

# 2008

## Monitoring Report



Year Two: March 2007 – March 2008  
St. Louis County Department of Planning

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

**Year Two: March 2007 – March 2008**

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This report is intended to provide an overview of the implementation of the Lemay Comprehensive Plan during its second year, from March 2007 to March 2008. 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 web site at [www.stlouisco.com/plan/](http://www.stlouisco.com/plan/).

## 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 second year, from March 2007 to March 2008.

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

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

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

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

## Year Two Recommendations

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The Year Two Action Plan outlines the following recommendations as those to be implemented or, in some case, continue to be implemented during the second year of the plan, from March 2007 to March 2008. Most of these recommendations are also shown on the accompanying map on page 5. This map is the Land Use Concept Plan from the Lemay Comprehensive Plan.

### **Land Use and Economic Development Recommendations**

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

## **Housing and Neighborhoods Recommendations**

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

## **Transportation and Infrastructure Recommendations**

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

## **Parks and Community Facilities Recommendations**

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

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



# Land Use and Economic Development

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

- *Lemay Community Center.* North Lemay Ferry Road is one of four potential sites being considered for the Lemay Community Center. Additional information regarding the Lemay Community Center is included in Recommendation #7.
- *River Des Peres Trail.* The St. Louis County Economic Council (SLCEC) is working with Great Rivers Greenway to bring the River Des Peres Trail east from the existing trail along the River Des Peres, connecting through the northern portion of Lemay Ferry at Alabama and into Lemay Park. Ultimately, the trail is planned to continue following the River Des Peres on the south side of the River to connect to the Port Authority site, and then continue south along the Mississippi River into Jefferson Barracks Park.

### **Ongoing Action**

- *Lemay Community Facility.* The Lemay Community Facilities Committee will select a site for the Lemay Community Center. Please see Recommendation #7 for more information.
- *River Des Peres Trail.* SLCEC will continue to work with Great Rivers Greenway to extend the River Des Peres Trail further into the Lemay community.

## 2.

### **Recommendation**

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

### **Action Taken in Year Two**

The St. Louis Economic Council is working with the Lemay Development Corporation to redevelop property located at 400 Lemay Ferry Road.

### **Ongoing Action**

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

### **3.**

#### **Recommendation**

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

#### **Action Taken in Year Two**

The redevelopment of the southeast corner of Lemay Ferry Road and Bayless Avenue as described in the Lemay Comprehensive Plan continues to be a priority for the community; however, no redevelopment activity has taken place at this time.

#### **Ongoing Action**

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

### **4.**

#### **Recommendation**

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

#### **Action Taken in Year Two**

This recommendation is tied to Recommendation #3; therefore, no action has been taken to support the addition of new neighborhood retail along the Lemay Ferry Corridor at this time.

#### **Ongoing Action**

Continue to support the addition of 15,000 - 30,000 square feet of new neighborhood retail along the Lemay Ferry Corridor in accordance with the Lemay Comprehensive Plan.

### **5.**

#### **Recommendation**

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

#### **Action Taken in Year Two**

No action was taken in Year Two.

#### **Ongoing Action**

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

## 6.

### **Recommendation**

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

### **Action Taken in Year Two**

No available affordable lots have been identified for construction of affordable infill housing.

### **Ongoing Action**

Encourage infill housing on vacant parcels and improvements to existing homes in the area east of Broadway, south of Arlee.

## 7.

### **Recommendation**

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

### **Action Taken in Year Two**

- *Community Facilities Study.* The St. Louis County Parks Department is participating with the St. Louis County Port Authority in a cost-sharing consultant contract to determine potential sites for the community center and athletic fields (see Recommendation #8). The consultants, Ankeny Kell Architects, will also meet with stakeholders, do a public opinion survey, and conduct a public design charette to determine the recreational needs and desires of the residents in the primary service area (Lemay). This process should be completed in the summer of 2008.
- *Financing.* Pinnacle Entertainment, Inc. has paid \$5.1 million to the St. Louis County Port Authority, which has been earmarked for the land acquisition and development of the community center and athletic fields. In addition, the St. Louis County Parks Department has submitted its top priority Capital Improvement Projects (CIP) including \$2.5 million for additional development of the Lemay Community Center to include an outdoor pool. St. Louis County will consider CIP initiative funding as funds are secured for the various projects.

### **Ongoing Action**

The Lemay Community Facilities Committee will assess the consultant's findings and make a recommendation about the location, programming and financing options for the community center.

## 8.

### **Recommendation**

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

## **Action Taken in Year Two**

The location and programming of the athletic fields are being considered as part of the community facilities study being performed by the consultants, Ankeny Kell Architects (see Recommendation #7).

## **Ongoing Action**

The Lemay Community Facilities Committee will assess the consultant's findings and make a recommendation about the athletic fields.

## **9.**

### **Recommendation**

Support the construction of a new access road in order to advance the Pinnacle Entertainment, Inc. casino project proposed for the Port Authority site. (Goal 4A)

### **Action Taken in Year Two**

All property and permits have been obtained for the construction of the Lemay Access Road. The National Imagery and Mapping Agency (NIMA) site was purchased by the St. Louis County Port Authority from the Department of Defense for road construction. The Lemay Access Road is currently under construction.

### **Ongoing Action**

St. Louis County government and the Lemay Development Corporation will continue to work with federal and state agencies and Pinnacle Entertainment, Inc. to monitor the road's progress.

## **10.**

### **Recommendation**

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

### **Action Taken in Year Two**

- *Port Authority Site.* All appropriate permits for the foundations and footings for the casino building have been issued. Phase I of the project, including the casino, is scheduled to open in May 2009.
- *Stupp Brothers Site.* Redevelopment of the site is complete and the site (440,000 square feet) is essentially fully leased.
- *Pace Properties Site.* St. Louis County approved a Tax Increment Financing (TIF) redevelopment plan to combine with the allocation of federal highway funds for improvements to I-55 and Weber Road to support a 350,000 square foot, \$73 million retail project at that location.

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

### 1.

#### **Recommendation**

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

#### **Action Taken in Year Two**

Two residential structures were demolished within the Lemay Comprehensive Plan study area, one of which was located within one of the three neighborhood stabilization areas. Both structures were demolished because they were structurally unsound.

#### **Ongoing Action**

Identify those housing structures that should be demolished.

### 2.

#### **Recommendation**

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

#### **Action Taken in Year Two**

- *Home Improvement Program.* The St. Louis County Office of Community Development provided assistance to rehabilitate nine houses within the Lemay Comprehensive Plan study area, one of which was located within one of the three neighborhood stabilization areas. Using Community Development Block Grant (CDBG) funds, the Office of Community Development administered five-year forgivable loans to nine

- homeowners. The loans are forgiven at a rate of 20 percent per year, over five years, as long as the homeowner continues to occupy the house.
- *Home Repair Services.* Lemay Housing Partnership, Inc. (LHP) provided direct home repair services to approximately 15 homes in the Lemay community through loans made possible by grants from the Missouri Housing Development Corporation's (MHDC) HOME funds, Daughters of Charity, and other foundations in 2007.

### **Ongoing Action**

- *Home Improvement Program.* The St. Louis County Office of Community Development will continue to administer the five-year forgivable loan program to those homeowners who qualify as funding becomes available.
- *Lemay Housing Partnership.* LHP will rehabilitate a minimum of five owner-occupied homes in Lemay with \$100,000 of MHDC HOME funds in 2008.

## **3.**

### **Recommendation**

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

### **Action Taken in Year Two**

- *Residential Re-Occupancy Permit Program.* The residential re-occupancy permit program was expanded to include owner-occupied homes in unincorporated St. Louis County on July 1, 2007. Since July 1, 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. The expansion of this program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues.
- *Code Enforcement.* 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.
- *Lemay Housing Partnership.* LHP is committed to assisting homeowners in abating code violations in order to allow individual homeowners to remain in their home as well as to increase the overall health and safety of the home.

### **Ongoing Action**

- *Residential Re-Occupancy Permit Program.* St. Louis County inspectors will continue to inspect owner- and renter-occupied housing through the residential re-occupancy permit program.

- *Code Enforcement.* Code enforcement continues to be a priority for the St. Louis County Office of Neighborhood Preservation.
- *Lemay Housing Partnership.* LHP continues to assist homeowners in correcting code violations.

#### **4.**

##### **Recommendation**

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

##### **Action Taken in Year Two**

No available affordable lots have been identified for construction of affordable infill housing.

##### **Ongoing Action**

Build new houses on vacant parcels as such parcels become available.

#### **5.**

##### **Recommendation**

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

##### **Action Taken in Year Two**

- *Neighborhood Clean-up Guide.* The St. Louis County Planning Department, with the Office of Neighborhood Services and Department of Health, has created the Neighborhood Clean-up Guide. The guide is designed to inspire residents to take action on cleaning up brush and yard waste, bulk items, and litter around their neighborhoods. It outlines a process for organizing volunteers, promoting the event, how to work with local waste haulers and what to do with recyclables.
- *Neighborhood Clean-up Efforts.* During the past year, Neighbors Assisting Neighbors cleaned up brush and trash on 15 properties and performed one alley clean-up in the Lemay community. Approximately 25 tons of brush and four tons of trash were removed through these efforts.
- *Problem Properties Unit.* The St. Louis County Problem Properties Unit works with homeowners in unincorporated St. Louis County who are having trouble maintaining their property due to a variety of life crises. The Problem Properties Unit assisted 20 Lemay residents in this capacity last year.

##### **Ongoing Action**

- *Neighborhood Clean-ups.* The St. Louis County Neighborhood Clean-up Guide is available to community organizations to assist in organizing clean-ups.

- *Problem Properties.* The St. Louis County Problem Properties Unit will continue to work with homeowners in Lemay who are having trouble maintaining their property.

## 6.

### **Recommendation**

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

### **Action Taken in Year Two**

LHP continued its Neighbors in Partnership program. Volunteers with the Neighbors in Partnership program assisted 15 homeowners with basic beautification projects such as paint touch-ups, planting flowers and shrubs, cleaning gutters, and raking yards.

### **Ongoing Action**

Continue to provide volunteer beautification assistance to homeowners through the Neighbors in Partnership program.

## 7.

### **Recommendation**

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

### **Action Taken in Year Two**

- The Ripa Neighborhood Association, which was established in Year One, met four times during the past year. A resident from this neighborhood association received leadership training from the UM-St. Louis Neighborhood Leadership Academy (NLA) thanks to a scholarship and tuition paid for by LHP's grant from the Lutheran Foundation. The resident leader worked with LHP staff to recruit an average of 15 participants at the neighborhood association's meetings. LHP worked with residents to identify their concerns and invited guest speakers from St. Louis County government to speak with the residents and address their concerns. Topics included street traffic, code violations, new occupancy permitting regulations, and the comprehensive plan.
- LHP also worked with the resident leader to secure a free ice cream social for 80 homeowners from Edy's Grand Ice Cream. Based on this success, LHP secured \$3,500 from the Stupp Family Foundation to continue this work in 2007.
- The resident leader worked with LHP to recruit homeowners from two additional neighborhoods to establish new associations in the neighborhood stabilization areas identified in the plan.
- The St. Louis County Planning Department assisted LHP in identifying 200 addresses within the target neighborhoods and provided staff

assistance in neighborhood recruitment. Approximately five residents from each of the new areas expressed interest in forming new associations and one leader was identified from each group. These leaders are enrolled in NLA for 2008, once again thanks to scholarships and funding from LHP.

### **Ongoing Action**

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

## **8.**

### **Recommendation**

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

### **Action Taken in Year Two**

St. Louis County government has worked closely with LHP and the Lemay Chamber/Lemay Development Corporation on general neighborhood and economic development initiatives.

### **Ongoing Action**

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

## **9.**

### **Recommendation**

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

### **Action Taken in Year Two**

- *Residential Re-Occupancy Permit Program.* The residential re-occupancy permit program was expanded to include owner-occupied homes in unincorporated St. Louis County on July 1, 2007. Since July 1, 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. The expansion of this program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues.
- *Code Enforcement.* 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.

- *Lemay Housing Partnership*. LHP is committed to assisting homeowners in abating code violations in order to allow individual homeowners to remain in their home as well as to increase the overall health and safety of the home.

### **Ongoing Action**

- *Residential Re-Occupancy Permit Program*. St. Louis County inspectors will continue to inspect owner- and renter-occupied housing through the residential re-occupancy permit program.
- *Code Enforcement*. Code enforcement continues to be a priority for the St. Louis County Office of Neighborhood Preservation.
- *Lemay Housing Partnership*. LHP continues to assist homeowners in correcting code violations.

## **10.**

### **Recommendation**

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

### **Action Taken in Year Two**

LHP continued to develop a Home Education Series to assist low- to moderate-income homebuyers in the Lemay community. In 2007, ten of the homeowners who received repair assistance from LHP attended a workshop entitled “Keeping the American Dream.” The program focused on financial understanding. It was marketed to over 300 homeowners to attend for a small fee; however, no homeowners outside of LHP’s home repair program attended. US Bank financed the program’s curriculum and Midwest BankCentre assisted with the class promotion.

### **Ongoing Action**

The Home Education Series will focus on different topics in an effort to attract a diverse audience. Homeowners receiving home repair assistance from LHP will once again be required to attend the workshop series. LHP will also seek out new ways to market the workshop series to the entire Lemay community. US Bank has renewed its financial support of the Home Education Series for 2008.

## Transportation and Infrastructure

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

### 1.

#### **Recommendation**

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

#### **Action Taken in Year Two**

As previously stated, all property and permits have been obtained for the construction of the Lemay Access Road. The National Imagery and Mapping Agency (NIMA) site was purchased by the St. Louis County Port Authority from the Department of Defense for road construction. The Lemay Access Road is currently under construction.

#### **Ongoing Action**

St. Louis County government and the Lemay Development Corporation will continue to work with federal and state agencies and Pinnacle Entertainment, Inc. to monitor the road's progress.

### 2.

#### **Recommendation**

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

#### **Action Taken in Year Two**

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

#### **Ongoing Action**

As funds become available, the St. Louis County Department of Highways & Traffic will consider sidewalk priorities within the Lemay community.

### **3.**

#### **Recommendation**

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

#### **Action Taken in Year Two**

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

#### **Ongoing Action**

The St. Louis County Departments of Planning and Highways & Traffic will meet with the Metropolitan St. Louis Sewer District in the spring of 2008 to discuss a drainage study for the Lemay community.

### **4.**

#### **Recommendation**

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

#### **Action Taken in Year Two**

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

#### **Ongoing Action**

Continue to coordinate construction schedules between roadways and other infrastructure improvements.

## Parks and Community Facilities

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

### 1.

#### **Recommendation**

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

#### **Action Taken in Year Two**

- *Community Facilities Study.* The St. Louis County Parks Department is participating with the St. Louis County Port Authority in a cost-sharing consultant contract to determine potential sites for the community center and athletic fields (see Recommendation #2). The consultants, Ankeny Kell Architects, will also meet with stakeholders, do a public opinion survey, and conduct a public design charette to determine the recreational needs and desires of the residents in the primary service area (Lemay). This process should be completed in the summer of 2008.
- *Financing.* Pinnacle Entertainment, Inc. has paid \$5.1 million to the St. Louis County Port Authority, which has been earmarked for the land acquisition and development of the community center and athletic fields. In addition, the St. Louis County Parks Department has submitted its top priority Capital Improvement Projects (CIP) including \$2.5 million for additional development of the Lemay Community Center to include an outdoor pool. St. Louis County will consider CIP initiative funding as funds are secured for the various projects.

#### **Ongoing Action**

The Lemay Community Facilities Committee will assess the consultant's findings and make a recommendation about the location, programming and financing options for the community center.

### 2.

#### **Recommendation**

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

### **Action Taken in Year Two**

The location and programming of the athletic fields are being considered as part of the community facilities study being performed by the consultants, Ankeny Kell Architects (see Recommendation #1).

### **Ongoing Action**

The Lemay Community Facilities Committee will assess the consultant's findings and make a recommendation about the athletic fields.

## Summary

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The following implementation activities took place during the second year of the Lemay Comprehensive Plan, from March 2007 to March 2008.

### Land Use and Economic Development

- *North Lemay Ferry Road.* The St. Louis Economic Council is working with the Lemay Development Corporation to redevelop property located at 400 Lemay Ferry Road.
- *River Des Peres Trail.* The St. Louis County Economic Council (SLCEC) is working with Great Rivers Greenway to bring the River Des Peres Trail east from the existing trail along the River Des Peres, connecting through the northern portion of Lemay Ferry at Alabama and into Lemay Park.
- *Community Facilities Study.* The St. Louis County Parks Department is participating with the St. Louis County Port Authority in a cost-sharing consultant contract to determine potential sites for the community center and athletic fields. The consultants will also meet with stakeholders, do a public opinion survey, and conduct a public design charette to determine the recreational needs and desires of the residents in the primary service area (Lemay). This process should be completed in the summer of 2008.
- *Lemay Access Road.* All property and permits have been obtained for the construction of the Lemay Access Road. The National Imagery and Mapping Agency (NIMA) site was purchased by the St. Louis County Port Authority from the Department of Defense for road construction. The Lemay Access Road is currently under construction.
- *Port Authority Site.* All appropriate permits for the foundations and footings for the casino building have been issued. Phase I of the project, including the casino, is scheduled to open in May 2009.
- *Stupp Brothers Site.* Redevelopment of the site is complete and the site (440,000 square feet) is essentially fully leased.
- *Pace Properties Site.* St. Louis County approved a Tax Increment Financing (TIF) redevelopment plan to combine with the allocation of federal highway funds for improvements to I-55 and Weber Road to support a 350,000 square foot, \$73 million retail project at that location.

### Housing and Neighborhoods

- *Home Improvement Program.* The St. Louis County Office of Community Development provided assistance to rehabilitate nine houses within the study area. Using Community Development Block Grant (CDBG) funds, the Office of Community Development administered five-year forgivable loans to nine homeowners. The loans are forgiven at a rate of 20 percent

- per year, over five years, as long as the homeowner continues to occupy the house.
- *Home Repair Services.* Lemay Housing Partnership, Inc. provided direct home repair services to approximately 15 homes in the Lemay community through loans made possible by grants from the Missouri Housing Development Corporation's (MHDC) HOME funds, Daughters of Charity, and other foundations in 2007.
  - *Residential Re-Occupancy Permit Program.* The Residential Re-Occupancy permit program was expanded to include owner-occupied homes in unincorporated St. Louis County on July 1, 2007. Since July 1, 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. The expansion of this program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues.
  - *Code Enforcement and Property Maintenance.* The residential re-occupancy permit program was expanded to include owner-occupied homes in unincorporated St. Louis County on July 1, 2007. 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.
  - *Problem Properties Unit.* The St. Louis County Problem Properties Unit works with homeowners in unincorporated St. Louis County who are having trouble maintaining their property due to a variety of life crises. The Problem Properties Unit assisted 20 Lemay residents in this capacity last year.
  - *Demolition.* Two residential structures were demolished within the study area because they were structurally unsound.
  - *Neighborhood Clean-up Efforts.* During the past year, Neighbors Assisting Neighbors cleaned up brush and trash on 15 properties and performed one alley clean-up in the Lemay community. Approximately 25 tons of brush and four tons of trash were removed through these efforts.
  - *Neighbors in Partnership.* Volunteers with the Neighbors in Partnership program assisted 15 homeowners with basic beautification projects such as paint touch-ups, planting flowers and shrubs, cleaning gutters, and raking yards.
  - *Neighborhood Associations.* Lemay Housing Partnership, Inc., with the assistance of St. Louis County government, continued organizing

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

- *Home Education Series.* Lemay Housing Partnership, Inc., continued to develop a Home Education Series to assist low- to moderate-income homebuyers in the Lemay community.

### **Transportation and Infrastructure**

- *Lemay Access Road.* All property and permits have been obtained for the construction of the Lemay Access Road. The National Imagery and Mapping Agency (NIMA) site was purchased by the St. Louis County Port Authority from the Department of Defense for road construction. The Lemay Access Road is currently under construction.

### **Parks and Community Facilities**

- *Community Facilities Study.* The St. Louis County Parks Department is participating with the St. Louis County Port Authority in a cost-sharing consultant contract to determine potential sites for the community center and athletic fields. The consultants will also meet with stakeholders, do a public opinion survey, and conduct a public design charette to determine the recreational needs and desires of the residents in the primary service area (Lemay). This process should be completed in the summer of 2008.