

Neighborhood Plan

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St. Louis County
Department of Planning
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Castle Point

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INTRODUCTION

Purpose

The purpose of this neighborhood plan is to identify issues that are of concern to the residents of Castle Point and to devise strategies for addressing these concerns. The planning process is intended to protect and enhance the livability within the neighborhood, as well as to help fulfill the overall community vision and to create a more livable community. More specifically, this plan is intended to:

- C Educate both county government and community residents about each other's concerns and visions for the future.
- C Promote collaboration between the county and the community in order to achieve mutual goals and a shared sense of responsibility.
- C Create a "sense of place" within a community by identifying and developing the assets within the community.
- C Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
- C Achieve sensible and coordinated project and program planning.
- Strengthen the neighborhood

The Process

The Department of Planning was charged with creating a strategic plan for the Castle Point neighborhood in

March 1999. The intent was to make the process citizen driven, thereby giving the residents more ownership in the plan. The process consisted of four bi-weekly planning meetings that commenced on April 22, 1999 and were completed on June 3, 1999. There were seventeen residents who were involved with creating the plan.

The primary function of this planning group was to develop goals, objectives and an action plan for the neighborhood. They also confirmed the assets and concerns for the neighborhood. These issues were compiled from the feedback received from several community meetings and a qualitative survey that was conducted to identify key issues in the community. The town hall meetings were conducted on June 19, 1996, September 25, 1996 and May 15 1997. The survey was conducted from April 14 to May 12, 1998.

Plan Review Process

Draft plans were available to residents through multiple sources. Copies were distributed at the Family Support Center and at Chapel of Praise Church. Furthermore, the St. Louis County Police Department distributed plans at Castle Point Day, which was a community fair. Finally, a couple hundred plans were taken door to door by residents who served on the planning committee.

Plans were also sent to agencies, organizations and St. Louis County Government departments that were listed in the action plan to allow them to review and comment on the plan.

Overview of the Plan

This plan contains six components.

1. The neighborhood profile contains a historical perspective of the neighborhood and a general description of the current conditions within the neighborhood.
2. There is an inventory of current initiatives and plans that highlights other efforts in the community.
3. A list of community standards that was developed by the community association serves to undergird the action plan.
4. A community perceptions section is included to document the feedback that was received at several public meetings on the key issues for the neighborhood. This section serves as the basis for the action plan.
5. The goals, objectives, and action plan includes specific potential strategies for accomplishing the neighborhood goals and objectives. Each Action item is prioritized, identifies responsible parties for implementing the strategies and sets the criteria for measuring success.
6. The implementation section sets the strategy for the plan to be enacted and how to evaluate the success of the actions.

The goals for the community are the following:

- Castle Point will be a desirable place to live.
- Properties in Castle Point will be well-maintained
- People driving through the community will respect the neighborhood and safety of the residents.
- Castle Point will be a safe place to live.
- Castle Point will have many community activities.

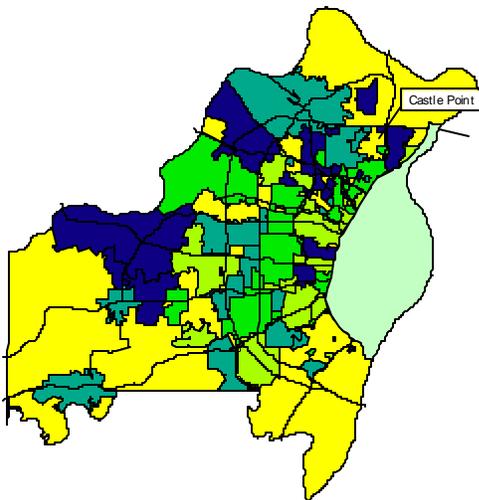
It is intended that the Castle Point Community Association, St. Louis County Government and Social Service Agencies involved in the neighborhood will utilize the action plan as input for developing more specific work programs and helping to establish funding priorities. It is recognized that some of the recommendations contained in the action plan are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommendations identified in the plan.



NEIGHBORHOOD PROFILE



Castle Point is an unincorporated area located in North St. Louis County lying west of the City of Bellefontaine Neighbors, north of the City of Moline Acres, east of the City of Dellwood, and south of I-270. The neighborhood is situated near the intersection of New Halls Ferry and Chambers Roads. (See Location Map, Appendix A)



HISTORY

The boundaries of Castle Point correspond exactly with the Walker Plantation, which was established by John K. Walker in 1825 and survived until 1928. The area was originally a Spanish land grant given to John Allen. In 1928, the surviving members of Joseph Walker's family sold an initial 115.992 acres to Alma Preiss, a real estate speculator, who laid out the first part of Castle Point immediately.

Historically, Castle Point was a community of low-to middle income residents. In the early 1900's,

community residents consisted of labor-working individuals of the Caucasian race with professions such as janitors, mechanics, and clothing cutters.

After World War II, individuals with low-to-middle-income migrated from the City of St. Louis to this part of the county. The initial community was primarily Caucasian. During the 1970's, the racial composition of the neighborhood began to change as African-American residents began to move from the City to the County looking for more stable neighborhoods and economic opportunity.

PROGRESSION OF THE CURRENT CONDITION

In 1973, the Office of Community Development conducted a windshield survey. They had recorded that there were about 13 subsidized housing units. The surveyors speculated that these units may have been the cause of numerous for sale signs scattered throughout the area.

The surveyor also stated that based on their observations, there was only one African-American family in the neighborhood, and they complained of property damage and harassment.

They concluded their report by providing a list of some of the physical conditions plaguing the community:

1973 Physical Conditions

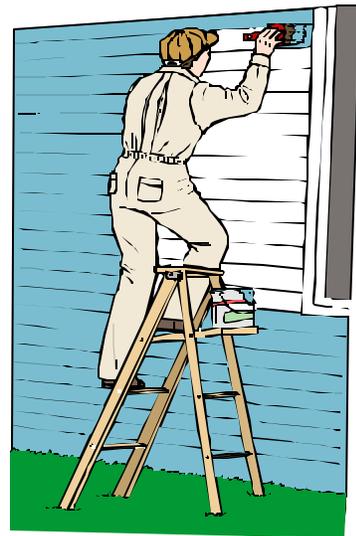
- < some derelict cars and dumping problems on Baron, Empire, and Empress;
- < four units (0.9%) are occupied/dilapidated; 11 units (2.4%) need major repair; thirteen units (2.8%) need minor repair; and 428 units (93.9%) are standard
- < three units lack complete plumbing facilities
- < 386 owner-occupied units have an average value of \$13, 164
- < 63 renter-occupied units have an average

By 1975, it was estimated that 6% of the homes were occupied by African-American residents. A 1975 article in the St. Louis Post-Dispatch said that racism was the cause of an African-American family moving out of the community, due to rocks being thrown through their window after just moving into the area the previous day. The article also acknowledged that other African-American families had been victimized as well.

In 1977 the Department of Planning conducted a field survey in which they recommended the following improvements for the community:

Require the demolition of two vacant, dilapidated houses by the owners, and periodically monitor housing conditions through housing code

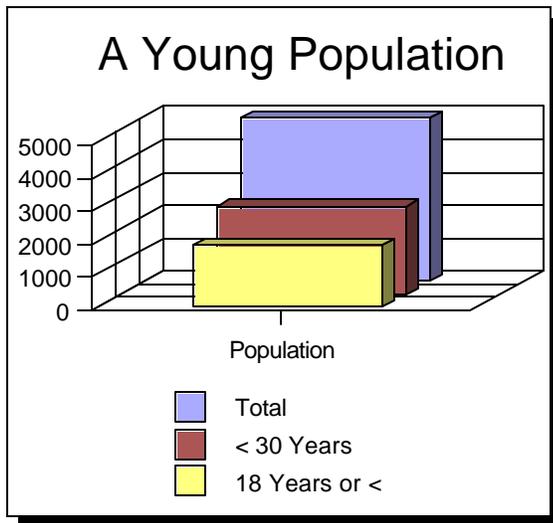
- < enforcement inspections.
- < Extend home improvement programs to residents of the community.
- < Assist residents in cleaning up isolated cases of dumping.
- < Provide engineering assistance in seeking a solution to erosion of the drainage creek.



In 1980 the major problems that faced the Castle Point community dealt with housing conditions, lack of residential street lighting, lot maintenance, and storm water drainage. At this time the population contained 51% or more residents with have low/moderate income.

POPULATION

Castle Point maintains a population of around 4,975 people. The racial breakdown is 72.8% (3,626) African American, 26% (1,298) white, and 1% (51) are of other ethnic backgrounds. The information from the 1990 census



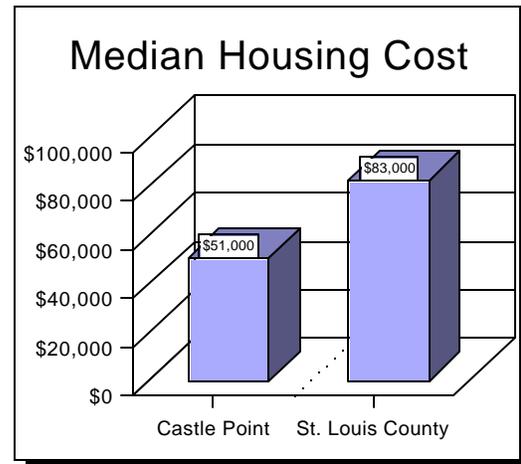
presented a picture of a community with a very young population. Of the 4,975 persons in Castle Point, 2,661 (53%) were under the age of thirty, while 1,863 (37%) were 18 years old or younger. The typical size family is three persons - a single mother and two children. Thirty-one percent of households are headed by a single female.

HOUSING

The median value of an owner-occupied home in Castle Point averages around \$51,000 as compared to \$83,000 for the county as a whole. Of the 1,602 housing units in Castle Point, around 70% are owner-occupied while 30% are renter occupied.

The majority of the houses in Castle Point are

two-bedroom ranch style with carports or driveways; there are very few garages. The housing was generally built in the 1950's, with 1.3% built prior to 1939; only 1.1% of the units were built in the 1980's.



INCOME

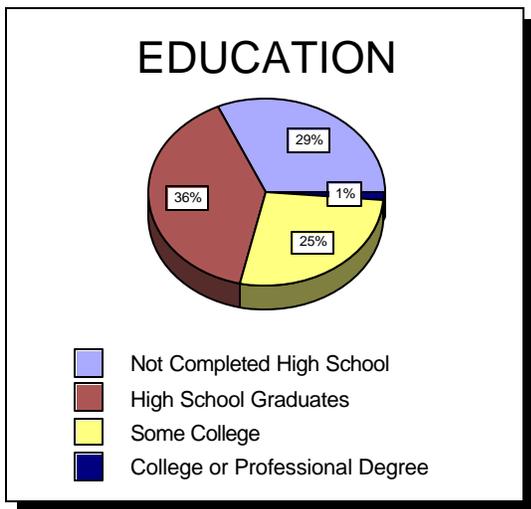
Median household income in Castle Point, according to the 1990 Census, is \$30,000 in contrast to the \$38,000 average family income for County families overall.

EMPLOYMENT

Demographic data reports indicate that over 50% of the people are employed in technical, sales, administrative support, or service delivery occupations.

EDUCATION

More than a quarter (29%) of the residents have not completed high school. However, approximately one-third (36%) of the residents are high school graduates and one-quarter (25%) have some college education, but no degree. One percent of the residents has a college or professional degree.



Youth gangs are also a serious problem. It is recognized that under 100 youths, ranging in age from 8-22, are claiming to be members of gangs and live in Castle Point.

COMMUNITY ASSETS

Castle Point Park - Located in the northern portion of the community, this park features basketball courts, playground equipment and a picnic shelter.



LAND USE AND ZONING

The existing land use in the area is predominately single-family residential structures. Other land uses in the area include the Lewis and Clark Elementary School, Castle Point Park and two churches - one with a day care center.

The Castle Point area is bordered by commercial development on the north, residential properties on the west and south, and a mix of residential and commercial development on the east.

The area is currently zoned "R-5" Residence District. (See Zoning Map, Appendix B)

CRIME

According to the crime statistics compiled by the St. Louis County Police Department, the most prevalent types of crime during 1996-1998 were armed robbery, forcible burglary, larceny, auto theft, narcotics and drug offenses, assaults and tampering with autos.



Lewis and Clark Elementary School - C I

This public school is part of the Riverview Garden School District and serves children in grades K-5.

Churches - The Castle Point Neighborhood has two churches; Chapel of Praise and Temple Nondenominational Church.

Sources:

1. U.S. Census, 1990
2. St. Louis County Police Department
3. Community Evaluation Program Report Number 3, 1978
4. Community Evaluation Program Report Number 4, 1985
5. St. Louis Post Dispatch, 8/14/75
6. Office of Community Development

CURRENT INITIATIVES AND PLANS

CURRENT INITIATIVES



Property Conservation District- A property conservation district was formed in the Castle Point neighborhood in 1996. The purpose of a Property Conservation District is to improve and maintain housing values, to preserve the quality of housing stock, and to protect neighborhoods from deterioration that threatens health, safety and welfare. One of the mechanisms for enforcement is an occupancy permit. When a housing unit in the neighborhood is sold or rented, the new occupant must obtain an occupancy permit indicating that the house has been inspected and meets St. Louis County's Property Maintenance Code requirements.



Street Lighting District - A street Lighting District was formed in 1981 to address the lack of lighting in the neighborhood. There are efforts currently underway to expand the district so all residents can benefit from this service.



Castle Point County Park Land was purchased by St. Louis County in the early 1990's for a neighborhood park. There have been a number of improvements since its purchase. In 1995, a park shelter and restrooms were constructed and playground equipment was installed. Most recently, in 1998, eight basketball courts were installed at Castle Point Park.



Monday Morning Team - St. Louis County Councilman Charlie A. Dooley of the 1st Council District, located in north County, requested the support of County Executive Buzz Westfall to intensify the delivery of services to Castle Point residents during the summer of 1997. In August 1997, County Executive Buzz Westfall asked that each County department designate a representative to participate in the Castle Point project. Other agencies, such as the Missouri Department of Probation and Parole and Ecumenical Housing Production Corporation, were invited to participate in this initiative. Initially, this group met weekly to focus the efforts in the neighborhood. Recently, the group meets on a bi-weekly basis. Some of the initiatives that fall under this umbrella are:

Housing Programs:

Ecumenical Housing and St. Louis County's Office of Community Development have developed a number of programs to address the physical decay of the community's housing stock, attract new home owners, and provide affordable rental housing which is decent safe and sanitary.

Acquisition/Home Ownership - The goal is to acquire and rehabilitate fifteen dilapidated homes.

Hardship Rehabilitation Grant- This is a small home repair program that will allow income eligible homeowners to address building code violations on their homes.

New Construction/Home Ownership - Ecumenical Housing, in cooperation with the St. Louis County Office of Community Development, Economic Council, and Missouri Department of Economic Development have acquired and will demolish up to forty vacant, boarded and dilapidated homes. These homes will be replaced with new affordable housing, designed to attract new home buyers to the area and retain the community's remaining stable families.

St. Louis County's Office of Community Development (OCD), established the Castle Point Exterior Repair Program in September 1997. This special initiative was aimed at the prevention of neighborhood blight, by providing financial resources and technical assistance to income eligible homeowners to make substantial exterior repairs. OCD provided a special set-aside of Community Development Block Grant (CDBG) funds for this project. Thirty-three Castle Point homes have been completed, representing \$264,560 in dollars spent since the program's inception.

Other programs managed by the Office of Community Development include:

Exterior Property Maintenance Program - \$2,500 per household to help low income homeowners abate code violations by the Department of Public Works.

Home Improvement Program - \$8,500 five-year forgivable loans to help low income homeowners make a wide variety of home repairs.

United Missouri Bank (UMB) Home Repair Loan Program - \$2,500 to \$15,000 low interest seven-year loans for income eligible homeowners to improve their homes. CDBG funds are being used to "buy down" the interest rate to make the program affordable. Printed

materials will be distributed to Castle Point homeowners as soon as the program is finalized.

Community Services

There are a number of community programs that have been developed in the community. These services include GED classes, afterschool programs, violence prevention programs, a summer day camp, a Three-on-three basketball tournament, a job readiness and job-referral program, and other activities, such as:

- a grass and weed control program
- a National Night Out, which promotes having a crime-free community
- a senior day, where seniors gathered for a meeting, lunch and bingo.
- a Castle Point Fair,
- and an October Fall Fest

Family Resource Center - This is a not-for-profit family service agency that provides case management and referrals to other resources in order to achieve a higher level of general well-being and self-sufficiency.

Community Clean-ups- The Missouri Department of Probation and Parole and County Departments, such as Police, Parks and Recreation and Highways and Transportation have been involved in community cleanups. Workers of the program are on pace to invest over 300 hours in 1999. Cleanups include trash pick-ups on residential streets as well as vacant lots in the area. Some trustee-owned lots are cut as well as high grass violations on other lots in the neighborhood.

North County Neighborhood Support Team - This team is comprised of the Castle Point community Association, The

Urban League, Ecumenical Housing Production Corporation, St Louis County Police, Neighborhood Watch and local clergy, meets bi-weekly addressing several neighborhood issues and incidents that require specific attention.

PLANS



The Monsanto Challenge Castle Point Project Plan - Ecumenical Housing Production Corporation created an action plan in conjunction with the Castle Point Community Association. The goal of the plan is to provide in conjunction with residents, other not-for-profits, the public sector and the corporate community, a comprehensive range of programs and services designed to stabilize and improve the housing stock and physical appearance of the community, develop capacity for sustained community leadership, and support and nurture families in the Castle Point Community so that they might achieve a higher level of general well-being and self-sufficiency. The program elements are housing stabilization, support services, and community building. The life of the plan is two years.



Redevelopment Plan for Castle Point Conservation Area - This plan was created by the Land Clearance for Redevelopment Authority (LCRA) the plan builds a case for blight in the community and the means by which to acquire the property in order for homes to be developed at that location.

GRANTS



Weed and Seed Grant - Castle Point was awarded this grant in June 1999. This grant targets crime prevention. The weed and seed program is a multi-level action plan. There are four basic elements in this plan: community policing; prevention, intervention and treatment; and neighborhood restoration.



Delinquency and Youth Violence Prevention Program The Department of Human Services received a grant for \$93,932, of which 22,000 is being directed to the Castle Point area. The Riverview Gardens School District will be implementing a program, called Youthfirst, whose goal is to reduce delinquency and youth violence by:

- 1.) Increasing family participation and interaction to support parents as the first and primary teacher for their child.
- 2.) Ensure that children have access to safe, structured, and supportive activities during out of school hours.
- 3.) Instructing, guiding, and supporting youth to develop confidence and competencies in the areas of life skills, education an employment.

COMMUNITY STANDARDS

A list of community standards was developed by the Castle Point Community Association. The standards were distributed throughout the community so each resident is aware of what is expected of each individual and family.

As residents of the Castle Point Community, we are striving for:

- < A safe environment to raise a family
- < A strong sense of pride in the neighborhood
- < Building a working relationship with our neighbors
- < A "Drug-Free" community. Ordinance 716.170

The following will be enforced in order to achieve these standards:

1. Occupancy permits must be obtained before moving into residences. The permit will name all persons who will be living on the premises. Ordinance 1110.1050

2. Owners must paint and keep in good repair the general appearance of their homes. Ordinance 1110.310.1

3. All yards must be kept free of litter or trash and yard waste. 1110.301.1



4. Grass will not be permitted to grow taller than 8", and fences must be free of weeds and vines and kept neatly trimmed. Ordinance 619.010

5. Trees and shrubs will be maintained on all lawns and easements so as not to obstruct the view of traffic.

6. No unlicensed vehicles shall remain on a property for more than 30 days unless covered or stored in an enclosed building.



7. Children should not play in the streets.

8. No unnecessary loud noise. Ordinance 716.073



9. Barbequing and grilling of food on front entrance of property is prohibited. Ordinance 1003.67.12.3E

10. The use of alcoholic beverages on front entrance of property is prohibited.

11. All pets must be kept on a leash while outdoors or kept in a fenced yard. Ordinance 611.200

COMMUNITY PERCEPTIONS

There were several town hall meetings and a qualitative survey that was conducted to identify key issues in the community. The town hall meetings were conducted on June 19, 1996 September 25, 1996 and May 15 1997. The survey was conducted from April 14 to May 12, 1998. There were a number of assets and concerns derived from these sources. The residents confirmed these issues at the first planning meeting on April 22,



Community Assets

- T The Residents
- T Accessibility to schools, shopping, etc.
- T Strong police presence
- T Castle Point Park
- T Lewis and Clark School and Riverview Gardens School District.
- T Low Cost/Housing
- T Well-maintained Streets

Community Concerns

Maintenance

- T Property - Litter, trash, high grass,
- T Vacant/boarded up houses, dumping on vacant lots and cutting tree limbs and shrubs.
- T Lack of Street Lights
- T Section 8 Rental Units
- T No sidewalks
- T Sewers - not clean, drainage problems.

1999. These features are used as the basis for the action plan and are listed below:



Community Concerns

Nuisance

- T Loud music/Noise
- T Shopping Carts on the streets
- T Stray Dogs - Barking, not on leash
- T Unsupervised Children/teens in the streets
- T Too much street activity
- T Speeding cars
- T Parking on the street

Community Concerns

General

- T Lack of Daycare/after school programs
- T Crime
- T Drugs/drug houses
- T Lack of transportation for seniors
- T Multiple trash Haulers

CASTLE POINT

ACTION PLAN

GOAL - CASTLE POINT WILL BE A DESIRABLE PLACE TO LIVE

Objective #1

Attract amenities to the neighborhood

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Consult with a grocery chain to open a store nearby	High	St. Louis County Economic Council	< A grocery chain opening a store within one mile of the neighborhood
< Establish a shuttle service for older residents	High	Ecumenical Housing Production Corporation	< Establishing a shuttle system < Ridership
< Petition Bi-State to have more frequent routes and week end services.	Medium	.Castle Point Community Association	< Number of bus runs added
< Expand Lewis and Clark School	Low	Riverview Gardens School District.	< Create additions to existing facility < Improvements made to existing facility.

Objective #2

To attract new homeowners to the neighborhood to become long-term residents

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Increase the number of residents participating in community activities	High	Castle Point Community Association	< An increase in the number of residents participating.
< Launch a PR campaign	High	Castle Point Community Association, St. Louis County Government	< The number of residents who move in response to publicity
< Redirect street activity to the park	High	Residents, St. Louis County Police, Parks Department	< A reduction in numbers of youths playing in the street
< Plant community gardens	Low	Castle Point Community Association, St. Louis County Department of Parks and Recreation	< The establishment and maintenance of a community garden
< Enable homeowners to improve landscaping in yards	Low	Castle Point Community Association	< Make free or affordable plants available < Number of residents participating

GOAL - PROPERTIES IN CASTLE POINT WILL BE WELL-MAINTAINED

Objective #1

Homes will be well-maintained

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Give out awards for best maintained homes	High	Castle Point Community Association & St. Louis County Neighborhood Preservation?	< Number of homes participating in the contest
< Citing for code violations	High	St. Louis County Neighborhood Preservation	< More properties in compliance with the property maintenance code
< Impose fines on property owners that have not responded to the citation	High	Municipal Courts	< More properties in compliance with the property maintenance code
< Educate residents about code violations, going to court and fines.	High	Castle Point Community Association	< Increased voluntary compliance with property maintenance codes

Objective #2

To reduce litter in the neighborhood

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Encourage each resident to pick up trash	High	Residents, Castle Point Community Association	< A reduction in the amount of trash in the neighborhood
< Residents should be more vigilant with illegal dumpers	High	Residents, Castle Point Community Association	< Fewer or no community cleanups
< Enforce fines for those who litter	High	St. Louis County Municipal Courts	< A reduction in dumping incidents
< Have an award or party for kids for keeping the block clean	High	Castle Point Community Association, Block Captains	< Fewer or no community cleanups
< Encourage residents to tell neighbors to pick up trash	Medium	Castle Point Community Association, Residents	< A reduction in litter in the neighborhood
< Place trash cans at the entrance of the neighborhood	Low	Local trash haulers	< Fewer or no community cleanups

GOAL -PEOPLE DRIVING THROUGH THE COMMUNITY SHOULD RESPECT THE NEIGHBORHOOD AND SAFETY OF THE RESIDENTS

Objective #1

To make physical changes to the streets to slow traffic

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Install more stop signs	High	St. Louis County Department of Highways and Traffic	< Reducing speeding vehicles
< Develop a traffic control plan for the neighborhood	High	St. Louis County Department of Highways and Traffic	< A reduction in cut-through traffic
< Block off Princess Street at the Grandpa’s Store	High	St. Louis County Department of Highways and Traffic	< A reduction in cut-through traffic

Objective #2

To enforce the speed limit

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Enforce rules for running stop signs	High	St. Louis County Police Department	< A reduction of speeding vehicles
< Radar control of neighborhood	Medium	St. Louis County Police Department	< A reduction of speeding vehicles
< To use “Smart” Radar trailers to document speeding in the neighborhood and to act as a deterrent to reduce violations	Medium	St. Louis County Police Department	< A reduction of speeding vehicles

GOAL - CASTLE POINT WILL BE A SAFE PLACE TO LIVE

Objective #1

To have better relationships between residents and police

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Encourage residents to call police when they see suspicious activity	High	St. Louis County Police Department, Castle Point Community Association	< An increase of reporting of suspicious activity
< Encourage residents to be the eyes and ears of the neighborhood	High	St. Louis County Police Department, Castle Point Community Association	< An increase in reporting of suspicious activity < An increase in leads for criminal activity
< Know who the resident officers are	High	St. Louis County Police Department, Castle Point Community Association	< An increase in communication flow to the officers
< Increase patrol of the area (also bicycle and foot patrol)	High	St. Louis County Police Department, Castle Point Community Association	< A decrease in crime

Objective #2

To have an active school safety program for kids

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Direct traffic in front of Lewis and Clark School	High	Riverview Gardens School District	< The presence of a guard directing traffic on a regular basis
< Make certain each school has a handbook of safety procedures	High	Riverview Gardens School District	< Percentage of schools with the handbooks
< Teach about safety and respecting fellow students and adults	High	Riverview Gardens School District	< A decrease in discipline infractions
< Post crossing guards at intersections near elementary schools	Medium	Riverview Gardens School District	< The number of crossing guards posted outside the school
< Erect more stop signs near the school.	Low	St. Louis County Department of Highways and Traffic	< An increase in stop signs

Objective #3

Lower the Crime Rate

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Enforce Curfews	High	St. Louis County Police Department	< A decrease in the presence of youths on the street after hours
< Know your Neighbors and Children	High	Neighborhood Watch Block Captains	
< Watch neighbors and keep an eye on strangers	High	Neighborhood Watch Block Captains	< An increase in the reporting of suspicious incidents
< Provide more security lighting in Castle Point Park	High	St. Louis County Department of Parks and Recreation	< An increase in lights in Castle Point Park
< Participate in Ameren UE's Smart Lights Program	Medium	Castle Point Community Association	< An increase in lighted porch lights
< Encourage residents to call police for criminal activity.	Medium	Neighborhood Watch Block Captains	< An increase in crime reporting

GOAL - CASTLE POINT WILL HAVE MANY COMMUNITY ACTIVITIES

Objective #1

Training will be made available to residents

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< Explore the possibility of providing transportation to training	High	The Castle Point Community Association	< Information gathered regarding the feasibility and liabilities of provided transportation
< Residents should have access to free job training	High	The Cornerstone Partnership	< An increase in Castle Point Residents using the program
< Home Economics Training should be offered.	Medium	Ecumenical Housing Production Corporation	< The creation of a Home Economics training program < The number of Castle Point Residents using the program

Objective #2

There will be programs targeted specifically for youths

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
< YouthBuild should be more involved in the neighborhood	Medium	The Housing Authority of St. Louis County	< An increase in the number of projects in Castle Point < An increase in the number of residents enrolled in the program
< Organized sports programs will be available to youths	Medium	Castle Point Community Association	< The number of Castle Point Youths participating
< Summer camp should be available	Medium	Ecumenical Housing Production Corp.	< The number of youths participating

Objective #3

To have activities available for residents of all ages

<u>Actions</u>	<u>Priority</u>	<u>Responsible Parties</u>	<u>Measures of Success</u>
<ul style="list-style-type: none">• Explore the possibility of providing nearby recreational opportunities for Castle Point residents	High	St. Louis County Department of Parks and Recreation	<ul style="list-style-type: none">• The number of recreational opportunities in the vicinity.
<ul style="list-style-type: none">• Organize field trips	High	Castle Point Community Association	<ul style="list-style-type: none">• The number of field trips organized
<ul style="list-style-type: none">• Conduct a survey to determine what residents recreational interests are.	Medium	Castle Point Community Association	<ul style="list-style-type: none">• Conducting a survey
<ul style="list-style-type: none">• Have activities in Castle Point Park	Medium	Castle Point Community Association	<ul style="list-style-type: none">• Organizing at least one activity
<ul style="list-style-type: none">• Organize community activities such as Bingo and chess.	Medium	Castle Point Community Association	<ul style="list-style-type: none">• Organizing at least one activity
<ul style="list-style-type: none">• Have county library service. A new neighborhood branch or a book mobile.	Medium	St. Louis County Library	<ul style="list-style-type: none">• Number of people

IMPLEMENTATION

It is intended that the Castle Point Community Association, St. Louis County Government and Social Service Agencies involved in the neighborhood will utilize the action plan as input for developing more specific work programs and helping to establish funding priorities. It is recognized that some of the recommendations contained in the action plan are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommendations identified in the plan.

The life of the plan is intended to be two to three years. The key implementors are the St. Louis County Departments and Social Service organizations that are part of the Castle Point Team. The plan is meant to augment the current efforts by compiling and prioritizing the key issues in one document. Having this information compiled will help focus the efforts in the community.

Neighborhood -Level Indicators

These indicators determine how the action items are affecting the neighborhood as a whole, thereby providing the big-picture perspective. Other advantages of using indicators are the following:

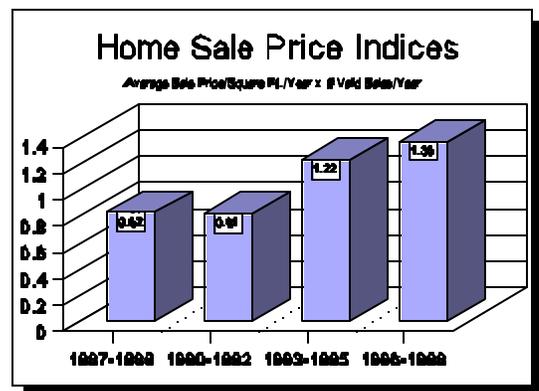
- < Neighborhood-level indicators provide bottom-line evidence of the impact of current initiatives.
- < Indicators help determine the effects of key components of the action plan.
- < Neighborhood-level indicators help push issues to the forefront of the neighborhood initiative.

- < Indicators that show positive results can help secure more support for an initiative.

There are several indicators that were created for each goal to identify success in each area. These indicators should be reexamined annually to monitor progress.

Goal - Castle Point will be a desirable place to live.

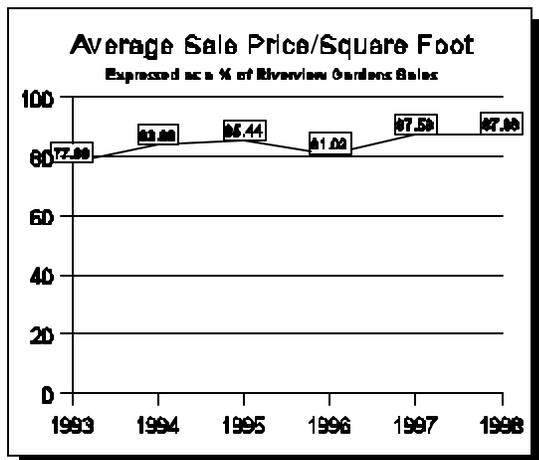
Indicator - The average sale price per square foot for homes and the number of yearly valid home sales was used to create an index. This information is compared in three year time blocks. On the whole, the average sale price of



homes has been steadily increasing over the past 6 years after a period of relative stability in sale prices per valid sales.

Measure of Success- A continued increase in this index.

Indicator - The comparison between the average price per square foot of home sales between the Riverview Gardens School District and the Castle Point Neighborhood. During the past six years, Castle Point has made gains relative to other home sales in the district.



Measure of Success - A continued gain in average price per square foot in home sales compared to the average for the school district.

Goal - Properties in Castle Point will be well-maintained.

Objective 1. Homes will be well-maintained

Indicator - A reduction of property code violations

The Neighborhood Preservation Section of the Department of Public Works intensified their inspection efforts in the Castle Point neighborhood in 1998. Two complete inspections sweeps of the neighborhood have been performed since 1998 and those efforts have significantly reduced the number of blatant exterior property maintenance violations such as peeling paint, deteriorated or missing siding, fascia, soffit and guttering, broken

window and deteriorating accessory structures.

Complaints received by the office of Neighborhood Preservation have continued to rise over the past three years, indicating an increased level of awareness and interest by the residents of this community. Our immediate response to citizens who have alerted us to potential code violations as they occur, reinforces our commitment to assisting the residents with achieving the goals and standards they have established for their neighborhood.

Voluntary compliance by the property owners has shown a dramatic change since 1997. In 1997, thirty-five percent of the violations cited were voluntarily abated and sixty-five percent required prosecution in the Municipal court. Through July 30, 1999, sixty-eight percent of the violations cited were voluntarily corrected and only thirty-two percent required legal action for abatement. The trend towards voluntary compliance should continue to improve with our continued enforcement efforts and the growing interest and concern of the area residents.

YEAR	COMPLAINTS RECEIVED	COMPLAINTS ABATED	DOH SURVEYS
97	44	44	--
98	64	63	99*

* Through July 30, 1999

**Represents a significant increase in inspection activity as part of an ongoing projects.

Measure of Success - An increase in violations abated and a reduction of cases where legal action is requested in proportion to violation notices issued.

YEAR	COMPLAINTS RECEIVED	VIOLATION NOTICES ISSUED	VIOLATIONS ABATED	LEGAL ACTION REQUESTED
97	99	370	129	241
98	113	781**	487	294

Objective 2. To reduce litter in the neighborhood.

Indicator - A reduction in the number of houses without trash service.

The houses without trash service were identified by contacting the haulers who serve the area and requesting customer lists. In July 1998, the St. Louis County Department of Health began focusing on properties with visible trash violations by conducting surveys. Based on the surveys, DOH estimates that currently, the number of households without trash service at any given time is probably between 50-60.

November 1997 - 495 properties without trash service enforcement effort reduced number to 160.

May 1998 - 164 properties without trash service. Enforcement effort reduced the number to 62.

Measure of success - A reduction in the number of households without trash service.

Indicator - Waste code violations. These violations include illegal dumping, overflowing trash cans, or no trash service.

* (These violations were not included in the complaints as they were generated from the proactive surveys that began in July, 1998)

Measure of Success - A reduction of code violations

Goal - People driving through the community should respect the neighborhood and safety of the residents.

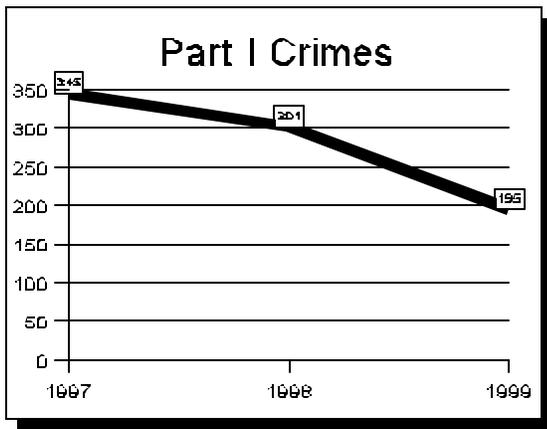
Indicator - The number of speeding vehicles in the community.

Measure of Success - A reduction in the number of people speeding in the community. A traffic trailer will be placed in the community to record the number of speeding violations.

Goal - Castle Point will be a safe place to live.

Indicator - Number of Crimes

Part I crimes, which include Murder, Rape, Robbery, Aggravated Assault, Burglary, Larceny-Theft, Vehicle Theft and Arson, were reduced by 9% in the Castle Point area from 345 in 1997 to 301 in 1998. Although calls for service have risen, more crimes have been cleared by uniformed officers and detective bureaus. Estimates indicate that there will be approximately 195 Part I crimes for 1999, a significant reduction.



Measure of Success - A reduction in both Part I and II crimes. Part II crimes are that of Property Damage, Petty Theft, and Assaults (non-aggravated).

Indicator - Involvement in the Neighborhood Block Watch Program

In 1997, there were twelve block watch captains. Today, that number has risen to thirty-four block captains and volunteers.

Measure of Success - a percentage increase in the number of block captains and volunteers so that nearly all, or all of the blocks in the neighborhood participate in the program.

Castle Point will have many community activities

Indicator - Community Programs

Measure of Success - the number of community programs available and the number of residents participating in these programs.

ITEMS FOR IMMEDIATE ACTION

There were a number of items listed as high priorities. The planning group was asked to cull out some items that should be addressed within six months of the plan approval. These items are the following:

Goal - Castle Point will be a desirable place to live.

- Opening a nearby grocery chain
- Having Bi-State Development Agency expand bus runs
- Establish a shuttle service for seniors

Goal - Properties in Castle Point will be well-maintained.

- Reducing property code violations
- Increasing citations and fines for code violations
- Promoting Awards for the best-maintained homes
- Increase in residents picking up trash

Goal - People driving through the community should respect the neighborhood and safety of the residents.

- Develop a traffic control plan for the neighborhood.

Goal - Castle Point will be a safe place to live.

Castle Point will have many community activities

- Encourage residents to be the eyes and ears of the neighborhood.
- Enforce the curfew
- Increase calling the police for suspicious activities.

- Increase residents participating in community activities