



ST. LOUIS
COUNTY
DEPARTMENT
OF PLANNING

MONITORING REPORT

Lemay Comprehensive Plan, 2006
Year Five: March 2010 – March 2011

Monitoring Report for the Lemay Comprehensive Plan

Year Five: March 2010 – March 2011

This report is intended to provide an overview of the implementation of the Lemay Comprehensive Plan during its fifth year, from March 2010 to March 2011. Please direct any questions regarding this report to the St. Louis County Department of Planning, Comprehensive Planning Division:

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Introduction

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. The purpose of this Monitoring Report is to assess the implementation of the Lemay Comprehensive Plan during its fifth year, from March 2010 to March 2011.

Section 7-Implementation of the Lemay Comprehensive Plan sets forth strategies for key implementation tasks necessary to achieve the recommendations contained in the plan. The Short-term Strategy represents the priorities for the Lemay Comprehensive Plan and focuses on those recommendations that are expected to be initiated within the first five years of the plan (though they may continue well past the five-year mark). The Long-term Strategy represents those recommendations that are important and necessary for attaining the goals of the plan, but which might require a greater amount of resources than what might be available in the first five years of the plan.

The Implementation section of the plan also outlines a framework for monitoring and reporting on the progress and success in implementing the strategies. Monitoring is a key component to any implementation plan. It helps ensure that the principles of the plan are being adhered to; outlines progress and successful implementation of the strategies; and allows St. Louis County staff, community organizations, and private interests to effectively target future resources to ongoing and future strategies.

As such, the Implementation section stipulates that an inter-departmental review committee comprised of staff from St. Louis County departments with key roles in the plan's implementation will perform an annual review of the Lemay Comprehensive Plan and include its findings in an annual Monitoring Report. This report reviews each of the strategies; assesses the various resources that have been committed to-date; and assesses the progress and success that has been achieved.

Members of the Lemay community have played a significant role in the implementation and review of the Lemay Comprehensive Plan. As stated in the plan, there have been opportunities for key stakeholders and community groups to continue their involvement with the Lemay Comprehensive Plan. In particular, information gathering and sharing has occurred between St. Louis County staff and key community groups as the County monitors the plan's progress. This ongoing engagement has been a valuable tool in preparing the Monitoring Report.

Year Five Recommendations

The Year Five Action Plan outlines the following recommendations as those to be implemented or, in some cases, continue to be implemented during the fifth year of the plan, from March 2010 to March 2011. Most of these recommendations are also shown on the accompanying map on page 5. This map is the Land Use Concept Plan from the Lemay Comprehensive Plan.

Land Use and Economic Development Recommendations

1. Make enhancements to North Lemay Ferry Road as a gateway into the community. (Goal 1A)
2. Encourage mixed-use (commercial/residential) redevelopment on the northern portion of Lemay Ferry Road. (Goal 1D)
3. Focus initial development on the southeast corner of Lemay Ferry Road and Bayless Avenue. (Goal 2A)
4. Support 15,000-30,000 square feet of new neighborhood retail along the Lemay Ferry Road corridor. (Goal 2B)
5. Relocate viable businesses from the Broadway corridor to the Lemay Ferry Road corridor. (Goal 3A)
6. Neighborhood stabilization through infill housing on vacant parcels and improvements to existing homes in the area east of Broadway, south of Arlee. (Goal 3C)
7. Concentrate community facilities, including the Community Center, along the Broadway corridor. (Goal 3F)
8. Consider the development of athletic fields on the vacant parcel at the south end of Erie Street. (Goal 3G)
9. Ensure that permitting and approvals for under-utilized industrial sites occur in a timely fashion. (Goal 4B)

Housing and Neighborhoods Recommendations

1. Demolish housing structures that are structurally unsound or cannot economically be rehabilitated. (Goal 1B)
2. Rehabilitate housing units when feasible through various programs, such as loans or acquisition/resale of properties. (Goal 1C)
3. Continue pro-active code enforcement for property maintenance. (Goal 1D)
4. Build infill housing that blends in with the character of the neighborhood in the three neighborhood stabilization areas. (Goal 1E)
5. Implement programs to encourage the removal of junk, yard waste, and derelict cars. (Goal 1F)
6. Implement beautification programs to encourage landscaping and tree planting. (Goal 1G)
7. Encourage the establishment of neighborhood associations and block groups to promote neighborhood pride, organize events, etc. (Goal 1H)
8. Form partnerships with community stakeholders to implement neighborhood improvement initiatives. (Goal 1I)
9. Provide adequate levels of service and code enforcement to maintain public health and safety until redevelopment occurs. (Goal 2D)
10. Develop programs to assist low- and moderate-income homebuyers. (Goal 3D)

Transportation and Infrastructure Recommendations

1. Construct the Lemay Access Road, an extension of Carondelet Boulevard from its terminus at Lemay Ferry Road, paralleling River Des Peres and terminating at the Port Authority site. (Goal 1A)
2. Install or improve sidewalks on identified streets. (Goal 5A)
3. Conduct a community-wide drainage study to identify locations, offer solutions, and project improvement costs where storm water problems and persistent flooding occur. (Goal 8A)
4. Coordinate construction schedules between roadways and other infrastructure improvements. (Goal 10A)

Parks and Community Facilities Recommendations

1. Recommend potential sites along the Broadway corridor for the new Community Center. (Goal 2A)
2. Consider the development of athletic fields on the vacant parcel at the south end of Erie Street. (Goal 2B)

Map 3-6: Land Use Concept Plan March 2006



Land Use and Economic Development

Recommendations made in *Section 3–Land Use and Economic Development* of the Lemay Comprehensive Plan address future land use for the study area. In most respects, the future land use mirrors the existing land use pattern. However, there are a number of areas where land use change is desirable and should be encouraged. The Year Five Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the fifth year of the plan.

1.

Recommendation

Make enhancements to North Lemay Ferry Road as a gateway into the community. (Goal 1A)

Action Taken in Year Five

The St. Louis County Economic Council (through the St. Louis County Port Authority) is currently pursuing multiple initiatives to further this goal. First, the Port Authority has purchased the former Lemay Bank building (152 Lemay Ferry Road) and is currently demolishing the building. The Port also intends to purchase the adjacent parking lots. This land will be incorporated into neighboring Lemay Park for athletic fields. By removing this derelict and flood-prone structure, the Port Authority will improve the image of Lemay on this crucial corridor as well as support the open space concept in the floodplain.

Second, the St. Louis County Port Authority has engaged a branding and streetscape consultant to develop a brand identity for Lemay, including streetscape enhancements. One major focus area for the streetscape enhancements will be the North Lemay Ferry area. The final plan, which will include general streetscape guidelines, will be submitted in April 2011.

Next, the St. Louis County Port Authority (through the St. Louis County Port Authority Community Reinvestment Fund) has granted \$326,408 to the Lemay Baseball Association to make improvements to their facilities including a new parking lot, bleachers and fencing. This grant will help enhance the gateway area into Lemay.

Finally, the Port Authority has approved a grant to the Lemay VFW Post 4223 (215 Military Road) to make interior and exterior improvements to their facility located at the corner of Lemay Ferry Road and Military Avenue. In addition to several interior building improvements, the VFW will replace their parking lot and add landscaping along their property border to help enhance the area.

Ongoing Action

The St. Louis County Economic Council and the St. Louis County Port Authority will continue to manage the branding and streetscape project. In addition, the Economic Council and Port Authority will continue to administer the St. Louis County Port Authority Community Reinvestment Fund and its various projects.

2.

Recommendation

Encourage mixed-use (commercial/residential) redevelopment on the northern portion of Lemay Ferry Road. (Goal 1D)

Action Taken in Year Five

The Lemay Development Corporation (LDC) concluded its project at 400 Lemay Ferry Road. This project included the purchase and site development of a vacant lot directly across the street from the South County Enterprise Center. The property was then sold to a trucking company, which had previously been



located in the Enterprise Center. That company constructed a building on the site which houses its office headquarters as well as space for three other businesses. This redevelopment project created over 4,000 square feet of new commercial space.

Ongoing Action

The LDC will continue property acquisition and redevelopment efforts along the northern portion of Lemay Ferry Road based on the recommendations of the 2011 market update (see Recommendation #4 below).

3.

Recommendation

Focus initial development on the southeast corner of Lemay Ferry Road and Bayless Avenue. (Goal 2A)

Action Taken in Year Five

No action was taken in Year Five.

Ongoing Action

The LDC is awaiting recommendations from the 2011 market update concerning this site (see Recommendation #4 below).

4.

Recommendation

Support 15,000-30,000 square feet of new neighborhood retail along the Lemay Ferry Road corridor. (Goal 2B)

Action Taken in Year Five

The St. Louis County Port Authority, through their Community Reinvestment Fund, has granted the Lemay Development Corporation funds to update the 2005 Lemay Market Analysis, which was part of the Lemay Comprehensive Plan. The LDC has engaged the services of AECOM to update the 2005 market analysis in order to factor in the impact of River City Casino and the new connector road (River City Boulevard), neither of which existed at the time of the 2005 study. AECOM anticipates delivery of the final product to the LDC in late April. The LDC will determine future commercial redevelopment projects according to the recommendations of the updated market study.

Ongoing Action

The LDC will address projects on this corridor pending recommendations of the 2011 market update.

5.

Recommendation

Relocate viable businesses from the Broadway corridor to the Lemay Ferry Road corridor. (Goal 3A)

Action Taken in Year Five

No action was taken in Year Five.

Ongoing Action

Encourage viable businesses to relocate along the Lemay Ferry Road corridor.

6.

Recommendation

Neighborhood stabilization through infill housing on vacant parcels and improvements to existing homes in the area east of Broadway, south of Arlee. (Goal 3C)

Action Taken in Year Five

Utilizing funds from the County's Neighborhood Stabilization Program, Lemay Housing Partnership (LHP) created four homes for affordable sale as infill housing in 2010. Two of these homes were vacant, derelict structures due to foreclosure that were demolished and replaced with new construction. The other two homes were acquired and rehabilitated for affordable resale. All four homes blend with the character of their respective neighborhoods, but they are also significant improvements to the current housing stock. They boast green efficiencies, garages and more than one bathroom. As such, they are modern versions of the current housing stock that appeal to today's growing families.

Ongoing Action

Continue to acquire and rehabilitate or redevelop property through the Neighborhood Stabilization Program.

7.

Recommendation

Concentrate community facilities, including the Community Center, along the Broadway corridor. (Goal 3F)

Action Taken in Year Five

The Planning and Preliminary Study for the Lemay Community Facilities was completed in August of 2010. The recommended location for the facility is along the Broadway corridor, where Broadway intersects Kingston. An investigation into the impact of the high pressure gas pipeline and multiple sinkholes located on the site is currently underway. Once the site conditions have been determined, the architecture and engineering phase can begin.

The St. Louis County Economic Council received \$475,000 in federal assistance to perform architecture and engineering work for the facility. In fall 2010, a request for qualifications for these services was issued. After receiving qualifications from 25 teams, four teams were shortlisted and interviewed. An architect will be announced in spring of 2011.

Ongoing Action

The Economic Council and St. Louis County Parks Department will continue to oversee the Lemay Community Facilities project.

8.

Recommendation

Consider the development of athletic fields on the vacant parcel at the south end of Erie Drive. (Goal 3G)

Action Taken in Year Five

No action was taken in Year Five.

Ongoing Action

As outlined in Recommendation #1 above, the St. Louis County Port Authority has purchased the former Lemay Bank building (152 Lemay Ferry Road) and is currently demolishing the building. The Port also intends to purchase the adjacent parking lots. This land will be incorporated into neighboring Lemay Park for athletic fields. Therefore, it is unlikely that any athletic fields will be developed at the south end of Erie Street.

9.

Recommendation

Ensure that permitting and approvals for under-utilized industrial sites occur in a timely fashion. (Goal 4B)

Action Taken in Year Five

No action was taken in Year Five.

Ongoing Action

Continue to work with all involved parties to ensure commercial and industrial developments occur in a timely fashion.

Housing and Neighborhoods

Recommendations made in *Section 4–Housing and Neighborhoods* of the Lemay Comprehensive Plan all work toward the goal of stabilization and improving the existing housing stock, neighborhoods, and related infrastructure in the three neighborhood stabilization areas as defined below:

- Between Broadway and Clyde, bounded by Gentry on the north and Ripa on the south;
- Between Dammert, and Regina bounded by Horn on the north and Paule on the south; and
- Between Black Forest Park and the School Sisters of Notre Dame site on the east, to the rear property lines fronting Broadway on the west, and bounded by East Arlee on the north and Ellen on the south.

The Year Five Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the fifth year of the plan.

1.

Recommendation

Demolish housing structures that are structurally unsound or cannot economically be rehabilitated. (Goal 1B)

Action Taken in Year Five

Utilizing funds from the County’s Neighborhood Stabilization Program, Lemay Housing Partnership (LHP) demolished two properties that were found to be blighted. These homes were replaced with new construction, both of which were sold to income qualified homebuyers.

LHP has also identified one additional house for demolition and has received homeowner approval to demolish the unsafe structure; demolition has yet to take place.

In addition, the St. Louis County Department of Public Works has been working to revamp the procedures for demolition. The area Property Maintenance Inspector and the Problem Properties Unit (PPU) staff keep a close eye out for dilapidated structures. Any that are considered candidates for demolition are forwarded to Residential Structural, or PPU, for consideration.

Ongoing Action

Continue to identify those housing structures that should be demolished.

2.

Recommendation

Rehabilitate housing units when feasible through various programs, such as loans or acquisition/resale of properties. (Goal 1C)

Action Taken in Year Five

LHP rehabilitated and made ready for sale two properties under the County's Neighborhood Stabilization Program (please note that these two properties are in addition to those mentioned in Recommendation #1 above). One sold and the other is under contract for sale to an income eligible homebuyer. One additional property has been acquired and will be rehabilitated to be sold to an income eligible family once financing has been obtained.

Through a grant received from the St. Louis County Port Authority Community Reinvestment Fund, LHP's Home Repair Program worked with 14 limited-income homeowners to make safety, maintenance, energy efficiency, and systems repairs and improvements to their homes. As a result of the partnership with the Port Authority, LHP was able to meet its goal of working with 30 homeowners to provide home repairs in 2010. All of these homes had deficiencies that would have been code violations; the repairs made by LHP corrected those violations.

LHP also organized six volunteer days (with over 900 volunteers from 12 organizations) to beautify and perform minor home repairs and maintenance during 2010. Volunteer work ranged from simple yard work and home landscaping, home repair and rehab, and the removal of junk and waste from homes as well as select vacant lots and alleys. LHP worked closely with the St. Louis County Problem Properties Unit on these projects.

The County's Property Maintenance Inspector for the area has assisted LHP in inspecting homes for possible renovation through the various rehabilitation programs available. The area inspector has valuable experience in working for the County's Home Improvement Program (HIP) as a HIP Specialist and offers this expertise to LHP.

The Home Improvement Program 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 St. Louis County Office of Community Development. In 2010, the program completed repairs to 12 homes in Lemay; LHP completed repairs to seven additional homes with HIP funds (this number is included in the 30 home repairs mentioned above). Average expenditure per household is limited to \$5,000. Funds can be used for repairs or replacements necessary to maintain minimum housing code standards.

Ongoing Action

Continue to provide assistance to rehabilitate houses in the Lemay community.

3.

Recommendation

Continue pro-active code enforcement for property maintenance. (Goal 1D)

Action Taken in Year Five

The residential re-occupancy permit program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the St. Louis County Division of Neighborhood Services whenever there is a change of occupancy. County inspectors check recently sold or about-to-be sold owner-occupied homes for basic property maintenance items such as plumbing, roofing, gutters and wiring. Defects must be repaired before the re-occupancy permit is granted. In 2010, approximately 850 single-family re-occupancy inspections and 395 multi-family re-occupancy inspections were conducted in the Lemay community.

In addition, inspectors from the St. Louis County Office of Neighborhood Preservation routinely responded to resident complaints and surveyed the Lemay community as part of their pro-active approach to maintaining the quality of housing stock in the area. This pro-active approach, which includes a street-by-street sweep of all housing units each year, is designed to catch any, and all, code violations that are easily visible from the street; court cases are initiated for those that are not eventually in compliance. Neighborhood Preservation issued 685 notices of violation in the study area between March 1, 2010 and March 1, 2011.

Ongoing Action

St. Louis County inspectors will continue to inspect owner- and renter-occupied housing through the residential re-occupancy permit program. Also, code enforcement will continue to be a priority for the St. Louis County Office of Neighborhood Preservation.

4.

Recommendation

Build infill housing that blends in with the character of the neighborhood in the three neighborhood stabilization areas. (Goal 1E)

Action Taken in Year Five

Under the County's Neighborhood Stabilization Program, Lemay Housing Partnership constructed two homes on the site of the demolished properties identified under Recommendation #1 above. Both homes were sold to income eligible homebuyers.



712 Military – Before



712 Military – After

Ongoing Action

Continue to build new houses on vacant parcels as such parcels and funding become available.

5.

Recommendation

Implement programs to encourage the removal of junk, yard waste, and derelict cars. (Goal 1F)

Action Taken in Year Five

The Problem Properties Unit was involved in placing dumpsters at certain targeted problem properties during the course of the year for the removal of junk and yard waste. Derelict cars were continually targeted by the County’s Neighborhood Preservation inspector. From March 1, 2010 to March 1, 2011, 167 notices of violation were issued specifically for derelict or unlicensed vehicles in the study area (this figure is included in the total notices included in Recommendation #3 above).

Also, LHP organized six volunteer days (with over 900 volunteers from 12 organizations) in 2010. Volunteer work ranged from simple yard work and home landscaping, home repair and rehab, and the removal of junk and waste from homes as well as select vacant lots and alleys. LHP worked closely with the St. Louis County Problem Properties Unit on these projects.

Ongoing Action

The St. Louis County Problem Properties Unit will continue to work with homeowners in Lemay who are having trouble maintaining their property due to a variety of life crises. In addition, the St. Louis County Neighborhood Clean-up Guide is available to community organizations to assist in organizing clean-ups.

6.

Recommendation

Implement beautification programs to encourage landscaping and tree planting. (Goal 1G)

Action Taken in Year Five

LHP worked with Project Lemay and Community Action Agency of St. Louis County (CAASTLC) to establish a community garden at 301 Kayser Street (Lemay Park) and hosted several events at the garden throughout the year. One such event was held on Make A Difference Day, October 23, 2010, where over 30 volunteers helped with plantings at the community garden.



LHP also organized six volunteer days (with over 900 volunteers from 12 organizations) during 2010. Volunteer work ranged from simple yard work and home landscaping, home repair and rehab, and the removal of junk and waste from homes as well as select vacant lots and alleys. LHP worked closely with the St. Louis County Problem Properties Unit on these projects.

In addition, the County's Neighborhood Preservation inspector removed over 430 illegal nuisance signs posted in the rights-of-way throughout Lemay from March 1, 2010 – March 1, 2011.

Finally, the St. Louis County *Clean, Green and Beautiful* (CGB) program has received an education grant from the Jefferson-St. Louis Solid Waste District to educate fifth graders in the Hancock Place School District about litter prevention, waste reduction and recycling, and beautification. The 18-month timeframe of this grant will allow for evaluation of the lessons plans after classroom instruction and track student knowledge, attitude and behavior changes from fifth grade to sixth grade.

Ongoing Action

Continue to provide volunteer beautification assistance to homeowners, and continue to educate students in the Hancock Place School District about litter prevention, waste reduction and recycling, and beautification.

7.

Recommendation

Encourage the establishment of neighborhood associations and block groups to promote neighborhood pride, organize events, etc. (Goal 1H)

Action Taken in Year Five

In 2010, LHP continued to work with residents through the neighborhood associations it had helped to establish in previous years, particularly in the three neighborhood stabilization areas.

Ongoing Action

Continue organizing residents and developing leadership through neighborhood associations, especially in the three neighborhood stabilization areas.

8.

Recommendation

Form partnerships with community stakeholders to implement neighborhood improvement initiatives. (Goal 1I)

Action Taken in Year Five

St. Louis County government has worked with LHP and LDC on general neighborhood and economic development initiatives.

Ongoing Action

Continue working with community organizations to focus on economic development, improving housing conditions, and building community in Lemay.

9.

Recommendation

Provide adequate levels of service and code enforcement to maintain public health and safety until redevelopment occurs. (Goal 2D)

Action Taken in Year Five

The residential re-occupancy permit program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the St. Louis County Division of Neighborhood Services whenever there is a change of occupancy. County inspectors check recently sold or about-to-be sold owner-occupied homes for basic property maintenance items such as plumbing, roofing, gutters and wiring. Defects must be repaired before the re-occupancy permit is granted.

In addition, inspectors from the St. Louis County Office of Neighborhood Preservation routinely responded to resident complaints and surveyed the Lemay community as part of their pro-active approach to maintaining the quality of housing stock in the area. There is one full-time Property Maintenance and Zoning inspector and one full-time Re-Occupancy inspector assigned to Lemay. Other Neighborhood Preservation inspectors routinely assist these inspectors with pro-active canvassing and complaint investigation.

Neighborhood Preservation has also been assisting the Department of Highways & Traffic and MODOT with the removal of illegal signage from the right-of-way. Neighborhood Preservation staff frequently canvass Lemay thoroughfares to remove illegal signs which reduces sign “pollution” and improves visibility for motorists.

Ongoing Action

St. Louis County inspectors will continue to inspect owner- and renter-occupied housing through the residential re-occupancy permit program. Also, code enforcement will continue to be a priority for the St. Louis County Office of Neighborhood Preservation.

10.

Recommendation

Develop programs to assist low- and moderate-income homebuyers. (Goal 3D)

Action Taken in Year Five

Housing Counseling agencies offer countywide assistance to low- and moderate-income homebuyers along with down payment assistance to purchase code compliant housing in St. Louis County. This assistance is available to qualified homebuyers in Lemay. In addition, the foreclosed and acquired properties under the Neighborhood Stabilization Program are being rehabbed or demolished and new properties constructed on the sites for sale to families at or below 120% of the area median income.

Ongoing Action

Housing Counseling agencies will continue to offer assistance to low- and moderate-income homebuyers in Lemay.

Transportation and Infrastructure

In Lemay, the upgrading and maintenance of roads and other infrastructure are critical to achieving the goal of successfully improving the quality of life in the community. Recommended transportation and infrastructure improvements are outlined in *Section 5–Transportation and Infrastructure* of the Lemay Comprehensive Plan. The Year Five Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the fifth year of the plan.

1.

Recommendation

Construct the Lemay Access Road, an extension of Carondelet Boulevard from its terminus at Lemay Ferry Road, paralleling River Des Peres and terminating at the Port Authority site. (Goal 1A)

Action Taken in Year Five



The Lemay Access Road was opened from Broadway to Carondelet Avenue on November 10, 2009. The remainder of the Lemay Access Road, from Broadway to the Riverfront, at the Casino site, was opened in the Spring of 2010 and re-named

“River City Boulevard” from Carondelet to Lemay Ferry Road and “River City Casino Boulevard” from Lemay Ferry Road to the Casino. The roadway includes ADA compliant pedestrian sidewalk facilities and traffic signalization. It connects the sidewalk to the bike/ped exercise path in Lemay Park.

Ongoing Action

No further action required.

2.

Recommendation

Install or improve sidewalks on identified streets. (Goal 5A)

Action Taken in Year Five

No sidewalks have been installed or improved in the study area during the past year.

Ongoing Action

The St. Louis County Department of Highways and Traffic plans to apply for federal funding for sidewalk projects in the Lemay area through the “Safe Routes to School” program. If the funding becomes available, the sidewalk will be constructed in 2012-2013.

3.

Recommendation

Conduct a community-wide drainage study to identify locations, offer solutions, and project improvement costs where storm water problems and persistent flooding occur. (Goal 8A)

Action Taken in Year Five

A community-wide drainage study has not yet been conducted.

Ongoing Action

The St. Louis County Department of Highways and Traffic will work with the St. Louis County Economic Council and the Metropolitan St. Louis Sewer District (MSD) to facilitate this study. Separately, MSD has been working on a drainage map and plan. MSD will continue to separate combined sewer systems in the Lemay study area.

4.

Recommendation

Coordinate construction schedules between roadways and other infrastructure improvements. (Goal 10A)

Action Taken in Year Five

Whenever possible, the St. Louis County Department of Highways & Traffic has coordinated construction schedules between roadways and other infrastructure improvements.

Ongoing Action

St. Louis County Highways and Traffic coordinates infrastructure projects with maintenance programs to obtain the most efficient use of funds and to avoid conflicts. The Department of Highways and Traffic also schedules regular project coordination meetings with the Missouri Department of Transportation (MoDOT).

Parks and Community Facilities

Future park and community facility uses for the Lemay community are detailed in the recommendations found in *Section 6–Parks and Community Facilities Development* of the Lemay Comprehensive Plan. The Year Five Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the fifth year of the plan.

1.

Recommendation

Recommend potential sites along the Broadway corridor for the new Community Center. (Goal 2A)

Action Taken in Year Five

The Planning and Preliminary Study for the Lemay Community Facilities was completed in August of 2010. The recommended location for the facility is along the Broadway corridor where Broadway intersects Kingston.

Currently underway is the investigation into the impact of the high pressure gas pipeline and multiple sinkholes located on the site. Once the site conditions have been determined, the architecture and engineering phase can begin.

The St. Louis County Economic Council received \$475,000 in federal assistance to perform architecture and engineering work for the facility. In fall 2010, they issued a request for qualifications for these services. After receiving qualifications from 25 teams, four teams were shortlisted and interviewed. An architect will be announced in spring of 2011.

Ongoing Action

The Economic Council and St. Louis County Parks Department will continue to oversee the Lemay Community Facilities project.

2.

Recommendation

Consider the development of athletic fields on the vacant parcel at the south end of Erie Street. (Goal 2B)

Action Taken in Year Five

No action was taken in Year Five.

Ongoing Action

As outlined in Recommendation #1 above, the St. Louis County Port Authority has purchased the former Lemay Bank building (152 Lemay Ferry Road) and is currently demolishing the building. The Port also intends to purchase the adjacent parking lots. This land will be incorporated into neighboring Lemay

Park for athletic fields. Therefore, it is unlikely that any athletic fields will be developed at the south end of Erie Street.

The following implementation activities took place during the fifth year of the Lemay Comprehensive Plan, from March 2010 to March 2011.

Land Use and Economic Development

- *Enhancements to North Lemay Ferry Road.* The St. Louis County Economic Council (through the St. Louis County Port Authority) is currently pursuing multiple initiatives to further this goal. First, the Port Authority has purchased the former Lemay Bank building (152 Lemay Ferry Road) and is currently demolishing the building. Second, the St. Louis County Port Authority has engaged a branding and streetscape consultant to develop a brand identity for Lemay, including streetscape enhancements. Next, the St. Louis County Port Authority (through the St. Louis County Port Authority Community Reinvestment Fund) has granted \$326,408 to the Lemay Baseball Association to make improvements to their facilities including a new parking lot, bleachers and fencing. Finally, the Port Authority has approved a grant to the Lemay VFW Post 4223 (215 Military Road) to make interior and exterior improvements to their facility located at the corner of Lemay Ferry Road and Military Avenue. These projects will all help enhance the gateway area into Lemay.
- *New Neighborhood Retail.* The completion of the redevelopment project at 400 Lemay Ferry Road created over 4,000 square feet of new retail/commercial. Tenants of the South County Enterprise Center built this retail strip center to house their business headquarters and lease space for neighborhood retail and dining establishments.
- *Market Study Update.* Through a grant received from the St. Louis County Port Authority Community Reinvestment Fund, the Lemay Development Corporation (LDC) has engaged the services of AECOM to update the 2005 market analysis in order to factor in the impact of River City Casino and the new connector road (River City Boulevard), neither of which existed at the time of the 2005 study. The LDC will determine future commercial redevelopment projects according to the recommendations of the updated market study.
- *Neighborhood Stabilization.* Utilizing funds from the County's Neighborhood Stabilization Program, Lemay Housing Partnership (LHP) created four homes for affordable sale as infill housing in 2010. Two of these homes were vacant, derelict structures due to foreclosure that were demolished and replaced with new construction. The other two homes were acquired and rehabilitated for affordable resale. All four homes blend with the character of their respective neighborhoods, but they are also significant improvements to the current housing stock.

- *Lemay Community Facilities.* The Planning and Preliminary Study for the Lemay Community Facilities was completed in August of 2010. The recommended location for the facility is along the Broadway corridor, where Broadway intersects Kingston. An investigation into the impact of the high pressure gas pipeline and multiple sinkholes located on the site is currently underway. Once the site conditions have been determined, the architecture and engineering phase can begin. The St. Louis County Economic Council received \$475,000 in federal assistance to perform architecture and engineering work for the facility. In fall 2010, a request for qualifications for these services was issued. After receiving qualifications from 25 teams, four teams were shortlisted and interviewed. An architect will be announced in spring of 2011.
- *Athletic Fields.* The St. Louis County Port Authority has purchased the former Lemay Bank building (152 Lemay Ferry Road) and is currently demolishing the building. The Port also intends to purchase the adjacent parking lots. This land will be incorporated into neighboring Lemay Park for athletic fields.

Housing and Neighborhoods

- *Neighborhood Stabilization.* Utilizing funds from the County's Neighborhood Stabilization Program, Lemay Housing Partnership (LHP) created four homes for affordable sale as infill housing in 2010. Two of these homes were vacant, derelict structures due to foreclosure that were demolished and replaced with new construction. The other two homes were acquired and rehabilitated for affordable resale. All four homes blend with the character of their respective neighborhoods, but they are also significant improvements to the current housing stock.
- *Demolition.* The St. Louis County Department of Public Works has been working to revamp the procedures for demolition. The area Property Maintenance Inspector and the Problem Properties Unit (PPU) staff keep a close eye out for dilapidated structures. Any that are considered candidates for demolition are forwarded to Residential Structural, or PPU, for consideration
- *Housing Rehabilitation.* Through a grant received from the St. Louis County Port Authority Community Reinvestment Fund, LHP's Home Repair Program worked with 14 limited-income homeowners to make safety, maintenance, energy efficiency, and systems repairs and improvements to their homes. As a result of the partnership with the Port Authority, LHP was able to meet its goal of working with 30 homeowners to provide home repairs in 2010. In addition to these numbers, the St. Louis County Office of Community Development completed repairs to 12 homes in Lemay through its Home Improvement Program (HIP). All of these homes had deficiencies that would have been code violations; the

- repairs made by LHP and through the HIP program corrected those violations.
- *Residential Re-Occupancy Permit Program.* The residential re-occupancy permit program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the St. Louis County Division of Neighborhood Services whenever there is a change of occupancy. County inspectors check recently sold or about-to-be sold owner-occupied homes for basic property maintenance items such as plumbing, roofing, gutters and wiring. Defects have to be repaired before the re-occupancy permit is granted. In 2010, approximately 850 single-family re-occupancy inspections and 395 multi-family re-occupancy inspections were conducted in the Lemay community.
 - *Code Enforcement and Property Maintenance.* Inspectors from the St. Louis County Office of Neighborhood Preservation routinely responded to resident complaints and surveyed the Lemay community as part of their pro-active approach to maintaining the quality of housing stock in the community. Neighborhood Preservation issued 685 notices of violation in Lemay during this period.
 - *Problem Properties Unit.* The St. Louis County Problem Properties Unit continues to work with homeowners in unincorporated St. Louis County who are having trouble maintaining their property due to a variety of life crises.
 - *Neighborhood Clean-up Efforts.* The Problem Properties Unit was involved in placing dumpsters at certain targeted problem properties during the course of the year for the removal of junk and yard waste. Also, LHP organized six volunteer days (with over 900 volunteers from 12 organizations) in 2010. Volunteer work ranged from simple yard work and home landscaping, home repair and rehab, and the removal of junk and waste from homes as well as select vacant lots and alleys.
 - *Beautification.* LHP worked with Project Lemay and Community Action Agency of St. Louis County (CAASTLC) to establish a community garden at 301 Kayser Street (Lemay Park) and hosted several events at the garden throughout the year, including an event held on Make A Difference Day, October 23, 2010. In addition, the St. Louis County *Clean, Green and Beautiful* (CGB) program has received an education grant from the Jefferson-St. Louis Solid Waste District to educate fifth graders in the Hancock Place School District about litter prevention, waste reduction and recycling, and beautification.
 - *Neighborhood Associations.* LHP continued to work with residents through the neighborhood associations it had helped to establish in previous years, particularly in the three neighborhood stabilization areas.

Transportation and Infrastructure

- *Lemay Access Road.* The Lemay Access Road was opened from Broadway to Carondelet Avenue on November 10, 2009. The remainder of the Lemay Access Road, from Broadway to the Riverfront, at the Casino site, was opened in the Spring of 2010 and re-named “River City Boulevard” from Carondelet to Lemay Ferry Road and “River City Casino Boulevard” from Lemay Ferry Road to the Casino. The roadway includes ADA compliant pedestrian sidewalk facilities and traffic signalization. It connects the sidewalk to the bike/ped exercise path in Lemay Park.
- *Sidewalks.* The St. Louis County Department of Highways and Traffic plans to apply for federal funding for sidewalk projects in the Lemay area through the “Safe Routes to School” program. If the funding becomes available, the sidewalk will be constructed in 2012-2013.
- *Drainage Study.* The St. Louis County Department of Highways and Traffic will work with the St. Louis County Economic Council and the Metropolitan St. Louis Sewer District (MSD) to facilitate this study. Separately, MSD has been working on a drainage map and plan. MSD will continue to separate combined sewer systems in the Lemay study area.
- *Coordinated Construction Schedules.* St. Louis County Highways and Traffic coordinates infrastructure projects with maintenance programs to obtain the most efficient use of funds and to avoid conflicts. The Department of Highways and Traffic also schedules regular project coordination meetings with the Missouri Department of Transportation (MoDOT).

Parks and Community Facilities

- *Lemay Community Facilities.* The Planning and Preliminary Study for the Lemay Community Facilities was completed in August of 2010. The recommended location for the facility is along the Broadway corridor, where Broadway intersects Kingston. An investigation into the impact of the high pressure gas pipeline and multiple sinkholes located on the site is currently underway. Once the site conditions have been determined, the architecture and engineering phase can begin. The St. Louis County Economic Council received \$475,000 in federal assistance to perform architecture and engineering work for the facility. In fall 2010, a request for qualifications for these services was issued. After receiving qualifications from 25 teams, four teams were shortlisted and interviewed. An architect will be announced in spring of 2011.
- *Athletic Fields.* The St. Louis County Port Authority has purchased the former Lemay Bank building (152 Lemay Ferry Road) and is currently demolishing the building. The Port also intends to purchase the adjacent parking lots. This land will be incorporated into neighboring Lemay Park for athletic fields.