

# Monitoring Report

Lemay Comprehensive Plan, 2006

Year Six: March 2011 – March 2012

2012

# **Monitoring Report for the Lemay Comprehensive Plan**

**Year Six: March 2011 – March 2012**

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This report is intended to provide an overview of the implementation of the Lemay Comprehensive Plan during its sixth year, from March 2011 to March 2012. Please direct any questions regarding this report to the St. Louis County Department of Planning, Comprehensive Planning Division:

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This report is also available on the St. Louis County Department of Planning website at:  
<http://stlouisco.com/PropertyandRoads/CommunityPlanningRevitalization>

## Introduction

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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 sixth year, from March 2011 to March 2012.

*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 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 Six Recommendations

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The Year Six Action Plan outlines the following recommendations as those to be implemented or, in some cases, continue to be implemented during the sixth year of the plan, from March 2011 to March 2012. 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 the transition of existing land uses to uses appropriate for flood plain development, such as parking and open space. (Goal 1B)
3. Expand and enhance the use of Heine Meine Field. (Goal 1C)
4. Encourage mixed-use (commercial/residential) redevelopment on the northern portion of Lemay Ferry Road. (Goal 1D)
5. Focus initial development on the southeast corner of Lemay Ferry Road and Bayless Avenue. (Goal 2A)
6. Support 15,000-30,000 square feet of new neighborhood retail along the Lemay Ferry Road corridor. (Goal 2B)
7. Relocate viable businesses from the Broadway corridor to the Lemay Ferry Road corridor. (Goal 3A)
8. Promote streetscape enhancements along Broadway to be compatible with residential uses. (Goal 3B)
9. Encourage neighborhood stabilization through infill housing on vacant parcels and improvements to existing homes in the area east of Broadway, south of Arlee. (Goal 3C)
10. Concentrate community facilities, including the Community Center, along the Broadway corridor. (Goal 3F)
11. Ensure that permitting and approvals for under-utilized industrial sites occur in a timely fashion. (Goal 4B)

## Housing and Neighborhoods Recommendations

1. Focus stabilization efforts in three targeted areas:
  - *Area 1* – between Broadway and Clyde, bounded by Gentry on the north and Ripa on the south;
  - *Area 2* – between Dammert and Regina, bounded by Horn on the north and Paule on the south; and
  - *Area 3* – between Black Forest Park and the School Sisters of Notre Dame site on the east, to the rear property lines of lots fronting Broadway on the west, and bounded by East Arlee on the north and Ellen on the south. (Goal 1A)
2. Demolish housing structures that are structurally unsound or cannot economically be rehabilitated. (Goal 1B)
3. Rehabilitate housing units when feasible through various programs, such as loans or acquisition/resale of properties. (Goal 1C)
4. Continue pro-active code enforcement for property maintenance. (Goal 1D)
5. Build infill housing that blends in with the character of the neighborhood in the three neighborhood stabilization areas. (Goal 1E)
6. Implement programs to encourage the removal of junk, yard waste, and derelict cars. (Goal 1F)
7. Implement beautification programs to encourage landscaping and tree planting. (Goal 1G)
8. Encourage the establishment of neighborhood associations and block groups to promote neighborhood pride, organize events, etc. (Goal 1H)
9. Form partnerships with community stakeholders to implement neighborhood improvement initiatives. (Goal 1I)
10. Provide adequate levels of service and code enforcement to maintain public health and safety until redevelopment occurs. (Goal 2D)
11. Build new, larger, in-fill housing units to meet the needs of families and residents who are looking for “move-up” housing. (Goal 3A)
12. Develop programs to assist low- and moderate-income homebuyers. (Goal 3D)

## **Transportation and Infrastructure Recommendations**

1. Enhance the appearance of Lemay Ferry Road with a variety of streetscape improvements, including ornamental lighting, plantings, and utility adjustments. (Goal 2C)
2. Enhance the appearance of Broadway with a variety of streetscape improvements, including ornamental lighting, plantings, and utility adjustments. (Goal 2D)
3. Ensure all roads in the area are in “fair” condition or better. (Goal 3)
4. Install or improve sidewalks on identified streets. (Goal 5A)
5. 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)
6. Coordinate construction schedules between roadways and other infrastructure improvements. (Goal 10A)

## **Parks and Community Facilities Recommendations**

1. Support the continued development of historic projects at Jefferson Barracks Park. (Goal 1B)
2. Recommend potential sites along the Broadway corridor for the new Community Center. (Goal 2A)
3. Expand the regional trail system in Lemay. (Goal 3)

# Map 3-6: Land Use Concept Plan March 2006



# Land Use and Economic Development

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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 Six Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the sixth 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 Six**

The St. Louis County Port Authority, through the St. Louis County Economic Council (SLCEC), is working to enhance the north Lemay Ferry Road gateway into Lemay. The Port Authority has acquired and demolished the former Lemay Bank building (152 Lemay Ferry Road) and purchased the adjoining “ATM” parking lot. This land will be incorporated into Lemay Park for athletic fields and other recreational uses. The Port Authority has also purchased new playground equipment for Lemay Park to enhance the visitor experience. A ribbon-cutting ceremony for the new playground equipment was held on April 21, 2012.



New playground equipment

The Port Authority has also made grants to other organizations working in Lemay through the St. Louis County Port Authority Community Reinvestment Fund. First, the Port Authority granted \$326,408 to the Lemay Baseball Association (LBA) for facility improvements to Heine Meine Field. Economic Council staff has been working with the Lemay Baseball Association on the architecture and pre-engineering work necessary before improvements are implemented. The Heine Meine Field was recently purchased by Hancock Place School District; Economic Council staff plans to continue working with the school district on their proposed capital plans for the facility.

Second, the Port Authority granted \$500,000 to the Mid-East Area Agency on Aging (MEAAA) for the purchase of an existing building at 225 Lemay Ferry Road for the South County Senior Center. This new facility will allow MEAAA to better serve South County residents, while bringing new investment and activity to this prominent location on Lemay Ferry Road.

Third, the Port Authority granted \$152,050 to the Lemay VFW Post 4223 (215 Military Road) to make interior and exterior improvements to their facility located at the intersection of Lemay Ferry Road and Military Avenue. Renovation is partially complete, and staff continues to work with the VFW on their improvements.

The Lemay Façade Improvement Program launched in April, 2012. The program offers a dollar-for-dollar matching grant (up to \$10,000) to commercial property or business owners who would like to invest in the exterior of their properties. This program is targeted along the commercial corridors of Lemay.

The Economic Council is working to implement the branding and streetscape plan completed in 2011. SLCEC is partnering with the Lemay Development Corporation/Chamber of Commerce to implement the brand portion of the plan. Staff anticipates moving forward with design (and potentially construction of a portion) of streetscape improvements in 2012. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.

Finally, the Economic Council continues to work with Great Rivers Greenway (GRG) to connect the River Ring trail system to existing parks and amenities in Lemay. Currently, GRG is working to bring the River Des Peres Greenway from its current terminus at River Des Peres and I-55 through Lemay Park to connect to the existing trail at the confluence of the River Des Peres and the Mississippi River. Next, SLCEC is working to bring Grant's Trail into Lemay to connect with Lemay Park and the River Des Peres Trail.

### **Ongoing Action**

The Port Authority and Economic Council will continue to administer the St. Louis County Port Authority Community Reinvestment Fund and its various projects. In addition, the Economic Council will continue to manage the façade improvement program and the branding and streetscape project. The Economic Council will also continue to work with Great Rivers Greenway to expand the trail system in Lemay.

## **2.**

### **Recommendation**

Encourage the transition of existing land uses to uses appropriate for flood plain development, such as parking and open space. (Goal 1B)

### **Action Taken in Year Six**

The Port Authority's purchase and demolition of the former Lemay Bank building (152 Lemay Ferry Road) was a part of transitioning an existing land use into a more appropriate use for land in a flood plain. The land adjacent to the building (known as the "ATM" lots) was also purchased by the Port Authority in

2011. The Port Authority intends to incorporate these parcels into Lemay Park for the development of athletic fields.

### **Ongoing Action**

Continue to look for opportunities to convert existing land uses to more appropriate uses along the northern portion of Lemay Ferry Road.

## **3.**

### **Recommendation**

Expand and enhance the use of Heine Meine Field. (Goal 1C)

### **Action Taken in Year Six**

As indicated in Recommendation #1 above, the Port Authority granted \$326,408 to the Lemay Baseball Association (LBA) for facility improvements to Heine Meine Field. Economic Council staff has been working with Lemay Baseball Association on the architecture and pre-engineering work necessary before improvements are implemented. Heine Meine Field was recently purchased by Hancock Place School District; Economic Council staff plans to continue working with the school district on their proposed capital plans for the facility.



Heine Meine Field

### **Ongoing Action**

The Economic Council will continue to work with the Lemay Baseball Association and Hancock Place School District to look for opportunities to expand and/or enhance Heine Meine Field.

## **4.**

### **Recommendation**

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

### **Action Taken in Year Six**

The Port Authority granted the Lemay Development Corporation (LDC) funds for redevelopment activities in the Lemay commercial corridors. LDC is beginning the process of forming a Chapter 353 Redevelopment Corporation and has begun planning for redevelopment activities.

### **Ongoing Action**

Continue property acquisition and redevelopment efforts along the northern portion of Lemay Ferry Road.

## **5.**

### **Recommendation**

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

### **Action Taken in Year Six**

As stated in Recommendation #4 above, the Port Authority granted the Lemay Development Corporation funds for redevelopment activities in the Lemay commercial corridors. LDC is beginning the process of forming a Chapter 353 Redevelopment Corporation. This entity will ensure the ability to obtain site control and will be specifically applied to the acquisition of properties at this corner of the intersection.

### **Ongoing Action**

Continue to investigate possible opportunities to redevelop property at the southeast corner of Lemay Ferry Road and Bayless Avenue.

## **6.**

### **Recommendation**

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

### **Action Taken in Year Six**

The St. Louis County Economic Council operates the South County Enterprise Center at 315 Lemay Ferry Road. This facility serves as a small business incubator for entrepreneurs just getting started. The Economic Council works with client companies who are ready to “graduate” out of the facility into a larger office to help them stay within the Lemay community. One such company, Vega Transport, purchased land at 400 Lemay Ferry Road from the Lemay Development Corporation and built their headquarter office and three additional retail spaces. That facility is now 100% leased and operating.

SLCEC is also working with the Lemay Development Corporation to implement strategies in the (2011) Market Study. SLCEC and LDC will be pursuing opportunities to further this goal in 2012. To this end, the St. Louis County Port Authority granted Lemay Development Corporation funds for pre-development and development costs related to redevelopment activities along the Lemay commercial corridors.

### **Ongoing Action**

Continue to support the addition of new neighborhood retail along the Lemay Ferry Corridor.

## 7.

### **Recommendation**

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

### **Action Taken in Year Six**

No action was taken in Year Six.

### **Ongoing Action**

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

## 8.

### **Recommendation**

Promote streetscape enhancements along Broadway to be compatible with residential uses. (Goal 3B)

### **Action Taken in Year Six**

The Economic Council is working to implement the branding and streetscape plan completed in 2011. SLCEC is partnering with the Lemay Development Corporation/Chamber of Commerce to implement the brand portion of the plan. Staff anticipates moving forward with design (and potentially construction of a portion) of streetscape improvements in 2012. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.



Branding & streetscape plan

### **Action Needed**

The Economic Council will work with the Lemay Development Corporation/Chamber of Commerce to implement the Lemay Branding and Streetscape Plan.

## 9.

### **Recommendation**

Encourage 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 Six**

No new construction projects were proposed or approved in this area during Year Six. However, Lemay Housing Partnership (LHP) either has repaired or is in progress to repair four houses in this area. These homes have received or will receive volunteer beautification services as well. Additional volunteer beautification (yard work, etc.) was provided at three homes and one empty lot in the area.

## Ongoing Action

LHP is working with a builder partner to identify and acquire properties in the stated area for residential development. One property on Ripa, just east of Broadway, is scheduled for a new, single-family home in 2012 under a recent contract agreement for St Louis County HOME funds. The unit will be developed based on a pre-sale requirement by the County. LHP will continue to search for residential redevelopment opportunities in the target area.

## 10.

### Recommendation

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

### Action Taken in Year Six

In 2011, the staffs of the St. Louis County Economic Council and St. Louis County Parks Department continued working to determine site feasibility and a future course of action regarding the Lemay Community and Aquatic Center. The Port Authority, through SLCEC, hired Cannon Design to complete a site feasibility study and investigate two options for building phases. Next, Cannon contracted with Ballard-King to perform an operations analysis on both building phases.



Lemay Community & Aquatic Center

On April 23, 2012, it was announced that the Lemay Community and Aquatic Center will be built on six acres at the northern edge of Jefferson Barracks Park. Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, "tot zone," climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early 2013 and be completed by summer of 2014.

## Ongoing Action

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

## **11.**

### **Recommendation**

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

### **Action Taken in Year Six**

No action was taken in Year Six.

### **Ongoing Action**

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

## Housing and Neighborhoods

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

### 1. Recommendation

Focus stabilization efforts in three targeted areas:

- 1) *Area 1* – between Broadway and Clyde, bounded by Gentry on the north and Ripa on the south;
- 2) *Area 2* – between Dammert and Regina, bounded by Horn on the north and Paule on the south; and
- 3) *Area 3* – between Black Forest Park and the School Sisters of Notre Dame site on the east, to the rear property lines of lots fronting Broadway on the west, and bounded by East Arlee on the north and Ellen on the south. (Goal 1A)

### Action Taken in Year Six

- *Area 1* – LHP has repaired or is in progress to repair nine houses in this area. All homes have received or will receive volunteer beautification services as well.
- *Area 2* – The St. Louis County Office of Community Development (OCD) acquired two foreclosed properties in previous years within this area. One of these properties was rehabbed and sold; plans to begin rehab on the other property are scheduled for 2012. In addition, LHP has repaired or is in progress to



Rehabbed house

repair seven houses in this area. All homes have received or will receive volunteer beautification services as well.

- *Area 3* – LHP has repaired or is in progress to repair three houses in this area. All homes have received or will receive volunteer beautification services as well.

## **Ongoing Action**

Continue to focus efforts in the three neighborhood stabilization areas.

## **2.**

### **Recommendation**

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

### **Action Taken in Year Six**

One property destroyed by fire was demolished to prepare the land for new construction planned for 2012 in the 200 block of West Loretta.



House destroyed by fire

### **Ongoing Action**

OCD and LHP will continue to identify those housing structures that should be demolished. Specifically, LHP is working with a builder partner to identify more properties for acquisition and demolition based on limited resources and limited market activity. LHP has applied for funding to facilitate additional acquisitions and demolitions in the near future.

## **3.**

### **Recommendation**

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

### **Action Taken in Year Six**

LHP completed, or has in process, 44 home repairs in the Lemay community during Year Six.

### **Ongoing Action**

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

## **4.**

### **Recommendation**

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

### **Action Taken in Year Six**

The residential re-occupancy permit program was designed to 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. 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 a total of 1,298 notices of violation in the study area between March 1, 2011 and March 1, 2012. Only 20 of these cases were sent to court.

LHP assisted three homeowners with code violation repairs in 2011. In addition, every home in LHP's program receives an inspection, where probable code violations are identified and repairs are supplied.

Neighborhood Preservation has 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.

Neighborhood Preservation staff was also involved in several property and area cleanups in Lemay in 2011. For example, staff worked with six youth from a summer youth program for two days in July to cleanup six properties, filling four dumpsters provided by the County.

### **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. LHP will continue to assist their clients with code violation repairs.

## **5.**

### **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 Six**

In 2011, plans were approved to begin construction of five homes for sale to low- and moderate-income homebuyers; construction of these homes will begin in 2012.

### **Ongoing Action**

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

## **6.**

### **Recommendation**

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

### **Action Taken in Year Six**

LHP worked with over 250 volunteers and helped 13 homeowners with junk removal or yard waste removal, cleaned up 30 empty lots, and helped build and maintain a community garden during the past year. Also, derelict cars were continually targeted by the County's Neighborhood Preservation inspector. During the past year, 183 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 #4 above).

### **Ongoing Action**

LHP will continue to help homeowners with junk and/or yard waste removal whenever possible. The St. Louis County Neighborhood Preservation inspector will continue to target derelict cars. In addition, the St. Louis County neighborhood cleanup guide ([Keeping It Clean: Organizing and Planning a Neighborhood Cleanup](#), 2011) is available to community organizations to assist in organizing cleanups.

## 7.

### **Recommendation**

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

### **Action Taken in Year Six**

During Year Six, LHP volunteers helped six homeowners with landscaping and tree and rosebush planting, cleaned up 30 empty lots, and helped build and maintain a community garden.

### **Ongoing Action**

Continue to provide volunteer beautification assistance to homeowners.



Community garden volunteers

## 8.

### **Recommendation**

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

### **Action Taken in Year Six**

In 2011, LHP helped establish the East Ripa neighborhood association and sent a resident leader from this area to two Neighborhood Leadership Academy classes at the University of Missouri-St. Louis. LHP also 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.

## 9.

### **Recommendation**

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

### **Action Taken in Year Six**

St. Louis County government has continued to work with LHP and LDC on general neighborhood and economic development initiatives. Furthermore, LHP partnered with the Lemay Child and Family Center (LCFC) to develop a community garden at Kayser Street and Military Road.

### **Ongoing Action**

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

## 10.

### **Recommendation**

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

### **Action Taken in Year Six**

The residential re-occupancy permit program was designed to 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.

LHP assisted three homeowners with code violation repairs in 2011. In addition, every home in LHP's program receives an inspection, where probable code violations are identified and repairs are supplied.

Neighborhood Preservation has 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. LHP will continue to assist their clients with code violation repairs.

## 11.

### **Recommendation**

Build new, larger, in-fill housing units to meet the needs of families and residents who are looking for “move-up” housing. (Goal 3A)

### **Action Taken in Year Six**

As stated in Recommendation #5 above, plans were approved to construct five new homes for low- and moderate-income homebuyers. With three bedrooms and two bathrooms, these homes will appeal to today’s families. Construction of these homes will begin in 2012.

### **Ongoing Action**

Continue to build new, larger, in-fill housing.

## 12.

### **Recommendation**

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

### **Action Taken in Year Six**

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 2011, 12 new homebuyers were provided assistance in Lemay.

### **Ongoing Action**

Housing counseling agencies will continue to offer assistance to low- and moderate-income homebuyers in Lemay. LHP is working on an application to become a certified HUD housing counseling organization. In addition, an LHP healthy housing advocate will be receiving a professional certificate in homeownership and community lending through Neighborworks.

# 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 Six Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the sixth year of the plan.

## 1.

### Recommendation

Enhance the appearance of Lemay Ferry Road with a variety of streetscape improvements, including ornamental lighting, plantings, and utility adjustments. (Goal 2C)

### Action Taken in Year Six

It should be noted that this section of Lemay Ferry Road is currently under the Missouri Department of Transportation jurisdiction; St. Louis County Highways & Traffic does not have any involvement. However, the Economic Council is working to implement the branding and streetscape plan completed in 2011. SLCEC is partnering with the Lemay Development Corporation/Chamber of Commerce to implement the brand portion of the plan. Staff anticipates moving forward with design (and potentially construction of a portion) of streetscape improvements in 2012. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.



Branding & streetscape plan

### Ongoing Action

The Economic Council will work with the Lemay Development Corporation/Chamber of Commerce to implement the Lemay Branding and Streetscape Plan.

## 2.

### Recommendation

Enhance the appearance of Broadway with a variety of streetscape improvements, including ornamental lighting, plantings, and utility adjustments. (Goal 2D)

### Action Taken in Year Six

It should be noted that this section of Broadway is currently under the Missouri Department of Transportation jurisdiction; St. Louis County Highways & Traffic does not have any involvement. However, the Economic Council is working to

implement the branding and streetscape plan completed in 2011. SLCEC is partnering with the Lemay Development Corporation/Chamber of Commerce to implement the brand portion of the plan. Staff anticipates moving forward with design (and potentially construction of a portion) of streetscape improvements in 2012. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.

The St. Louis County Port Authority, working through the St. Louis County Economic Council, has purchased derelict properties at the corner of South Broadway and Ripa Avenue (9854 South Broadway and 9851 South Broadway). The property at 9854 South Broadway has been demolished, while the property at 9851 South Broadway will be demolished in spring of 2012.

### **Ongoing Action**

The Economic Council will work with the Lemay Development Corporation/Chamber of Commerce to implement the Lemay Branding and Streetscape Plan.

## **3.**

### **Recommendation**

Ensure all roads in the area are in “fair” condition or better. (Goal 3)

### **Action Taken in Year Six**

The St. Louis County Department of Highways & Traffic regularly reviews and rates all County maintained roads and addresses them Countywide on a worst-case basis.

### **Ongoing Action**

Several streets within the Lemay community are included in the County’s 2012 preservation projects. It should be noted that although these streets are considered to be in the Lemay community, most of these streets are outside of the study area:

- 2012 ARS Ultra-Thin Bonded Wearing Surface Project includes the following Lemay streets: Reavis Barracks Road from Lemay Ferry Road to Telegraph Road.
- 2012 CRS Ultra-Thin Bonded Wearing Surface Project includes the following Lemay streets: Military Road and Gentry Road.
- 2012 CRS Restorative Sealcoat Project includes the following Lemay streets: Chapel Drive, Kaske Drive, Kevin Drive, Hi Crest Drive and Halsey Street.

#### **4.**

##### **Recommendation**

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

##### **Action Taken in Year Six**

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

##### **Ongoing Action**

The St. Louis County Department of Highways & Traffic will continue to apply for federal funding for sidewalk projects in the Lemay area through various programs. If the funding becomes available, the sidewalk will be constructed in the following year.

#### **5.**

##### **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 Six**

A detailed scope for a Lemay Master Drainage Plan study was drafted for the St. Louis County Economic Council.

##### **Ongoing Action**

The St. Louis County Department of Highways & Traffic will work with the Economic Council and the Metropolitan St. Louis Sewer District (MSD) to facilitate this study.

#### **6.**

##### **Recommendation**

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

##### **Action Taken in Year Six**

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 & Traffic coordinates infrastructure projects with maintenance programs to obtain the most efficient use of funds and to avoid conflicts. The Department of Highways & Traffic also participates in weekly 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 Six Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the sixth year of the plan.

### 1.

#### Recommendation

Support the continued development of historic projects at Jefferson Barracks Park. (Goal 1B)

#### Action Taken in Year Six

The Jefferson Barracks Master Plan was prepared for the St. Louis County Economic Council in 2009. It identified existing conditions within the geo-political confines of the former 1,702-acre military base and the entities that currently comprise the Jefferson Barracks-Lemay area. The plan references resources that are available and points to tangible development opportunities for the



Jefferson Barracks Historic District

stakeholders of this area. The primary opportunities are divided into sections referred to as building, visitor experience and circulation. In 2011, the primary efforts are evidenced by the continual progress on the rehabilitation of the Missouri Civil War Museum, the AT&T Telephone Museum and the completion of the 2<sup>nd</sup> Rangers 1905 Generator building. These projects were made possible by grants from the St. Louis County Port Authority Community Reinvestment Fund. The Port Authority has granted \$1,472,690 to eight organizations for projects in Jefferson Barracks through the Community Reinvestment Fund, as follows:

American Legion Post 15:	\$250,000
AT&T Telephone Pioneers:	\$150,000
Freedom's Gateway:	\$3,000
Friends of Jefferson Barracks:	\$250,000
Jefferson Barracks Heritage Foundation:	\$140,000
Missouri Civil War Museum:	\$650,000
Missouri Civil War Heritage Foundation:	\$4,000
U.S. 2 <sup>nd</sup> Ranger Infantry Battalion:	\$25,690

In addition to these projects, the Jefferson Barracks segment of the Mississippi River Trail is close to completion. Great Rivers Greenway has brought the trail from the River City Casino, over the railroad tracks and into the northern area of the park into the historic Ordnance section where the oldest extant buildings of the barracks are located. Great Rivers Greenway and St. Louis County Parks Department have also collaborated on producing a trail map that will point out relevant Jefferson Barracks historic landmarks by way of informational panels that describe the significance of each location. Together, these projects address all three primary development opportunities as defined by the Master Plan.

### **Ongoing Action**

Continue to support the implementation of the Jefferson Barracks Master Plan.

## **2.**

### **Recommendation**

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

### **Action Taken in Year Six**

In 2011, the staffs of the St. Louis County Economic Council and St. Louis County Parks Department continued working to determine site feasibility and a future course of action regarding the Lemay Community and Aquatic Center. The Port Authority, through SLCEC, hired Cannon Design to complete a site feasibility study and investigate two options for building phases. Next, Cannon contracted with Ballard-King to perform an operations analysis on both building phases.



**Lemay Community & Aquatic Center**

On April 23, 2012, it was announced that the Lemay Community and Aquatic Center will be built on six acres at the northern edge of Jefferson Barracks Park. Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, “tot zone,” climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early 2013 and be completed by summer of 2014.

### **Ongoing Action**

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

### 3.

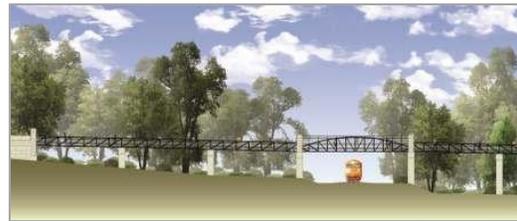
#### **Recommendation**

Expand the regional trail system in Lemay. (Goal 3)

#### **Action Taken in Year Six**

The citizens of St. Louis County have stated that their greatest recreational desire is for more trails. In response, the St. Louis County Parks Department continues to improve the County Park trail system. The Parks Department has expanded on the popularity of Lemay Park by providing fitness trails within the park. One of the most popular trails within the County Park system, the Schick looped trail, is located in Jefferson Barracks Park. And, as previously mentioned, the Jefferson Barracks segment of the Mississippi River Trail is close to completion. Great Rivers Greenway has brought the trail from the River City Casino, over the railroad tracks and into the northern area of the park into the historic Ordnance section where the oldest extant buildings of the barracks are located.

The Economic Council continues to work with Great Rivers Greenway to connect their trail system to existing parks and amenities in Lemay. Currently, GRG is working to bring the River Des Peres Greenway from its current terminus at River Des Peres and I-55 through Lemay



Mississippi River Greenway

Park to connect to the existing trail at the confluence of the River Des Peres and the Mississippi River. Next, SLCEC is working to bring Grant's Trail into Lemay to connect with Lemay Park and the River Des Peres Trail.

#### **Ongoing Action**

The Parks Department goal for the near future is to provide a connecting and interrelated trail system so Lemay residents have direct access to walking and biking trails with regional connections. This low impact exercise should help with cardiovascular health. The Parks Department also recommends that River Des Peres and Mississippi River trail connections should be studied and expanded upon. To this end, the Economic Council will continue to work with Great Rivers Greenway to expand the trail system in Lemay.

The following implementation activities took place during the sixth year of the Lemay Comprehensive Plan, from March 2011 to March 2012.

### Land Use and Economic Development

- *Enhancements to North Lemay Ferry Road.* The St. Louis County Port Authority, through the St. Louis County Economic Council, is working to enhance the north Lemay Ferry Road gateway into Lemay. The Port Authority has acquired and demolished the former Lemay Bank building and purchased the adjoining “ATM” parking lot. This land will be incorporated into Lemay Park for athletic fields and other recreational uses. In addition, the Port Authority has purchased new playground equipment for Lemay Park to enhance the visitor experience. The Port Authority has also made grants to other organizations working in Lemay through the St. Louis County Port Authority Community Reinvestment Fund that have contributed to the enhancement of north Lemay Ferry Road. For example, the Lemay Baseball Association, Mid-East Area Agency on Aging and Lemay VFW Post 4223 have all used funding from their respective grants to make improvements to their facilities along this corridor.
- *Transition Existing Land Uses for Flood Plain Development.* The Port Authority’s purchase and demolition of the former Lemay Bank building was a part of transitioning an existing land use into a more appropriate use for land in a flood plain. The land adjacent to the building (known as the “ATM” lots) was also purchased by the Port Authority in 2011. The Port Authority intends to incorporate these parcels into Lemay Park for the development of athletic fields.
- *Expand/Enhance Heine Meine Field.* The Port Authority granted \$326,408 to the Lemay Baseball Association for facility improvements to Heine Meine Field. Economic Council staff has been working with Lemay Baseball Association on the architecture and pre-engineering work necessary before improvements are implemented. Heine Meine Field was recently purchased by Hancock Place School District; Economic Council staff plans to continue working with the school district on their proposed capital plans for the facility.
- *New Neighborhood Retail.* The Economic Council is working with the Lemay Development Corporation to implement strategies in the (2011) Market Study. The Economic Council and Lemay Development Corporation will be pursuing opportunities to further this goal in 2012. To this end, the Port Authority granted Lemay Development Corporation funds for pre-development and development costs related to redevelopment activities along the Lemay commercial corridors.

- *Lemay Branding and Streetscape Project.* The Economic Council is working to implement the branding and streetscape plan completed in 2011. The Economic Council is partnering with the Lemay Development Corporation/Chamber of Commerce to implement the brand portion of the plan. Staff anticipates moving forward with design (and potentially construction of a portion) of streetscape improvements in 2012. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.
- *Lemay Façade Improvement Program.* The Lemay Façade Improvement Program launched in April, 2012. The program offers a dollar-for-dollar matching grant (up to \$10,000) to commercial property or business owners who would like to invest in the exterior of their properties. This program is targeted along the commercial corridors of Lemay.
- *Neighborhood Stabilization.* Lemay Housing Partnership has repaired or is in progress to repair several homes within the Lemay community. Additional volunteer beautification was provided at these homes as well as one empty lot in the area.
- *Lemay Community Facilities.* In 2011, the staffs of the St. Louis County Economic Council and St. Louis County Parks Department continued working to determine site feasibility and a future course of action regarding the Lemay Community Center. On April 23, 2012, it was announced that the Lemay Community and Aquatic Center will be built on six acres at the northern edge of Jefferson Barracks Park. Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, “tot zone,” climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early 2013 and be completed by summer of 2014.

## **Housing and Neighborhoods**

- *Neighborhood Stabilization.* The St. Louis County Office of Community Development acquired two foreclosed properties within the Lemay stabilization areas. One of these properties was rehabbed and sold; plans to begin rehab on the other property are scheduled for 2012. In addition, Lemay Housing Partnership has repaired or is in progress to repair 19 houses in these areas.
- *Demolition.* One property destroyed by fire was demolished to prepare the land for new construction planned for 2012.
- *Housing Rehabilitation.* Lemay Housing Partnership completed, or has in progress, a total of 44 home repairs in the Lemay community.
- *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.

- *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 1,298 notices of violation in Lemay during this period.
- *Neighborhood Clean-up Efforts.* Lemay Housing Partnership worked with over 250 volunteers and helped 13 homeowners with junk removal or yard waste removal, cleaned up 30 empty lots, and helped build and maintain a community garden during the past year. Also, derelict cars were continually targeted by the County's Neighborhood Preservation inspector. During the past year, 183 notices of violation were issued specifically for derelict or unlicensed vehicles in the study area
- *Beautification.* Lemay Housing Partnership volunteers helped six homeowners with landscaping and tree and rosebush planting, cleaned up 30 empty lots, and helped build and maintain a community garden.
- *Neighborhood Associations.* In 2011, Lemay Housing Partnership helped establish the East Ripa neighborhood association and sent a resident leader from this area to two Neighborhood Leadership Academy classes at the University of Missouri-St. Louis. Lemay Housing Partnership also continued to work with residents through the neighborhood associations it had helped to establish in previous years, particularly in the three neighborhood stabilization areas.
- *Partnerships.* St. Louis County government has continued to work with Lemay Housing Partnership and Lemay Development Corporation on general neighborhood and economic development initiatives.

## **Transportation and Infrastructure**

- *Streetscape Improvements.* The Economic Council is working to implement the branding and streetscape plan completed in 2011. The Economic Council is partnering with the Lemay Development Corporation/ Chamber of Commerce to implement the brand portion of the plan. Staff anticipates moving forward with design (and potentially construction of a portion) of streetscape improvements in 2012. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.

- *Roads Condition.* The St. Louis County Department of Highways & Traffic regularly reviews and rates all County maintained roads and addresses them Countywide on a worst-case basis.
- *Sidewalks.* The Department of Highways & Traffic will continue to apply for federal funding for sidewalk projects in the Lemay area through various programs. If the funding becomes available, the sidewalk will be constructed in the following year.
- *Drainage Study.* A detailed scope for a Lemay Master Drainage Plan study was drafted for the St. Louis County Economic Council.
- *Coordinated Construction Schedules.* Whenever possible, the Department of Highways & Traffic coordinates construction schedules between roadways and other infrastructure improvements to obtain the most efficient use of funds and to avoid conflicts. The Department of Highways & Traffic also participates in weekly project coordination meetings with the Missouri Department of Transportation (MoDOT).

## **Parks and Community Facilities**

- *Historic Projects at Jefferson Barracks Park.* The Port Authority has granted \$1,472,690 to eight organizations for projects in Jefferson Barracks through the Community Reinvestment Fund. In addition to these projects, the Jefferson Barracks segment of the Mississippi River Trail is close to completion. Great Rivers Greenway and St. Louis County Parks Department have also collaborated on producing a trail map that will point out relevant Jefferson Barracks historic landmarks by way of informational panels that describe the significance of each location.
- *Lemay Community Center.* In 2011, the staffs of the St. Louis County Economic Council and St. Louis County Parks Department continued working to determine site feasibility and a future course of action regarding the Lemay Community Center. On April 23, 2012, it was announced that the Lemay Community and Aquatic Center will be built on six acres at the northern edge of Jefferson Barracks Park. Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, “tot zone,” climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early 2013 and be completed by summer of 2014.
- *Regional Trail System.* St. Louis County Parks Department continues to improve the County Park trail system. The Parks Department has expanded on the popularity of Lemay Park by providing fitness trails within the park. One of the most popular trails within the County Park system, the Schick looped trail, is located in Jefferson Barracks Park. And, as previously mentioned, the Jefferson Barracks segment of the Mississippi River Trail is close to completion. The Economic Council

continues to work with Great Rivers Greenway to connect their trail system to existing parks and amenities in Lemay. Currently, GRG is working to bring the River Des Peres Greenway from its current terminus at River Des Peres and I-55 through Lemay Park to connect to the existing trail at the confluence of the River Des Peres and the Mississippi River. Next, SLCEC is working to bring Grant's Trail into Lemay to connect with Lemay Park and the River Des Peres Trail.