

Monitoring Report

for the Lemay Comprehensive Plan



Year Three: March 2008 – March 2009
St. Louis County Department of Planning

Monitoring Report for the Lemay Comprehensive Plan

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This report is intended to provide an overview of the implementation of the Lemay Comprehensive Plan during its third year, from March 2008 to March 2009. 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/.

Introduction

The Lemay Comprehensive Plan was adopted in March 2006. The plan provides a rational and comprehensive guide for development that fosters community stabilization, revitalization, and economic growth. It serves as a policy guide in making decisions about the future development of the Lemay community. The purpose of this Monitoring Report is to assess the implementation of the Lemay Comprehensive Plan during its third year, from March 2008 to March 2009.

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 Three Recommendations

The Year Three Action Plan outlines the following recommendations as those to be implemented or, in some case, continue to be implemented during the third year of the plan, from March 2008 to March 2009. 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

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

- *Streetscape Plan.* The Lemay Development Corporation (LDC) has identified a streetscape plan for Lemay Ferry Road, the new Lemay Access Road and South Broadway as its number one short-term priority. The LDC has begun conversations with other interested parties regarding the streetscape plan. The LDC is also exploring funding options for the plan as well as for its design, construction and maintenance.
- *Streetscape Enhancements and Façade Improvements.* The new Weber Road extension connecting I-55 to the Mississippi River has been substantially completed providing increased accessibility to the northern portion of Lemay Ferry Road. The St. Louis County Economic Council has submitted a Lemay Ferry Road Streetscape Enhancement Application to East-West Gateway under the American Recovery and Reinvestment Act (ARRA) of 2009.

In addition, the Economic Council is working with multiple business and property owners on façade improvement projects along Lemay Ferry Road. With support from the U.S. Department of Housing and Urban Development (HUD) and the Economic Council, small business/property owners making property improvements, such as replacing aging signage, resurfacing parking lots, and installing landscaping, are eligible for a dollar-for-dollar match up to \$7,500. This program will end on June 2, 2009.

Ongoing Action

- *Streetscape Plan.* The LDC will continue to explore options for a streetscape plan for Lemay Ferry Road.

- *Streetscape Enhancements and Façade Improvements.* The Economic Council will continue streetscape enhancements and façade improvement projects along the northern portion of Lemay Ferry Road.

2.

Recommendation

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

Action Taken in Year Three

The Lemay Development Corporation purchased a vacant lot at 400 Lemay Ferry Road, which is directly across the street from the South County Enterprise Center. The intent was to create retail/office space for graduates of the Center. In the ten years of the Center's operation, not one graduate business has been able to locate its business in Lemay, due to the lack of suitable space.

The LDC is preparing the site for redevelopment. Currently, the LDC has a sales contract with a trucking business preparing to graduate from the Center to construct their office headquarters on the site.

Ongoing Action

The LDC will continue to create retail/office space for graduates of the South County Enterprise Center at 400 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 Three

The St. Louis County Economic Council has secured local Empowerment Zone approval for a boundary change and has provided technical assistance to the Lemay Development Corporation in requesting grant funding to redevelop the corner as part of a mixed-use commercial complex. Funding for this project will be provided by the St. Louis County Port Authority, Greater St. Louis Empowerment Zone and the Lemay Development Corporation.

Ongoing Action

Continue redevelopment activities 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 Three

The Lemay Development Corporation and St. Louis County Economic Council are developing projects that support the addition of new neighborhood retail along the Lemay Ferry Road corridor (see Recommendations #2 and #3).

Ongoing Action

Continue to support the addition of 15,000 - 30,000 square feet of new neighborhood retail along the Lemay Ferry Road 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 Three

No action was taken in Year Three.

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 Three

Due to funding restrictions, Lemay Housing Partnership, Inc. was unable to build any infill housing on vacant parcels. Furthermore, no funding requests for the construction of affordable infill housing were submitted to the St. Louis County Office of Community Development.

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 Three

- *Lemay Community Facilities Committee.* Over the last year, the Lemay Community Facilities Committee has continued to work with the St. Louis County Port Authority and St. Louis County Economic Council for the selection of a site for the new community facilities. The St. Louis County

departments of Parks & Recreation and Planning have also participated in this effort.

The planning consultant hired by the Economic Council, in conjunction with the Department of Parks & Recreation, provided an evaluation of 16 potential sites for the community facilities. The Lemay Community Facilities Committee identified the northern portion of Jefferson Barracks Park at Broadway and Kingston Drive as the community facilities location.

The planning consultant also conducted a survey for the community and surrounding area to establish a baseline of met and unmet needs for community facilities. Public meetings were held in June 2008 that featured public input into the planning and design schemes. The consultant is refining these elements in a preliminary design for the facility. Final design will not occur until the site selection process is complete and site issues are addressed.

The Economic Council has retained the services of a geo-technical engineering firm to assess the recommended site as this location contains known sinkholes that may affect the facilities' construction.

- *Financing.* As provided for in its lease agreement with the St. Louis County Port Authority, Pinnacle Entertainment, Inc. has paid \$5.1 million to the Port Authority for the land acquisition and development of the community facilities. In addition, the Economic Council received \$475,000 from the federal 2009 Omnibus Appropriations Bill for Phase II (architecture and engineering) of the community facilities project.

Ongoing Action

The Lemay Community Facilities Committee will use the results of the geotechnical study to validate the feasibility of the recommended site for the community facilities. The committee will then make a recommendation about the final design, 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 Drive. (Goal 3G)

Action Taken in Year Three

The Lemay Community Facilities Committee has not yet selected a site for the athletic fields. Consultants are exploring the possibility of developing athletic fields in close proximity to the proposed community facilities in order to co-locate complementary uses (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 Three

The Lemay Access Road is currently under construction. The road will be completed and open for use by the end of 2009.

Ongoing Action

St. Louis County government 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 Three

The St. Louis County Economic Council has worked closely with the Business Assistance Center to secure timely approvals in order to advance the redevelopment of the former National Lead and National Imagery and Mapping Agency (NIMA) sites.

Ongoing Action

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

Housing and Neighborhoods

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

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

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

1.

Recommendation

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

Action Taken in Year Three

Due to funding restrictions, Lemay Housing Partnership, Inc. (LHP) was unable to demolish any residential structures.

Ongoing Action

In 2009, the St. Louis County Office of Community Development will provide \$10,000 in Community Development Block Grant (CDBG) funds to LHP for demolition purposes.

2.

Recommendation

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

Action Taken in Year Three

- *Home Improvement Program.* The St. Louis County Office of Community Development provided assistance to rehabilitate eight houses within the Lemay Comprehensive Plan study area. Using CDBG funds, the Office of Community Development administered five-year forgivable loans totaling \$39,796 to eight 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 Investment Partnership and Neighborhood Stabilization Programs.* The Office of Community Development is also working with Lemay Housing Partnership, Inc. to acquire and rehabilitate foreclosed vacant homes through both the County's Home Investment Partnership Program (HOME) and federal Neighborhood Stabilization Program (NSP) along with a joint grant from the Federal Home Loan Bank of Des Moines.
- *Lemay Housing Partnership, Inc.* Lemay Housing Partnership, Inc. assisted a total of 19 homeowners in the Lemay Comprehensive Plan study area with direct home repairs through its Partners for Improved Neighborhoods program. Repairs included weatherization, bathroom modification, new windows, doors, walkways, ramps, and hand railings. All of the repairs addressed St. Louis County safety code violations - both exterior and interior. In fact, a St. Louis County inspector declared 11 of these homes to be completely "up-to-code." Unfortunately, due to funding constraints, LHP was unable to assist an additional 20 applicants with home repairs. Those homeowners were referred to other programs that LHP collaborates with in the Interagency Metro Saint Louis Home Repair Network and will be considered for upcoming LHP volunteer projects.

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.
- *Home Investment Partnership and Neighborhood Stabilization Programs.* Contracts to acquire and rehabilitate foreclosed vacant homes will begin in 2009.
- *Lemay Housing Partnership, Inc.* LHP will try to limit the scope of its work to \$5,000 per household in order to increase the number of households that can be helped in 2009. When necessary, LHP will direct homeowners to other services for needs above and beyond the \$5,000 limit.

3.

Recommendation

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

Action Taken in Year Three

- *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 must be repaired before the re-occupancy permit is granted.

- *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. Neighborhood Preservation inspectors responded to approximately 217 property maintenance complaints (identifying 146 violations) and pro-actively identified 1,534 property maintenance violations during this period. Additionally, Neighborhood Preservation is responsible for responding to zoning complaints and pro-actively identifying zoning violations on residential properties. Zoning violations include commercial vehicle parking, off-street parking, limitation of number of animals, home occupation, exterior lighting, etc. Neighborhood Preservation inspectors responded to approximately 16 zoning complaints (identifying seven violations) and proactively identified 36 residential zoning violations.

In early January 2009, Neighborhood Preservation consulted with the Department of Highways & Traffic to determine the routes that clientele of the new casino are expected to use when travelling to and from the casino complex. The Property Maintenance and Zoning inspector assigned to the Lemay area has begun the process of pro-actively identifying and addressing the property maintenance and zoning violations along these routes.

- *Lemay Housing Partnership, Inc.* Lemay Housing Partnership, Inc. 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. Meeting all code requirements includes making sure the lead risks in each home are alleviated to minimum accepted levels. According to the HUD Report on the National Survey of Lead-Based Paint in Housing (2001), 40% of all homes have lead-based paint. Many homes in Lemay were built before 1940, which increases the percentage from 40% to 87%. As a result, both of LHP's staff members and one member of its volunteer Home Repair Oversight Team became certified in Lead Safe Work Practices in 2008 to ensure that LHP knows that its contractors are in compliance and that its volunteers are not at risk.

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 will continue to be a priority for the St. Louis County Office of Neighborhood Preservation.
- *Lemay Housing Partnership, Inc.* LHP will continue 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 Three

Due to funding restrictions, Lemay Housing Partnership, Inc. was unable to build any infill housing on vacant parcels. Furthermore, no funding requests for the construction of affordable infill housing were submitted to the St. Louis County Office of Community Development.

Ongoing Action

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

5.

Recommendation

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

Action Taken in Year Three

During the past year, 30 properties in the Lemay community were cleaned up and/or painted through the joint efforts of the St. Louis County Problem Properties Unit, volunteers from the Christpower retreat group and the Lutheran Servant event, and community service workers.

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 Unit.* The St. Louis County Problem Properties Unit will continue to work with homeowners in Lemay who are having trouble maintaining their property due to a variety of life crises.

6.

Recommendation

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

Action Taken in Year Three

Lemay Housing Partnership, Inc. continued its Neighbors in Partnership program. Volunteers with the Neighbors in Partnership program assisted 22 homeowners with basic beautification projects such as landscaping, painting, and general home improvement.

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 Three

Lemay Housing Partnership, Inc. helped three neighborhood associations organize and develop their leadership during 2008.

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 Three

St. Louis County government has worked closely with the Lemay Development Corporation and Lemay Housing Partnership, Inc. 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 Three

- *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 must be repaired before the re-occupancy permit is granted.
- *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. There is one full-time Property maintenance and Zoning inspector and one full-time Re-Occupancy inspector assigned to Lemay. Other Neighborhood Preservation inspectors routinely assist these inspectors with pro-active canvassing and complaint investigation.

A recent Neighborhood Preservation study indicated that most neighborhoods in the Lemay Comprehensive Plan study area experienced a decline of up to 4.2% in the number of exterior property maintenance violations identified.

Neighborhood Preservation has begun 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.

- *Lemay Housing Partnership, Inc.* Lemay Housing Partnership, Inc. 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 will continue to be a priority for the St. Louis County Office of Neighborhood Preservation.
- *Lemay Housing Partnership, Inc.* LHP will continue to assist homeowners in correcting code violations.

10.

Recommendation

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

Action Taken in Year Three

- *Consumer Education Workshops.* Lemay Housing Partnership, Inc. continued to develop its consumer education workshops to assist low- to moderate-income homebuyers in the Lemay community. In 2008, all of the homeowners who received home repair assistance from LHP were required to participate in one of the workshops. Topics include understanding credit, how to hire a contractor, weatherization, home safety, avoiding foreclosure, and a variety of other issues necessary for successful home ownership.
- *Housing Counseling.* 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, including Lemay.

Ongoing Action

- *Consumer Education Workshops.* Homeowners receiving home repair assistance from LHP will once again be required to attend the workshop series.
- *Housing Counseling.* Housing Counseling agencies will continue to offer assistance to low- and moderate-income homebuyers in Lemay.

Transportation and Infrastructure

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

The Lemay Access Road is currently under construction. The road will be completed and open for use by the end of 2009.

Ongoing Action

St. Louis County government 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 Three

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 Three

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

Ongoing Action

Once funding becomes available, the St. Louis County departments of Planning and Highways & Traffic will work with the Metropolitan St. Louis Sewer District to conduct a drainage study for the Lemay community.

4.

Recommendation

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

Action Taken in Year Three

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

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

1.

Recommendation

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

Action Taken in Year Three

- *Lemay Community Facilities Committee.* Over the last year, the Lemay Community Facilities Committee has continued to work with the St. Louis County Port Authority and St. Louis County Economic Council for the selection of a site for the new community facilities. The St. Louis County departments of Parks & Recreation and Planning have also participated in this effort.

The planning consultant hired by the Economic Council, in conjunction with the Department of Parks & Recreation, provided an evaluation of 16 potential sites for the community facilities. The Lemay Community Facilities Committee identified the northern portion of Jefferson Barracks Park at Broadway and Kingston Drive as the community facilities location.

The planning consultant also conducted a survey for the community and surrounding area to establish a baseline of met and unmet needs for community facilities. Public meetings were held in June 2008 that featured public input into the planning and design schemes. The consultant is refining these elements in a preliminary design for the facility. Final design will not occur until the site selection process is complete and site issues are addressed.

The Economic Council has retained the services of a geo-technical engineering firm to assess the recommended site as this location contains known sinkholes that may affect the facilities' construction.

- *Financing.* As provided for in its lease agreement with the St. Louis County Port Authority, Pinnacle Entertainment, Inc. has paid \$5.1 million to the Port Authority for the land acquisition and development of the

community facilities. In addition, the Economic Council received \$475,000 from the federal 2009 Omnibus Appropriations Bill for Phase II (architecture and engineering) of the community facilities project.

Ongoing Action

The Lemay Community Facilities Committee will use the results of the geotechnical study to validate the feasibility of the recommended site for the community facilities. The committee will then make a recommendation about the final design, 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 Three

The Lemay Community Facilities Committee has not yet selected a site for the athletic fields. Consultants are exploring the possibility of developing athletic fields in close proximity to the proposed community facilities in order to co-locate complementary uses (see Recommendation #1).

Ongoing Action

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

The following implementation activities took place during the third year of the Lemay Comprehensive Plan, from March 2008 to March 2009.

Land Use and Economic Development

- *Enhancements to North Lemay Ferry Road.* The Lemay Development Corporation is exploring options for a streetscape plan for Lemay Ferry Road. Additionally, the St. Louis County Economic Council has submitted a Lemay Ferry Road Streetscape Enhancement Application to East-West Gateway. The Economic Council is also working with multiple business and property owners on façade improvements along Lemay Ferry Road.
- *Enterprise Center Expansion.* The Lemay Development Corporation purchased a vacant lot at 400 Lemay Ferry Road. The intent was to create retail/office space for graduates of the South County Enterprise Center.
- *Empowerment Zone Approval.* The St. Louis County Economic Council has secured local Empowerment Zone approval for a boundary change and has provided technical assistance to the Lemay Development Corporation in requesting grant funding to redevelop the southeast corner of Lemay Ferry Road and Bayless Avenue as part of a mixed-use commercial complex.
- *Lemay Community Facilities.* The Lemay Community Facilities Committee identified the northern portion of Jefferson Barracks Park at Broadway and Kingston Drive as the community facilities location; consultants are exploring the possibility of developing athletic fields in close proximity to the proposed community facilities in order to co-locate complementary uses. Community surveys were taken to develop an appropriate program for the facility. The Economic Council has retained the services of a geotechnical engineering firm to assess the recommended site as this location contains known sinkholes that may affect the facilities' construction. The Economic Council continues to work with its partners to identify financing for this project.
- *Lemay Access Road.* The Lemay Access Road is currently under construction. The road will be completed and open for use by the end of 2009.
- *Port Authority Site.* The St. Louis County Economic Council has worked closely with the Business Assistance Center to secure timely approvals in order to advance the redevelopment of the former National Lead and National Imagery and Mapping Agency (NIMA) sites.

Housing and Neighborhoods

- *Home Improvement Program.* The St. Louis County Office of Community Development provided assistance to rehabilitate eight houses within the study area. Using Community Development Block Grant (CDBG) funds, the Office of Community Development administered five-year forgivable loans totaling \$39,796 to eight homeowners.
- *Home Investment Partnership and Neighborhood Stabilization Programs.* The Office of Community Development is also working with Lemay Housing Partnership, Inc. to acquire and rehabilitate foreclosed vacant homes through both the County's Home Investment Partnership Program (HOME) and Neighborhood Stabilization Program (NSP) along with a joint grant from the Federal Home Loan Bank of Des Moines.
- *Home Repair Services.* Lemay Housing Partnership, Inc. assisted a total of 19 homeowners in the Lemay Comprehensive Plan study area with direct home repairs through its Partners for Improved Neighborhoods program. Repairs included weatherization, bathroom modification, new windows, doors, walkways, ramps, and hand railings. All of the repairs addressed St. Louis County safety code violations – both exterior and interior.
- *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.
- *Problem Properties Unit.* The St. Louis County Problem Properties Unit continues to work with homeowners in unincorporated St. Louis County who are having trouble maintaining their property due to a variety of life crises.
- *Neighborhood Clean-up Efforts.* During the past year, 30 properties in the Lemay community were cleaned up and/or painted through the joint efforts of the St. Louis County government and community service workers.
- *Neighbors in Partnership.* Volunteers with the Neighbors in Partnership program assisted 22 homeowners with basic beautification projects such as landscaping, painting, and general home improvement.

- *Neighborhood Associations.* Lemay Housing Partnership, Inc. continued organizing residents and developing leadership through neighborhood associations, especially in the three neighborhood stabilization areas.
- *Consumer Education Workshops.* Lemay Housing Partnership, Inc. continued to develop its consumer education workshops to assist low- to moderate-income homebuyers in the Lemay community.

Transportation and Infrastructure

- *Lemay Access Road.* The Lemay Access Road is currently under construction. The road will be completed and open for use by the end of 2009.

Parks and Community Facilities

- *Lemay Community Facilities.* The Lemay Community Facilities Committee identified the northern portion of Jefferson Barracks Park at Broadway and Kingston Drive as the community facilities location; consultants are exploring the possibility of developing athletic fields in close proximity to the proposed community facilities in order to co-locate complementary uses. Community surveys were taken to develop an appropriate program for the facility. The Economic Council has retained the services of a geotechnical engineering firm to assess the recommended site as this location contains known sinkholes that may affect the facilities' construction. The Economic Council continues to work with its partners to identify financing for this project.