

# Monitoring Report

for the Lemay Comprehensive Plan

March 2009 – March 2010



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

**Year Four: March 2009 – March 2010**

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This report is intended to provide an overview of the implementation of the Lemay Comprehensive Plan during its fourth year, from March 2009 to March 2010. 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 fourth year, from March 2009 to March 2010.

*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 Four Recommendations

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The Year Four Action Plan outlines the following recommendations as those to be implemented or, in some case, continue to be implemented during the fourth year of the plan, from March 2009 to March 2010. 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 Four Action Plan specifically identified the following recommendations as those that may have been implemented or, in some cases, continued implementation within the fourth 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 Four**

- *River City Casino Boulevard.* Construction of Weber Road/River City Casino Boulevard was completed in 2009 and the new road leading from Broadway to I-55 is now open. This road significantly opens up the Broadway corridor for travel to I-55, expanding business potential in Lemay.
- *Streetscape Plan.* Once funding is in place in 2010, the Lemay Development Corporation (LDC) and/or other partnering entity will issue a request for proposals for a streetscape concept plan to include design, construction and maintenance recommendations. Although the LDC originally planned to pursue this project in 2009, it was decided to forego any activity until the casino was open and the Jefferson Barracks Master Plan was completed in order to achieve a consistent appearance throughout the entire community, as well as to create a cohesive marketable identity.

### **Ongoing Action**

- *River City Casino Boulevard.* With the opening of this road, an increase in travel through the North Lemay Ferry area is anticipated. To turn this area into a gateway for Lemay, the St. Louis County Economic Council is working to create opportunities for business enhancement, clean-up of aging or rundown properties, and to work with local organizations to create an inviting “front door” into Lemay.
- *Streetscape Plan.* The LDC and/or other partnering entity will issue a Request for Proposals for a streetscape plan in 2010.

## 2.

### **Recommendation**

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

### **Action Taken in Year Four**

- *River City Casino Boulevard.* Construction of Weber Road/River City Casino Boulevard was completed in 2009 and the new road leading from Broadway to I-55 is now open. This road significantly opens up the Broadway corridor for travel to I-55, expanding business potential in Lemay. With the opening of the road, an increase in travel through the North Lemay Ferry area is anticipated. To turn this area into a gateway for Lemay, the St. Louis County Economic Council is working to create opportunities for business enhancement, clean-up of aging or rundown properties, and to work with local organizations to create an inviting “front door” into Lemay.
- *Enterprise Center Expansion.* The Lemay Development Corporation previously had purchased a vacant lot at 400 Lemay Ferry Road, which is directly across the street from the South County Enterprise Center, a small business incubator operated by the St. Louis County Economic Council. This year, LDC developed a site plan for 400 Lemay Ferry Road, which included storm sewer and road improvements, a building construction plan and grading plans. LDC constructed a retaining wall to make the property more viable for development. Thereafter, LDC concluded sale of the property to a trucking company located in the Enterprise Center. That company constructed a building on the site which houses its office headquarters, as well as space for three other businesses.

### **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 Four**

Although previously awarded a grant by the Greater St. Louis Regional Empowerment Zone (EZ) for this project, the Lemay Development Corporation found it necessary to withdraw its request from the EZ during the negotiation phase due to some overwhelming obstacles. The LDC has applied for a grant through the State with which to pursue this project.

Concurrently, the St. Louis County Economic Council secured approval from the Greater St. Louis Regional Empowerment Zone and the U.S. Department of Housing and Urban Development for a boundary adjustment. This adjustment will make an area along Lemay Ferry, including the corner of Lemay Ferry Road and Bayless Avenue eligible for Federal funding under the Empowerment Zone. The Economic Council is currently working to access these funds.

### **Ongoing Action**

The LDC and Economic Council will continue to work together to successfully complete this project.

## **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 Four**

The redevelopment project at 400 Lemay Ferry Road created approximately 4,500 square feet of new retail/commercial. This retail strip center was built to house the business headquarters of some current tenants of the South County Enterprise Center and lease space for neighborhood retail and dining establishments. This development took place with the help of the Lemay Development Corporation and the St. Louis County Economic Council.

### **Ongoing Action**

The Economic Council seeks to engage business owners looking to develop and redevelop existing sites for new neighborhood retail along the Lemay Ferry Road corridor. The LDC also continues to look for projects along the Lemay Ferry Road corridor in support of this goal.

## **5.**

### **Recommendation**

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

### **Action Taken in Year Four**

No action was taken in Year Four.

### **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 Four**

*At the time of publication, information from Lemay Housing Partnership, Inc. (LHP) was not available. This report will be updated upon receipt of information from LHP.*

### **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 Four**

The St. Louis County Economic Council is currently completing the Planning and Preliminary Design study for the Lemay Community Facilities. This study details the site selection process and programming elements recommended for the new community facilities. The recommended location, at the north end of Jefferson Barracks Park, is located along the Broadway corridor.

### **Ongoing Action**

The Economic Council has secured \$475,000 for architecture and engineering services for the facility. This second phase of the project is anticipated to commence in 2010.

## **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 Four**

The Economic Council and St. Louis County Parks Department are currently evaluating locations in Lemay for athletic fields. One location being examined is on the vacant parcel at the south end of Erie Drive.

### **Ongoing Action**

The Economic Council and St. Louis County Parks Department will select a site for 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 Four**

The new access road was completed in fall of 2009. The segment between I-55 and Lemay Ferry Road was rebuilt, including a new bridge on Weber Road; and,

the segment between Lemay Ferry and Broadway was newly constructed. This road connects the Broadway corridor to I-55 and therefore opens the area for additional economic development.

**Ongoing Action**

No further action is necessary.

**10.**

**Recommendation**

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

**Action Taken in Year Four**

No action was taken in Year Four.

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

*Editor’s note: At the time of publication, information from Lemay Housing Partnership, Inc. (LHP) was not available. LHP is very involved in the implementation of the Lemay Comprehensive Plan; therefore, this report will be updated upon receipt of information from LHP.*

### 1.

#### **Recommendation**

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

#### **Action Taken in Year Four**

Three residential structures were demolished within the Lemay Comprehensive Plan study area during the past year. These 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 Four**

*At the time of publication, information from Lemay Housing Partnership, Inc. (LHP) was not available. This report will be updated upon receipt of information from LHP.*

## Ongoing Action

Provide assistance to rehabilitate houses in the Lemay community.

### 3.

#### Recommendation

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

#### Action Taken in Year Four

- *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. In 2009, 306 re-occupancy permits were issued in the Lemay community.
- *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. 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 pro-actively identified 1,856 property maintenance and zoning violations during this period.

#### 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.

### 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 Four

*At the time of publication, information from Lemay Housing Partnership, Inc. (LHP) was not available. This report will be updated upon receipt of information from LHP.*

## **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 Four**

During the past year, 38 properties in the Lemay community were cleaned up and/or painted through the joint efforts of the St. Louis County Problem Properties Unit 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 Four**

*At the time of publication, information from Lemay Housing Partnership, Inc. (LHP) was not available. This report will be updated upon receipt of information from LHP.*

### **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 Four**

*At the time of publication, information from Lemay Housing Partnership, Inc. (LHP) was not available. This report will be updated upon receipt of information 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 Four**

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 Four**

- *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.

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

### **Ongoing Action**

- *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.

## **10.**

### **Recommendation**

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

### **Action Taken in Year Four**

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**

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

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

The new access road (River City Casino Boulevard) was completed in fall of 2009. The segment between I-55 and Lemay Ferry Road was rebuilt, including a new bridge on Weber Road; and, the segment between Lemay Ferry and Broadway was newly constructed. The roadway includes ADA compliant pedestrian sidewalk facilities and traffic signalization. It also connects the sidewalk to the bike/pedestrian exercise path in Lemay Park.

#### **Ongoing Action**

A maintenance agreement between the River City Casino and St. Louis County will be completed in the first half of 2010.

### 2.

#### **Recommendation**

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

#### **Action Taken in Year Four**

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

#### **Ongoing Action**

The St. Louis County Department of Highways and Traffic is seeking federal funds for a sidewalk project, which will include sidewalk in the Lemay community. If the funding becomes available, the sidewalk will be constructed in 2011-2012.

### **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 Four**

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

#### **Ongoing Action**

The Metropolitan St. Louis Sewer District (MSD) has been working on a drainage map and plan. MSD will continue to separate combined sewer systems in the Lemay study area.

### **4.**

#### **Recommendation**

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

#### **Action Taken in Year Four**

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

#### **Ongoing Action**

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

## Parks and Community Facilities

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

### 1.

#### **Recommendation**

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

#### **Action Taken in Year Four**

The St. Louis County Economic Council is currently completing the Planning and Preliminary Design study for the Lemay Community Facilities. This study details the site selection process and programming elements recommended for the new facilities – an ambitious community center of 30,000 square feet, which would include an aquatic center, gymnasium, community rooms and would be LEED certified. A site within the northern portion of Jefferson Barracks Park has been selected as the site for the new community center. This potential site has undergone a geotechnical analysis to determine if the site's soils are suitable for this development. This study will be used to validate the feasibility of this site. The study is not complete so neither the final building configuration nor the budget has been finalized.

#### **Ongoing Action**

The Economic Council has secured \$475,000 for architecture and engineering services for the facility. This second phase of the project is anticipated to commence in 2010.

### 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 Four**

The St. Louis County Parks Department provided the Economic Council with maps of potential sites for the athletic fields. These sites included locations within Lemay Park and Jefferson Barracks Park as well as the vacant parcel at the south end of Erie Drive. The site selection has not been finalized to date.

## **Ongoing Action**

The Economic Council and St. Louis County Parks Department will select a site for the athletic fields.

The following implementation activities took place during the fourth year of the Lemay Comprehensive Plan, from March 2009 to March 2010.

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

- *Enhancements to North Lemay Ferry Road.* The Lemay Development Corporation is issuing a request for proposals for a streetscape concept plan for Lemay Ferry Road to include design, construction and maintenance recommendations. Additionally, the St. Louis County Economic Council is working to create opportunities for business enhancement, clean-up of aging or rundown properties, and to work with local organizations to create an inviting “front door” into Lemay.
- *Enterprise Center Expansion.* The Lemay Development Corporation developed a site plan for 400 Lemay Ferry Road, which included storm sewer and road improvements, a building construction plan and grading plans. LDC constructed a retaining wall to make the property more viable for development. Thereafter, LDC concluded sale of the property to a trucking company located in the South County Enterprise Center. That company constructed a building on the site which houses its office headquarters, as well as space for three other businesses.
- *Empowerment Zone.* The St. Louis County Economic Council secured approval from the Greater St. Louis Regional Empowerment Zone and the U.S. Department of Housing and Urban Development for a boundary adjustment. This adjustment will make an area along Lemay Ferry, including the corner of Lemay Ferry Road and Bayless Avenue eligible for Federal funding under the Empowerment Zone. The Economic Council is currently working to access these funds.
- *New Neighborhood Retail.* The redevelopment project at 400 Lemay Ferry Road created approximately 4,500 square feet of new retail/commercial. Current tenants of the South County Enterprise Center built this retail strip center to house their business headquarters and lease space for neighborhood retail and dining establishments.
- *Lemay Community Facilities.* The St. Louis County Economic Council is currently completing the Planning and Preliminary Design study for the Lemay Community Facilities. This study details the site selection process and programming elements recommended for the new community facilities. The recommended location, at the north end of Jefferson Barracks Park, is located along the Broadway corridor. The Economic Council has secured \$475,000 for architecture and engineering services for the facility. This second phase of the project is anticipated to commence in 2010.

- *Lemay Access Road.* The new access road was completed in fall of 2009. The segment between I-55 and Lemay Ferry Road was rebuilt, including a new bridge on Weber Road; and, the segment between Lemay Ferry and Broadway was newly constructed. This road connects the Broadway corridor to I-55 and therefore opens the area for additional economic development.

## **Housing and Neighborhoods**

- *Demolition.* Three residential structures were demolished in the Lemay community during the past year because they were structurally unsound.
- *Residential Re-Occupancy Permit Program.* The residential re-occupancy permit program was designed to further safeguard the county's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the St. Louis County Division of Neighborhood Services whenever there is a change of occupancy. County inspectors check recently sold or about-to-be sold owner-occupied homes for basic property maintenance items such as plumbing, roofing, gutters and wiring. Defects have to be repaired before the re-occupancy permit is granted. In 2009, 306 re-occupancy permits were issued in Lemay.
- *Code Enforcement and Property Maintenance.* Inspectors from the St. Louis County Office of Neighborhood Preservation routinely responded to resident complaints and surveyed the Lemay community as part of their pro-active approach to maintaining the quality of housing stock in the community. Neighborhood Preservation inspectors identified 1,856 property maintenance and zoning violations during this period.
- *Problem Properties Unit.* The St. Louis County Problem Properties Unit continues to work with homeowners in unincorporated St. Louis County who are having trouble maintaining their property due to a variety of life crises.
- *Neighborhood Clean-up Efforts.* During the past year, 38 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.

## **Transportation and Infrastructure**

- *Lemay Access Road.* The new access road (River City Casino Boulevard) was completed in fall of 2009. The segment between I-55 and Lemay Ferry Road was rebuilt, including a new bridge on Weber Road; and, the segment between Lemay Ferry and Broadway was newly constructed. The roadway includes ADA compliant pedestrian sidewalk facilities and

traffic signalization. It also connects the sidewalk to the bike/pedestrian exercise path in Lemay Park. A maintenance agreement between the River City Casino and St. Louis County will be completed in the first half of 2010.

- *Sidewalks.* The St. Louis County Department of Highways and Traffic is seeking federal funds for a sidewalk project, which will include sidewalk in the Lemay community. If the funding becomes available, the sidewalk will be constructed in 2011-2012.
- *Drainage Study.* The Metropolitan St. Louis Sewer District (MSD) has been working on a drainage map and plan. MSD will continue to separate combined sewer systems in the Lemay study area.
- *Coordinated Construction Schedules.* St. Louis County Highways and Traffic coordinates infrastructure projects with maintenance programs to obtain the most efficient use of funds and to avoid conflicts. The Department of Highways and Traffic also schedules regular project coordination meetings with the Missouri Department of Transportation (MoDOT).

## **Parks and Community Facilities**

- *Lemay Community Facilities.* The St. Louis County Economic Council is currently completing the Planning and Preliminary Design study for the Lemay Community Facilities. This study details the site selection process and programming elements recommended for the new facilities – an ambitious community center of 30,000 square feet, which would include an aquatic center, gymnasium, community rooms and would be LEED certified. A site within the northern portion of Jefferson Barracks Park has been selected as the site for the new community center. This potential site has undergone a geotechnical analysis to determine if the site's soils are suitable for this development. This study will be used to validate the feasibility of this site. The study is not complete so neither the final building configuration nor the budget has been finalized. The Economic Council has secured \$475,000 for architecture and engineering services for the facility. This second phase of the project is anticipated to commence in 2010.
- *Athletic Fields.* The St. Louis County Parks Department provided the Economic Council with maps of potential sites for the athletic fields. These sites included locations within Lemay Park and Jefferson Barracks Park as well as the vacant parcel at the south end of Erie Drive. The site selection has not been finalized to date.