the bids. Homeowners sign a 5-year Forgivable Loan Agreement providing for an annual reduction of 20 percent of the original amount of the grant, as long as they continue to own and occupy their house.



## ST. LOUIS HOME CONSORTIUM

In 2010, St. Louis County continued to manage and serve as the lead agency for the St. Louis HOME Consortium. St. Louis County originally formed the HOME Consortium in 2003 to allow adjacent local governments to receive HOME funds. The HOME Consortium consists of Florissant, St. Charles, Wentzville, O’Fallon, St. Charles County, Jefferson County and St. Louis County. Members of the HOME Consortium are eligible to receive an allocation of HOME funds through St. Louis County. The HOME Consortium increases the amount of federal funding available to the St. Louis region to produce more affordable housing choices for working class families. In 2010, The Office of Community Development received \$4,153,691 in HOME funds from the U.S. Department of Housing and Urban Development.

HOME INVESTMENT PARTNERSHIP FUNDS DISTRIBUTED, 2010



## HOUSING PRODUCTION PROGRAM

Approximately \$3.1 million of the \$4.1 million in HOME funds awarded to the St. Louis HOME Consortium are available for use in St. Louis County. In targeted areas throughout incorporated and unincorporated St. Louis County, HOME funding is used to leverage private and public investment dollars to acquire, renovate or build new housing for low- and moderate-income families.

New construction developments within the Consortium include five new homes in Jennings on previously undeveloped land. Ongoing developments in Wellston include a concentrated development of homes on Glenechort that is currently in pre-development.

The Office of Community Development continues to accept applications for developments through an open application process. For more information on the Housing Production Program, please visit our web site at:

<http://www.stlouisco.com/PropertyandRoads/HousingPrograms/ForSaleHousingProductionProgram>

## HOME BUYER ASSISTANCE PROGRAM

The Office of Community Development administers the Home Buyer Down payment Assistance program. Consortium members contract with non-profit housing counseling agencies to prepare potential home buyers for the ultimate purchase of their first home. Classroom sessions, as well as one-on-one education sessions, cover home maintenance, budgeting, credit clean up, loan and insurance selection and overall education of the home buying process. Non-profit agencies also provide post-purchase counseling.

In 2010, the Consortium was able to assist 322 families acquire their first homes by providing over \$1.9 million in down payment assistance, leveraging over \$32 million in private financing to first time homebuyers that otherwise may not have been able to afford a down payment.

## NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

St. Louis County was awarded an allocation of Federal and State funds under the Housing and Economic Recovery Act (HERA) of 2008. In September, 2010, the County met its 18-month obligation to commit the \$18 million awarded from both the U.S. Department of Housing and Urban Development and the State of Missouri. These emergency funds were used to acquire, rehab, and either sell or rent foreclosed and abandoned homes in targeted areas of St. Louis County.

The Office of Community Development is now well into the process of financing the acquisition and development of housing in its targeted areas. To date 130 properties have been acquired, 4 are under contract, 14 are on the market for sale or for lease, 24 have sold and several more are under construction. Twenty-five percent of the funds allocated must be used to assist families at or below 50 percent of the area median income. Two homes were sold to buyers within this category and seven were rented.



*This home was rehabilitated and put back on the market through the Neighborhood Stabilization Program*

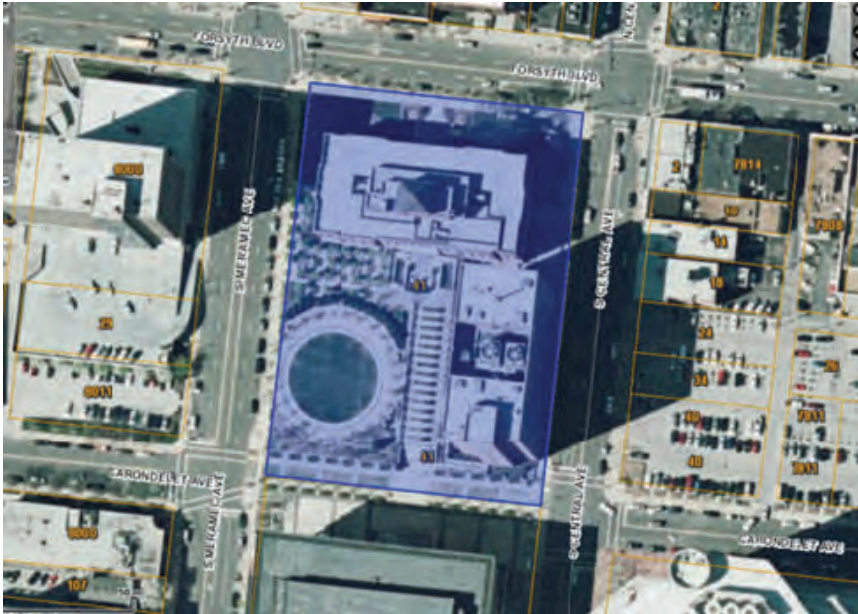
## RENTAL DEVELOPMENT

Affordable rental developments leverage funds from a number of sources to construct and maintain units in St. Louis County. The County provided funds for the rehabilitation of an existing 15-unit project and for a single family rehabilitation project in Pagedale. Other low income housing tax credit projects were also developed with St. Louis County's support.

## SPECIAL PROJECTS

In addition to community development and HOME consortium activities, the Office of Community Development has worked on these special projects:

- Assistance to the St. Louis County Economic Council to expand a business park in the City of Wellston
- Assistance to the Department of Public Works to mitigate blighted homes
- Funding for neighborhood cleanups in blighted areas
- Funding for non-profit agencies to provide daycare, assistance to persons with disabilities, youth programs and organizational capacity building
- Funding for the Metropolitan Education Center, Metropolitan Training Alliance and the Family Court to support job-training programs for county residents



## RESEARCH & INFORMATION TECHNOLOGY

The Research & Information Technology Division provides information and data analysis services for the Department of Planning, other County departments, municipalities, businesses, organizations and citizens. One of the most important functions of the Division is its expertise in Geographic Information Systems (GIS) and the capability to create custom maps and datasets. The Division serves as the Enterprise GIS Service Center for St. Louis County Government, providing Internet-based and custom GIS services to County departments and other agencies. The Division is also responsible for managing the County's website and Intranet site, in collaboration with other departments.

The Research & Information Technology Division supplies summaries of census data for boundary changes and community studies, reviews and analyzes legislation and updates population estimates for St. Louis County. The Division is responsible for preparing and publishing the St. Louis County Fact Book. The Division also prepares reports and presentations on demographic trends, local economic trends, county and municipal finance issues, and sales tax analysis.

MIKE DUNCAN, DIVISION MANAGER\*

MARY COFFINDAFFER

MELISA MCLEAN

CAROLYN NOLAN

GREG WAYNE

\* FORMER EMPLOYEE

## COUNTY WEBSITE MANAGEMENT

The Research & Information Technology Division is responsible for the ongoing management of the St. Louis County intranet and website.

### NEW ST LOUIS COUNTY GOVERNMENT WEBSITE

The Research & Information Technology Division Manager lead the overhaul of the County’s website in 2010. Objectives for the new site included:

- Reducing barriers to website updates by staff
- Improving features such as news releases, video, event calendars, document libraries, blogs, RSS and Twitter feeds
- Improving design for better access to content and visual appeal
- Providing departments with an opportunity to review and update existing content in a comprehensive way

Website overhaul activities carried out by Research & Information Technology Division staff throughout 2010 included:

- Conducting a need assessment for the new site
- Drafting an RFP for site design, selecting a vendor and obtaining a contract for the site design and editor training
- Testing and deployment of the design framework
- Training departmental site content editors and site build out in cooperation with departmental site content editors



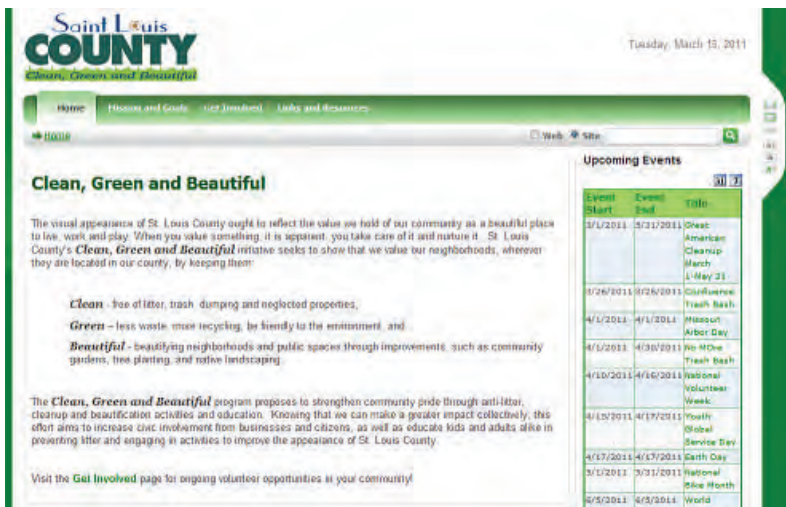
Before



After

## CLEAN, GREEN & BEAUTIFUL INITIATIVE WEBSITE

As part of a countywide anti-littering, recycling and beautification initiative Research & Information Technology Division staff developed and deployed St. Louis County's *Clean, Green, and Beautiful* website. Website design was facilitated by Comprehensive Planning Division and Research & Information Technology Division staff. The website was designed primarily to publicize the initiative and promote activities and events held throughout the County. Following deployment of the site, staff provided website development support to St. Louis County staff members responsible for maintenance and content development of the website.



## ENERGY EFFICIENCY & CONSERVATION WEBSITE

Research & Information Technology Division staff, in coordination with Comprehensive Planning Division and Current Planning Division staff, began research for the development of a for St. Louis County's Energy Efficiency and Conservation Strategy initiative. After content for the website was created, a consultant was hired for its development. The website will be deployed in 2011.

## WEB MAINTENANCE, SUPPORT & DEVELOPMENT

In 2010, Research & Information Technology Division staff provided ongoing content development, site support, site maintenance and updates for the St. Louis County's intranet sites and website at the request of 16 departments and divisions.

## DEMOGRAPHICS & DATA ANALYSIS

### HOUSING FORECLOSURE ANALYSIS

The mortgage market meltdown of 2007 became the financial crisis of 2008. With it came an increasing prevalence of foreclosures.

Throughout this crisis Research & Information Technology Division staff continued to track and analyze foreclosure data, providing maps and data to support St. Louis County's Neighborhood Stabilization Program which began in March 2009.

### CODE ENFORCEMENT SUPPORT

The Research & Information Technology Division is responsible for providing Department of Public Works code enforcement inspectors with maps and property lists used in the field for residential property maintenance inspections.

### LOCAL UPDATE OF CENSUS ADDRESSES

Stemming from an extensive effort by Research & Information Technology Division staff to find addresses that were not on the Census preliminary address list, the Census Bureau accepted 4,744 of the 4,756 addresses appealed. With 4,744 addresses, there are between 10,000 and 15,000 people who are potentially in households that would not have received a census form without our efforts.

### OTHER PROJECTS

In addition to the projects described above, data analysis was provided to support St. Louis County Economic Council projects, Department of Public Works projects and legislative issues.

## GEOGRAPHIC INFORMATION SYSTEMS

Serving as St. Louis County's Enterprise Geographic Information System (GIS) Service Center, the Research & Information Technology Division offers key GIS delivery services to County departments and the public.

### INTERNET-BASED MAPPING

The interactive map web site <http://gis.stlouisco.com> has been in use since 1998. Research & Information Technology Division staff continually enhance this site in order to take advantage of new technology. Recently, the Division added the capability to save maps as PDF and new print options. The Division is also involved in an ongoing project with GIS industry leader ESRI to create and provide web-based base maps displaying St. Louis County data. These base layers will be hosted by ESRI and made available to the public at no cost.

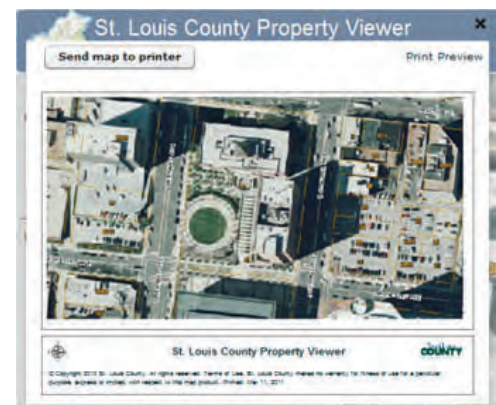
Research & Information Technology Division staff have developed and enhanced a number of internal web-based mapping applications including:

- Tracking water and sewer projects
- Tracking hazardous waste sites
- Tracking changes in the recently released preliminary flood plain boundaries from FEMA
- Mapping property, zoning and HUD-eligibility

### GIS DATA WAREHOUSE

The Research & Information Technology Division maintains and provides access to a large amount of GIS data and aerial photography. The Division's focus is to keep data current and provide St. Louis County decision makers with access to data through desktop GIS software and web-based applications. In order to accomplish these goals, Research & Information Technology Division staff have:

- Implemented geodatabase replication to ensure seamless transfer of updates between production and data warehouse updates
- Created tiled map caches of aerial photography to increase performance in web-based mapping applications
- Collaborated with the Washington University GIS lab on the use of their facilities to host data and provide data access through map services



## **GIS DATA DISTRIBUTION**

Research & Information Technology Division staff maintain a series of GIS datasets at the St. Louis County Records Center for sale to the public at nominal cost. The data series has been very popular with public and private GIS data users. The Division is also investigating other methods for providing data including off-campus data hosting and map services at Washington University and ESRI.

## **GIS DATA ENHANCEMENT**

### **Department of Highways & Traffic Cartegraph Integration**

Research & Information Technology Division staff provided technical assistance to the Department of Highways & Traffic Department to integrate their Cartegraph system with St. Louis County's Enterprise GIS. As an extension of this project, Research & Information Technology Division staff created a web application for Highways & Traffic staff members to display the data they collect with Cartegraph.

### **Emergency Service Provision Address Points**

Research & Information Technology Division staff worked with Police and Department of Revenue staff to create and maintain accurate address points for St. Louis County. These address points are used by emergency service personnel to more accurately identify and locate calls for service.

### **County Sheriff Mapping Application**

Research & Information Technology Division staff members developed databases, web-based mapping and web-based editing tools that enable the St. Louis County Sheriff's Department to track summons, served papers and Deputy assignments.

### **Neighborhood Stabilization Countywide Vacancy Database**

At the request of St. Louis County Police and Department of Public Works staff involved in Neighborhood Stabilization efforts, Research & Information Technology Division staff created a vacant address database for use in tracking vacancies. Vacant buildings can quickly become problem properties. Tracking vacancies assists police officers in identifying potential problems and providing services where needed.

## Historic Aerial Photo Service

St. Louis County's Department of Planning maintains an extensive collection of historic aerial photography dating back to 1937. The County GIS Service Center provides a series of historic aerial imagery for a specific site upon request. Research & Information Technology Division staff filled historic aerial imagery requests for 84 sites in 2010.

## Mapping Projects

Research & Information Technology Division staff provided maps and data to public and private decision makers throughout St. Louis County in 2010. Some of these projects included:

- Office of Community Development—Housing Foreclosure and Neighborhood Stabilization Program Support
- Economic Council—North County Economic Development Opportunities (*top right*)
- Election Results—General and Municipal Elections (*lower right*)
- Florissant Valley Fire Protection District
- Neighborhood Preservation and Problem Properties Unit—Cleanup Activities
- Parkway School District—Attendance Areas, Students by grade, and Subdivisions

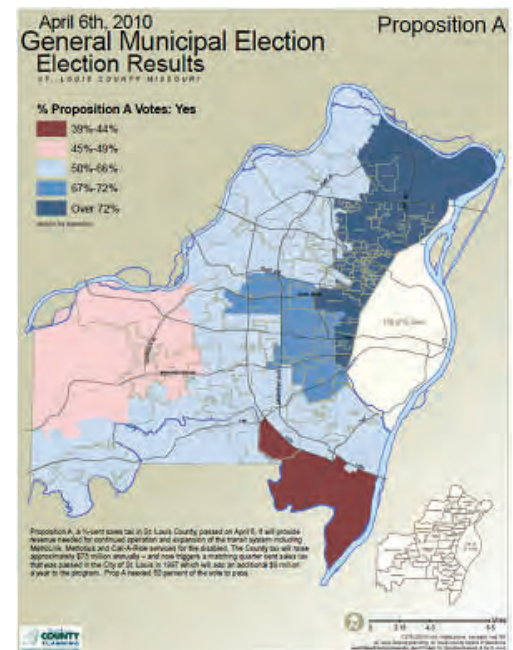
## BOUNDARY ADJUSTMENTS

### Jurisdictional Boundary Archive Project

Research & Information Technology Division staff members have implemented the development of a countywide jurisdictional boundary archive. The purpose of the jurisdictional boundary archive project is to create a digital archive of municipal ordinances, court documents and other documentation of municipal incorporations, annexations and boundary adjustments. The St. Louis County Clerk is the official repository of such documents.

This project will create a back-up for paper copies that are accessed by public and private researchers. The digital archive prevents the loss of information and also facilitates easy access by County staff.

Additionally, the project will improve the accuracy of boundary depictions on maps through a comprehensive review of municipal boundaries. Accurate boundary depictions are vital to the functions of the Departments of Revenue, Highways & Traffic, Public Works, Planning, Police and the Board of Elections.



To date, 504 documents have been scanned and uploaded to the digital archive, and complete boundary documentation has been established for 62 of St. Louis County's 91 municipalities. Corrections have been made to County maps, and numerous responses have been provided to municipalities seeking information about their boundaries.

## SUPPORT SERVICES

The Support Services Division's functions include data processing, maintenance of various zoning and subdivision files, notification of public hearings, and zoning and Board of Zoning Adjustment fieldwork. Another primary function of the Support Services Division is to provide support to staff planners and community development specialists on various projects.

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**Department of Planning  
Annual Report, 2010**

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