



Lemay Comprehensive Plan, 2006

Monitoring Report

**Year Seven:
March 2012 - March 2013**

Monitoring Report for the Lemay Comprehensive Plan

Year Seven: March 2012 – March 2013

This report is intended to provide an overview of the implementation of the Lemay Comprehensive Plan during its seventh year, from March 2012 to March 2013. Please direct any questions regarding this report to the St. Louis County Department of Planning, Comprehensive Planning Division:

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

Introduction

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 seventh year, from March 2012 to March 2013.

Section 7-Implementation of the Lemay Comprehensive Plan sets forth strategies for key implementation tasks necessary to achieve the recommendations contained in the plan. The Implementation section of the plan also outlines a framework for monitoring and reporting on the progress and success in implementing the strategies. Monitoring is a key component to any implementation plan. It helps ensure that the principles of the plan are being adhered to; outlines progress and successful implementation of the strategies; and allows St. Louis County staff, community organizations, and private interests to effectively target future resources to ongoing and future strategies.

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

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

Year Seven Recommendations

The Year Seven Action Plan outlines the following recommendations as those to be implemented or, in some cases, continue to be implemented during the seventh year of the plan, from March 2012 to March 2013. Most of these recommendations are also shown on the accompanying map on page 5. This map is the Land Use Concept Plan from the Lemay Comprehensive Plan.

Land Use and Economic Development Recommendations

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

Housing and Neighborhoods Recommendations

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

Transportation and Infrastructure Recommendations

1. Enhance the appearance of Lemay Ferry Road with a variety of streetscape improvements, including ornamental lighting, plantings, and utility adjustments. (Goal 2C)
2. Enhance the appearance of Broadway with a variety of streetscape improvements, including ornamental lighting, plantings, and utility adjustments. (Goal 2D)
3. Ensure all roads in the area are in “fair” condition or better. (Goal 3)
4. Install or improve sidewalks on identified streets. (Goal 5A)
5. Conduct a community-wide drainage study to identify locations, offer solutions, and project improvement costs where storm water problems and persistent flooding occur. (Goal 8A)
6. Coordinate construction schedules between roadways and other infrastructure improvements. (Goal 10A)

Parks and Community Facilities Recommendations

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

Map 3-6: Land Use Concept Plan March 2006



Land Use and Economic Development

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

The St. Louis County Port Authority, through the St. Louis County Economic Council, is working to enhance the north part of Lemay Ferry Road as the gateway into Lemay. The Port Authority acquired and demolished the former Lemay Bank building (152 Lemay Ferry Road) in 2010 and purchased the adjoining ATM parking lot in 2011. This land will be incorporated into Lemay Park for athletic fields or other recreational uses. The Port Authority has recently hired a team to study Lemay Park and create a plan for future use integrating this asset into the community gateway envisioned for Lemay.



Lemay Park entrance sign

The Port Authority has also made grants to other organizations working in Lemay through the Port Authority's Community Reinvestment Fund. First, the Port Authority granted \$326,408 to the Lemay Baseball Association for facility improvements to Heine Meine Field. Heine Meine Field was recently purchased by Hancock Place School District. Hancock Place School District has committed to completing the improvements planned by Lemay Baseball Association.

Second, in 2011, the Port Authority granted \$500,000 to the Mid-East Area Agency on Aging for the purchase of an existing building at 225 Lemay Ferry Road for the South County Senior Center. This new facility is operational and allowing Mid-East Area Agency on Aging to better serve South County residents, while bringing new investment, activity, and people to this prominent

location on Lemay Ferry Road. In 2012, the Port Authority provided an additional grant in the amount of \$37,756 for façade and accessibility improvements to the facility.

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

The Lemay Façade Improvement Program launched in April, 2012. The program offers a dollar-for-dollar matching grant (up to \$10,000) to commercial property or business owners who would like to invest in the exterior of their properties. This program is targeted along the commercial corridors of Lemay and has expended more than 75% of the \$100,000 initial allocation approved by the Port Authority.

Ongoing Action

The Economic Council is working to implement the branding and streetscape plan completed in 2011. The Economic Council is partnering with the Lemay Development Corporation and Lemay Chamber of Commerce to implement the brand portion of the plan. Phase I of the Lemay Streetscape Project is currently in progress. This phase includes improvements to Lemay Ferry Road from River City Boulevard south to Hoffmeister Ave. and the intersection of S. Broadway and Ripa Ave. The Port Authority received a \$3,000,000 commitment from the State of Missouri Community Development Block Grant (CDBG) fund to implement streetscape improvements. Also, the Hancock Street Light District committed \$750,000 towards lighting improvements as part of the streetscape plan. The Lemay Streetscape design is currently being conducted and staff anticipate moving forward with construction of a plaza at S. Broadway and Ripa Ave. and part of the streetscape improvements in 2013.

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

The Port Authority and Economic Council will continue to administer the St. Louis County Port Authority Community Reinvestment Fund and its various projects. In addition, the Economic Council will continue to manage the façade improvement program and the branding and streetscape project. The Economic

Council will also continue to work with Great Rivers Greenway to expand the trail system in Lemay.

The Lemay Development Corporation has discussed potential redevelopment opportunities in the area. At this point the Lemay Development Corporation is waiting for the Economic Council to complete a study on Lemay Park and for the new flood maps to go into effect in January of 2015. Once the maps are released, the Lemay Development Corporation will be able to determine which parcels are developable.

2.

Recommendation

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

Action Taken in Year Seven

The Port Authority's purchase and demolition of the former Lemay Bank building (152 Lemay Ferry Road) is a part of transitioning an existing land use into a more appropriate use for land in a flood plain. The land adjacent to the building (known as the ATM lots) was purchased by the Port Authority in 2011. The Port Authority intends to incorporate these parcels into Lemay Park for the development of athletic fields. The Port Authority has recently hired a team to study Lemay Park and create a plan for future use integrating this asset into the community gateway envisioned for Lemay.

Ongoing Action

The Economic Council will continue to look for opportunities to convert existing land uses to more appropriate uses along the northern portion of Lemay Ferry Road.

3.

Recommendation

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

Action Taken in Year Seven

The Port Authority granted \$326,408 to the Lemay Baseball Association for facility improvements to Heine Meine Field. Hancock Place School District purchased Heine Meine Field in 2012 and carried through the design plans created under the Lemay Baseball Association. The fields were rededicated in March of 2013.



Heine Meine Field re-opening

Ongoing Action

Economic Council staff plans to continue working with the school district on their proposed capital plans for the facility.

4.

Recommendation

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

Action Taken in Year Seven

The Port Authority granted the Lemay Development Corporation funds for redevelopment activities in the Lemay commercial corridor. The Lemay Development Corporation has begun acquiring priority properties and is looking at opportunities for businesses in Lemay. The Lemay Development Corporation works closely with the Lemay Chamber of Commerce to promote Lemay and coordinates with Lemay Housing Partnership, Great Rivers Greenway and St. Louis County to accomplish their goals.

Ongoing Action

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

5.

Recommendation

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

Action Taken in Year Seven

The Port Authority granted the Lemay Development Corporation funds for redevelopment activities in the Lemay commercial corridors. The Lemay Development Corporation is cooperating with property owners interested in selling their property through an agreeable solution which will be beneficial to the community. The Lemay Development Corporation is acquiring property for the redevelopment of this site as a mixed-used project to include senior housing and neighborhood oriented commercial space.

Ongoing Action

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

6.

Recommendation

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

Action Taken in Year Seven

The Economic Council operates the South County Enterprise Center at 315

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

The Economic Council is also working with the Lemay Development Corporation to implement strategies in the (2011) Market Study. The Economic Council and the Lemay Development Council will be pursuing opportunities to further this goal in 2013. To this end, the Port Authority granted Lemay Development Corporation funds for pre-development costs related to redevelopment activities along the Lemay commercial corridors.

The Lemay Development Corporation is acquiring property for the redevelopment of this site as a mixed-used project of senior housing and neighborhood oriented commercial space being, as discussed in recommendation 5. This project will include 10,000 square feet of commercial space. Additionally, Lemay Development Corporation is also exploring the possibility of another development along the corridor which would involve roughly 10,000 additional square feet of commercial space.

Ongoing Action

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

7.

Recommendation

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

Action Taken in Year Seven

No action at this time. However, the Lemay Housing Partnership has just completed a redevelopment plan for east of Broadway. The Lemay Development Corporation and Lemay Housing Partnership have been discussing opportunities to work together to relocate businesses, although no specific progress has been made up to this point.

Ongoing Action

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

8.

Recommendation

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

Action Taken in Year Seven

The Economic Council is working to implement the branding and streetscape plan completed in 2011. The Port Authority provided funding to the Lemay Housing Partnership to complete the East of Broadway Neighborhood Plan, which focused mainly on the residential section East of Broadway but also made recommendations for improvements along S. Broadway to enhance the neighborhood character. The Port Authority and the Economic Council will continue to support the Lemay Housing Partnership in implementation of their neighborhood plan. The Lemay Streetscape design is currently being conducted and staff anticipate moving forward with construction of a plaza at S. Broadway and Ripa Ave. and part of the streetscape improvements in 2013.

The Economic Council is partnering with the Lemay Development Corporation and the Lemay Chamber of Commerce to implement the brand portion of the plan. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.

Ongoing Action

The Economic Council will work with the Lemay Development Corporation and Lemay Chamber of Commerce to implement the Lemay Branding and Streetscape Plan. Streetscape improvements will be implemented in 2013 and 2014.

9.

Recommendation

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

Action Taken in Year Seven

Over the last year the St. Louis County Office of Community Development has committed funding for the rehabilitation of one vacant foreclosed home, demolition of one blighted structure, and new construction of five units of infill housing in targeted areas of Lemay. Progress with demolition and in-fill housing is expected to continue in 2013.

The Lemay Housing Partnership provided home repair assistance to income eligible households in Lemay and specifically to homeowners in the area east of Broadway. During the period, the Lemay Housing Partnership acquired multiple vacant lots and vacant buildings in the area east of Broadway and south of Arlee. Also, the Lemay Housing Partnership built and sold one new home east of Broadway and south of Arlee.

Ongoing Action

The Lemay Housing Partnership is working with a builder partner to identify and acquire properties in the stated area for residential development. A vacant

lot on Ripa Ave., just east of Broadway, is scheduled for a new, single-family home in 2013. The unit will be developed based on a pre-sale requirement by the Office of Community Development. The Lemay Housing Partnership will continue to search for residential redevelopment opportunities in the targeted area.

10.

Recommendation

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

Action Taken in Year Seven

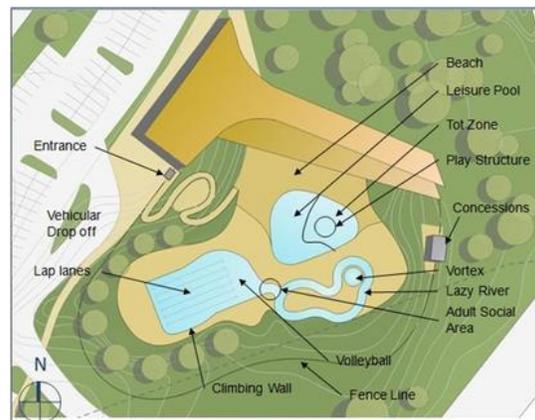
Since 2011, the staffs of the Economic Council and St. Louis County Parks Department have worked to determine site feasibility and a future course of action regarding the Lemay Community and Aquatic Center. The Port Authority, through the Economic Council, hired Cannon Design to complete a site feasibility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

Due to the previously unknown condition of sinkholes at the original site on Broadway, the community center has been moved to an area on Grant Road in the interior of Jefferson Barracks Park. The site, near Grant's Shelter, will allow for the use of the current design to be minimally modified while providing the same great experience for residents.

Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, tot zone, climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early summer of 2013 and be completed by the summer of 2014.

Ongoing Action

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



Lemay Community & Aquatic Center

11.

Recommendation

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

Action Taken in Year Seven

No action was taken in Year Seven.

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

1. Recommendation

Focus stabilization efforts in three targeted areas:

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

Action Taken in Year Seven

The Lemay Housing Partnership provided home repair assistance to income eligible households in Lemay and specifically to homeowners in the areas noted above. During the period, the Lemay Housing Partnership acquired multiple vacant lots and vacant buildings in the area with funding support from the Port Authority. Also, the Lemay Housing Partnership built and sold three new homes and rehabilitated one existing property east of Broadway with funding support from the Office of Community Development.

The St. Louis County Department of Public Works Neighborhood Preservation Office proactively addresses and responds to neighborhood preservation and property maintenance concerns in Lemay. Over the last year in *Area 1*, the Neighborhood Preservation Office completed the following actions: 301 notices,

or tickets issued; 375 follow-ups or re-inspections; and 8 owners sent to court. The Neighborhood Preservation Office also conducted monthly sweeps in *Area 1*, scanning the area house-by-house.

In Areas 2 and 3, the Neighborhood Preservation Office provided similar levels of code enforcement that yielded a combined 994 notices issued, 1,325 re-inspections, and 21 cases sent to court.

In these targeted areas, the Office of Community Development used funding to rehabilitate a vacant foreclosed home, demolish one blighted structure, and construct five units of infill housing.

Ongoing Action

The Office of Community Development, Department of Public Works, and Lemay Housing Partnership will continue to focus efforts in the three neighborhood stabilization areas. In particular, the Office of Community Development is in the process of acquiring blighted vacant structures in the area east of Broadway to demolish and use in future tax credit applications. To accomplish this, the Office of Community Development is using federal Neighborhood Stabilization Program funds.

2.

Recommendation

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

Action Taken in Year Seven

The Lemay Housing Partnership worked with the Office of Community Development, the Department of Public Works, and the Port Authority to identify and acquire properties for demolition in the target areas.

Ongoing Action

The Office of Community Development and the Lemay Housing Partnership will continue to identify housing structures that should be demolished. Specifically, the Lemay Housing Partnership is working with a builder partner to identify more properties for acquisition and demolition based on limited resources and market activity. Lemay Housing Partnership has applied for funding to facilitate additional acquisitions and demolitions in the near future. The Department of Public Works has a demolition list of structures approved for demolition in Lemay over the next year.

3.

Recommendation

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

Action Taken in Year Seven

Lemay Housing Partnership acquired and rehabilitated one for-sale housing unit during year seven. The Office of Community Development used funding to rehabilitate a vacant foreclosed home. The Neighborhood Preservation Office recommended the Lemay Home Improvement Program to eligible, prospective participants that were cited for a property maintenance violation.



Rehabilitated home

Ongoing Action

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

4.

Recommendation

Continue proactive code enforcement for property maintenance. (Goal 1D)

Action Taken in Year Seven

The residential re-occupancy permit program was designed to safeguard St. Louis County's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the Department of Public Works 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. To help notify property owners of the re-occupancy requirement, the Neighborhood Preservation Office attaches door hangers and stickers to properties posted "for rent" or "for sale." The Neighborhood Preservation Office does not tabulate re-occupancy totals for individual areas. Countywide, however, the Neighborhood Preservation Office performed over 10,500 inspections during the course of year seven, including first inspections, and follow-up inspections.

Inspectors from the Neighborhood Preservation Office routinely responded to resident complaints and surveyed the Lemay community as part of their proactive approach to maintaining the quality of housing stock in the area. This proactive approach, which includes a street-by-street sweep of all housing units each year, is designed to catch any, and all, code violations that are easily visible from the street; court cases are initiated for those that are not eventually in compliance. The Neighborhood Preservation Office issued a total of 1,295 notices of violation in the study area between March 1, 2012 and March 1, 2013. Only 29 of these cases were sent to court.

The Neighborhood Preservation Office also inspected the exteriors and common

spaces of apartment complexes in Lemay to ensure code compliance.

The Neighborhood Preservation Office has been assisting the Department of Highways & Traffic and the Missouri Department of Transportation 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 assisted thirty homeowners with code violation repairs between March 2012 and March 2013. The goal of the program is to abate code violations and health and safety issues.

Ongoing Action

St. Louis County inspectors will continue to inspect owner- and renter-occupied housing through the residential re-occupancy permit program. Also, code enforcement will continue to be a priority for the Neighborhood Preservation Office. Lemay Housing Partnership will continue to assist their clients with code violation repairs.

5.

Recommendation

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

Action Taken in Year Seven

The Lemay Housing Partnership constructed and sold four new homes between March 2012 and March 2013 on a scattered site basis with the support of funding from Office of Community Development. The Office of Community Development constructed an additional in-fill house in a stabilization area of Lemay.

Ongoing Action

Progress on the construction of in-fill housing, in targeted areas of Lemay, will continue in 2013.

6.

Recommendation

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

Action Taken in Year Seven

Neighborhood Preservation Office staff was involved in several property and area cleanups in Lemay in 2012. On April 5 the Neighborhood Preservation Office and the Problem Properties Unit conducted a cleanup that resulted in 240 hours of volunteer time, 9 tires recycled, 40 yards of brush removed, 60 yards of debris, and 2 metal sheds recycled. On October 4 the Neighborhood

Preservation Office and the Problem Properties Unit conducted a cleanup that resulted in 396 hours of volunteer time, 10 tires recycled, 60 yards of brush removed, and 80 yards of debris. In addition to these two neighborhood scale cleanups, the Problem Properties Unit conducted five other smaller cleanups in the Lemay area. The Lemay Housing Partnership helped the Neighborhood Preservation Office coordinate these activities.

Lemay Housing Partnership assisted thirty homeowners with code violation repairs between March 2012 and March 2013. The goal of the program is to abate code violations and health and safety issues. Additionally, the Lemay Housing Partnership provided volunteers and materials to execute beautification projects at the homes of income eligible households.

Ongoing Action

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

7.

Recommendation

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

Action Taken in Year Seven

During Year Seven, the Lemay Housing Partnership provided volunteers and materials to execute beautification projects at the homes of income-eligible households. Also, Lemay Housing Partnership coordinated with the Department of Public Works for several neighborhood cleanups of vacant lots and public spaces in the Lemay community.



Community garden volunteers

Ongoing Action

Continue to provide volunteer beautification assistance to homeowners.

8.

Recommendation

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

Action Taken in Year Seven

In 2012, the Lemay Housing Partnership worked with the East of Broadway Neighborhood Watch Association to address local community concerns. Lemay Housing Partnership and the Neighborhood Watch group executed a neighborhood cleanup. The group meets every month to discuss current issues and plan events. Lemay Housing Partnership also continued to work with residents through the neighborhood associations it had helped to establish in previous years, particularly in the three neighborhood stabilization areas.

Ongoing Action

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

9.

Recommendation

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

Action Taken in Year Seven

St. Louis County Government, Lemay Housing Partnership, and the Lemay Development Corporation continue to collaborate on general neighborhood and economic development initiatives. With funding from the Port Authority, Lemay Housing Partnership initiated the creation of a neighborhood redevelopment plan in partnership with the Neighborhood Watch group, Office of Community Development, and Lemay Development Corporation. The draft plan identifies specific projects for the local stakeholders to initiate with the goal of improving the living environment in the East of Broadway neighborhood. It addresses traffic patterns, infrastructure, housing and commercial development. A final plan is expected to be available in late spring of 2013.

The Lemay Development Corporation will continue to work closely with the Lemay Housing Partnership and the Lemay Chamber of Commerce to implement neighborhood improvement initiatives.

Ongoing Action

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

10.

Recommendation

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

Action Taken in Year Seven

The residential re-occupancy permit program was designed to safeguard St. Louis County's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the Department of Public Works 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. To help notify property owners of the re-occupancy requirement, the Neighborhood Preservation Office attaches door hangers and stickers to properties posted "for rent" or "for sale." The Neighborhood Preservation Office does not tabulate re-occupancy totals for individual areas. Countywide, however, the Neighborhood Preservation Office performed over 10,500 inspections during the course of the year, including first inspections, and follow-up inspections.

In addition, inspectors from the Neighborhood Preservation Office routinely responded to resident complaints and surveyed the Lemay community as part of their proactive approach to maintaining the quality of housing stock in the area. This proactive approach, which includes a street-by-street sweep of all housing units each year, is designed to catch any, and all, code violations that are easily visible from the street; court cases are initiated for those that are not eventually in compliance. The Neighborhood Preservation Office issued a total of 1,295 notices of violation in the study area between March 1, 2012 and March 1, 2013. Only 29 of these cases were sent to court.

The Neighborhood Preservation Office also inspected the exteriors and common spaces of apartment complexes in Lemay to ensure code compliance.

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

Neighborhood Preservation staff was also involved in several property and area cleanups in Lemay in 2012. On April 5 the Neighborhood Preservation Office and the Problem Properties Unit conducted a cleanup that resulted in 240 hours of volunteer time, 9 tires recycled, 40 yards of brush removed, 60 yards of debris, and 2 metal sheds recycled. On October 4 the Neighborhood Preservation Office and the Problem Properties Unit conducted a cleanup that resulted in 396 hours of volunteer time, 10 tires recycled, 60 yards of brush removed, and 80 yards of debris. In addition to these two neighborhood scale cleanups, the Problem Properties Unit conducted five other smaller cleanups in the Lemay area.

Lemay Housing Partnership assisted thirty homeowners with code violation repairs between March 2012 and March 2013. The goal of the program is to abate code violations and health and safety issues. Lemay Housing Partnership successfully secured home repair program funding from the Federal Home Loan Bank of Des Moines, the Missouri Housing Trust Fund, and the Port Authority to assist existing homeowners.

Ongoing Action

Neighborhood Preservation inspectors will continue to inspect owner- and renter-occupied housing through the residential re-occupancy permit program. Also, code enforcement will continue to be a priority for the St. Louis County Neighborhood Preservation Office. Lemay Housing Partnership will continue to assist their clients with code violation repairs.

11.

Recommendation

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

Action Taken in Year Seven

As stated in Recommendation #5 above, the Lemay Housing Partnership constructed and sold four new homes between March 2012 and March 2013 on a scattered site basis with the support of funding from Office of Community Development. The Office of Community Development constructed an additional in-fill house in a Lemay neighborhood stabilization area.

Ongoing Action

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

12.

Recommendation

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

Action Taken in Year Seven

Lemay Housing Partnership submitted an application to become a HUD certified housing counseling agency. This designation will provide additional resources to the organization and expand Lemay Housing Partnership’s market. During year seven, the Lemay Housing Partnership sold four new homes to low and moderate income buyers. Lemay Housing Partnership offered housing counseling to parents of Lemay Child and Family Center.

In an effort to increase the number of safe, decent affordable housing units in St. Louis County, and specifically the Lemay area, the Community Builders Incentive was launched in December of 2012. This program incentivizes private investment by non- and for-profit developers alike by allowing them to reserve

up to \$15,000 in down payment and closing cost assistance for low-income buyers to purchase quality rehabbed properties. Thirty percent (30%) of the funding allocated for this program is reserved for targeted areas of Lemay and Spanish Lake.

Ongoing Action

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

1.

Recommendation

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

Action Taken in Year Seven

The Economic Council is working to implement the branding and streetscape plan completed in 2011. Phase I of the Lemay Streetscape Project is currently in progress. This phase includes improvements to Lemay Ferry Road from River City Boulevard south to Hoffmeister Ave. and the intersection of S. Broadway and Ripa Ave. The Port Authority received a \$3,000,000 commitment from the State of Missouri Community Development Block Grant (CDBG) fund to implement streetscape improvements. Also, the Hancock Street Light District committed \$750,000 towards lighting improvements as part of the streetscape plan. The Economic Council is partnering with the Lemay Development Corporation and Lemay Chamber of Commerce to implement the brand portion of the plan. Staff is also pursuing state and federal funding opportunities in order to leverage existing dollars with outside funding sources.

The Department of Highways & Traffic participated on the selection committee for the Lemay Streetscape project Design Team.

Ongoing Action

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

The Department of Highways & Traffic will continue to work closely with the design consultant and contractors as the improvements encroach onto side streets that are in the St. Louis County right-of-way.

2.

Recommendation

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

Action Taken in Year Seven

The Economic Council is working to implement the branding and streetscape plan completed in 2011. The Economic Council is partnering with the Lemay Development Corporation and Lemay Chamber of Commerce to implement the brand portion of the plan. Staff anticipates completing design and beginning construction of a portion of streetscape improvements in 2013. Staff is also pursuing state and federal funding opportunities in order to leverage existing dollars with outside funding sources.

The Port Authority, working through the Economic Council, has purchased derelict properties at the corner of S. Broadway and Ripa Avenue (9854 S. Broadway and 9851 S. Broadway). The property at 9854 and 9851 S. Broadway has been demolished. Staff from the Port Authority have been working with a group of students from Notre Dame High School and Hancock Place High School to design a community plaza



Possible streetscape improvement

dedicated to education at 9854 S. Broadway. Construction on Lemay Plaza will be completed in spring of 2013.

The Department of Highways & Traffic has worked closely with the design consultant for the community plaza where improvements meet St. Louis County right-of-way.

Ongoing Action

The Economic Council will work with the Lemay Development Corporation and Lemay Chamber of Commerce to implement the Lemay Branding and Streetscape Plan. Streetscape improvements to the intersection of S. Broadway and Ripa Avenue will be completed in 2013 and 2014, including the development of Lemay Plaza.

The Department of Highways & Traffic will continue to work closely with the design consultant and contractors where the community plaza at S. Broadway and Ripa Avenue meets the St. Louis County right-of-way along Ripa Avenue.

3.

Recommendation

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

Action Taken in Year Seven

In 2012 St. Louis County constructed a new pavement surface to Military Road, Gentry Road, Reavis Barracks Road (from Lemay Ferry to Telegraph and to Chapel), Kaske Drive, Kevin Drive, Hi Crest Drive, and Halsey.

Ongoing Action

Every street maintained by St. Louis County is regularly inspected and rated on a scale of one to ten (one being the worst, ten is for streets in “like new” condition). The Department of Highways & Traffic performs the appropriate preservation techniques on the streets in greatest need. The Department of Highways & Traffic will continue to monitor the streets in the Lemay community.

4.

Recommendation

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

Action Taken in Year Seven

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

Ongoing Action

The Department of Highways & Traffic will apply for federal funding for Priority 1 sidewalk projects in the Lemay area through various applicable programs. If funding becomes available, the Department of Highways & Traffic will construct sidewalks at the earliest opportunity.

5.

Recommendation

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

Action Taken in Year Seven

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

Ongoing Action

The Department of Highways & Traffic will work with the Economic Council and the Metropolitan Sewer District to facilitate this study once the necessary funding is identified.

6.

Recommendation

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

Action Taken in Year Seven

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

Ongoing Action

The Department of Highways & Traffic coordinates infrastructure projects with maintenance programs to obtain the most efficient use of funds and avoid conflicts. The Department of Highways & Traffic also participates in weekly project coordination meetings with the Missouri Department of Transportation.

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

1.

Recommendation

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

Action Taken in Year Seven

The Jefferson Barracks Master Plan was prepared for the Economic Council in 2009. It identified existing conditions within the geo-political confines of the former 1,702-acre military base and the entities that currently comprise the Jefferson Barracks-Lemay area. The plan references resources that are available and points to tangible development opportunities for the stakeholders of this area. The primary opportunities are divided into sections referred to as building, visitor experience, and circulation. Since 2011, the primary efforts are evidenced by the continual progress on the rehabilitation of the Missouri Civil War Museum, the AT&T Telephone Museum and the completion of the 2nd Rangers 1905 Generator building. These projects were made possible by grants from the Port Authority's Community Reinvestment Fund. Through this fund the Port Authority has granted \$1,472,690 to eight organizations for projects in Jefferson Barracks:

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

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



Laborers House, Jefferson Barracks Park

Currently, the Parks Department and the Friends of Jefferson Barracks are getting bids to renovate the North gate buildings, walls, and walkways through a grant from the Economic Council. The anticipated completion date for the phase 1 work is summer of 2013.

The Parks Department has leases on several historic buildings in the south end of Jefferson Barracks Park. Leases are with the following organizations: the Civil War Museum, the AT&T Pioneers, the Prisoner of War MIA, the J.B. Football Club, and the Second Rangers. The Civil War Museum, the AT&T Pioneers, and the Prisoner of War MIA buildings are in various stages of renovation and will eventually open as museums.

The Friends of Jefferson Barracks assisted with financing the replacement of the roof on the Powder Magazine restroom. They also purchased new interior lights for the Powder Magazine Museum and restroom.

Ongoing Action

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

2.

Recommendation

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

Action Taken in Year Seven

Since 2011, the staffs of the Economic Council and the Parks Department have continued working to determine site feasibility and a future course of action regarding the Lemay Community and Aquatic Center. The Port Authority, through the Economic Council, hired Cannon Design to complete a site

feasibility study and investigate two options for building phases. Next, Cannon contracted with Ballard-King to perform an operations analysis on both building phases.

Due to the previously unknown condition of sinkholes at the original site on Broadway, the community center has been moved to an area on Grant Road in the interior of Jefferson Barracks Park. The site, near Grant's Shelter, will allow for the use of the current design to be minimally modified while providing the same great experience for residents.

Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, tot zone, climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early summer of 2013 and be completed by the summer of 2014.

Ongoing Action

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

3.

Recommendation

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

Action Taken in Year Seven

The citizens of St. Louis County have stated that their greatest recreational desire is for more trails. In response, the Parks Department continues to improve the County Park trail system. The Parks Department has expanded on the popularity of Lemay Park by providing fitness trails within the park. The new Mississippi River trail now connects Jefferson Barracks Park to the River City Casino. St. Louis County Department of Parks and Great Rivers Greenway have brought the trail from River City Casino, over the railroad tracks and into the northern area of the park into the historic Ordnance section where the oldest extant buildings of the barracks are located. A new trailhead and parking area were established in Jefferson Barracks Park. The trail was dedicated on September 8, 2012.

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



[Mississippi River Greenway](#)

Great Rivers Greenway to bring Grant's Trail into Lemay to connect with Lemay Park and the River Des Peres Trail.

Ongoing Action

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

The following implementation activities took place during the seventh year of the Lemay Comprehensive Plan, from March 2012 to March 2013.

Land Use and Economic Development

- *Enhancements to North Lemay Ferry Road.* The Port Authority, through the Economic Council, is working to enhance the north Lemay Ferry Road gateway into Lemay. The Port Authority acquired and demolished the former Lemay Bank building (152 Lemay Ferry Road) in 2010 and purchased the adjoining ATM parking lot in 2011. This land will be incorporated into Lemay Park for athletic fields or other recreational uses. The Port Authority has recently hired a team to study Lemay Park and create a plan for future use integrating this asset into the community gateway envisioned for Lemay.

The Port Authority has also made grants to other organizations working in Lemay through the Port Authority's Community Reinvestment Fund. First, the Port Authority granted \$326,408 to the Lemay Baseball Association for facility improvements to Heine Meine Field. Heine Meine Field was recently purchased by Hancock Place School District. Hancock Place School District has committed to completing the improvements planned by Lemay Baseball Association and will host a rededication of the field on March 15, 2013.

Second, in 2011, the Port Authority granted \$500,000 to the Mid-East Area Agency on Aging for the purchase of an existing building at 225 Lemay Ferry Road for the South County Senior Center. This new facility is operational and allowing the Mid-East Area Agency on Aging to better serve South County residents, while bringing new investment, activity and people to this prominent location on Lemay Ferry Road. In 2012, the Port Authority provided an additional grant in the amount of \$37,756 for façade and accessibility improvements to the facility.

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

The Lemay Façade Improvement Program launched in April, 2012. The program offers a dollar-for-dollar matching grant (up to \$10,000) to commercial property or business owners who would like to invest in the exterior of their properties. This program is targeted along the commercial corridors of Lemay and has expended more than 75% of the \$100,000 initial allocation approved by the Port Authority.

- *Transition Existing Land Uses For Flood Plain Development.* The Port Authority's purchase and demolition of the former Lemay Bank building (152 Lemay Ferry Road) is a part of transitioning an existing land use into a more appropriate use for land in a flood plain. The land adjacent to the building (known as the ATM lots) has also been purchased by the Port Authority in 2011. The Port Authority intends to incorporate these parcels into Lemay Park for the development of athletic fields. The Port Authority has recently hired a team to study Lemay Park and create a plan for future use integrating this asset into the community gateway envisioned for Lemay.
- *Expand/Enhance Heine Meine Field.* The Port Authority granted \$326,408 to the Lemay Baseball Association for facility improvements to Heine Meine Field. Hancock Place School District purchased Heine Meine Field in 2012 and carried through the design plans created under the Lemay Baseball Association. The fields will be rededicated in March of 2013.
- *New Neighborhood Retail.* The Economic Council is working with the Lemay Development Corporation to implement strategies in the 2011 Market Study. The Economic Council and the Lemay Development Corporation will be pursuing opportunities to further this goal in 2013. To this end, the Port Authority granted Lemay Development Corporation funds for pre-development costs related to redevelopment activities along the Lemay commercial corridor.

The Lemay Development Corporation is acquiring property for the redevelopment of this site as a mixed-used project of senior housing and neighborhood oriented commercial space being, as discussed in recommendation 5. This project will include 10,000 square feet of commercial space. Additionally, Lemay Development Corporation is also exploring the possibility of another development along the corridor which would involve roughly 10,000 additional square feet of commercial space.

- *Lemay Branding and Streetscape Project.* The Economic Council is working to implement the branding and streetscape plan completed in 2011. The Port Authority provided funding to the Lemay Housing Partnership to complete the East of Broadway Neighborhood Plan, which focused mainly on the residential section east of Broadway but also made recommendations for improvements along S. Broadway to enhance the neighborhood character. The Port Authority and the Economic Council will continue to support the Lemay Housing Partnership in implementation of their neighborhood plan. The Lemay Streetscape design is currently being conducted and staff anticipates moving forward with construction of a plaza at S. Broadway and Ripa Avenue and part of the streetscape improvements in 2013.

The Economic Council is partnering with the Lemay Development Corporation and the Lemay Chamber of Commerce to implement the

brand portion of the plan. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.

- *Neighborhood Stabilization.* Over the last year the Office of Community Development have committed funding for the rehabilitation of one vacant foreclosed home, the demolition of one blighted structure, and the new construction of five units of infill housing in Lemay neighborhood stabilization areas. Progress with demolition and in-fill housing is expected to continue in 2013.

Lemay Housing Partnership provided home repair assistance to income eligible households in Lemay and specifically to homeowners in the area east of Broadway. During the period, the Lemay Housing Partnership acquired multiple vacant lots and vacant buildings in the area east of Broadway and south of Arlee. Also, the Lemay Housing Partnership built and sold one new home east of Broadway and south of Arlee.

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

Due to the previously unknown condition of sinkholes at the original site on Broadway, the community center has been moved to an area on Grant Road in the interior of Jefferson Barracks Park. The site, near Grant's Shelter, will allow for the use of the current design to be minimally modified while providing same great experience for residents.

Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, tot zone, climbing wall, and beach area. Indoor amenities include workout facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early summer of 2013 and be completed by the summer of 2014.

Housing and Neighborhoods

- *Neighborhood Stabilization.* Lemay Housing Partnership provided home repair assistance to income eligible households in Lemay and specifically to homeowners in the areas noted above. During Year Seven, Lemay Housing Partnership acquired multiple vacant lots and vacant buildings in the area with funding support from the Port Authority. Also, Lemay Housing Partnership built and sold three new homes and rehabilitated one existing property east of Broadway with funding support from the Office of Community Development.

In the neighborhood stabilization areas the Office of Community Development used funding to rehab a vacant foreclosed home, demolish one blighted structure, and construct five units of infill housing.

- *Demolition.* Lemay Housing Partnership worked with the Office of Community Development, the Department of Public Works, and the Port Authority to identify and acquire properties for demolition in target areas.
- *Housing Rehabilitation.* Lemay Housing Partnership acquired and rehabilitated one for-sale housing unit in over the last year. The Office of Community Development used funding to rehab a vacant foreclosed home. The Department of Public Works, Neighborhood Preservation Office, recommends the Lemay Home Improvement Program to eligible, prospective participants that have been cited for a violation.
- *Residential Re-Occupancy Permit Program.* The residential re-occupancy permit program was designed to safeguard the county's housing stock by addressing interior safety and maintenance issues. A re-occupancy inspection and permit is required from the Department of Public Works whenever there is a change of occupancy. 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. To help notify property owners of the re-occupancy requirement, the Neighborhood Preservation Office attaches door hangers and stickers to properties posted "for rent" or "for sale." The Neighborhood Preservation Office does not tabulate re-occupancy totals for individual areas. Countywide, however, the Neighborhood Preservation Office performed over 10,500 inspections during the course of the year, including first inspections, and follow-up inspections.
- *Code Enforcement.* Inspectors from the Neighborhood Preservation Office routinely responded to resident complaints and surveyed the Lemay community as part of their proactive approach to maintaining the quality of housing stock in the area. This proactive approach, which includes a street-by-street sweep of all housing units each year, is designed to catch any, and all, code violations that are easily visible from the street; court cases are initiated for those that are not eventually in compliance. The Neighborhood Preservation Office issued a total of 1,295 notices of violation in the study area between March 1, 2012 and March 1, 2013. Only 29 of these cases were sent to court.
The Neighborhood Preservation Office also inspected the exteriors and common spaces of apartment complexes in Lemay, to ensure code compliance.
- *Neighborhood Cleanup Efforts.* Neighborhood Preservation staff was also involved in several property and area cleanups in Lemay in 2012. On April 5 the Neighborhood Preservation Office and the Problem Properties

Unit conducted a cleanup that resulted in 240 hours of volunteer time, 9 tires recycled, 40 yards of brush removed, 60 yards of debris, and 2 metal sheds recycled. On October 4 the Neighborhood Preservation Office and the Problem Properties Unit conducted a cleanup that resulted in 396 hours of volunteer time, 10 tires recycled, 60 yards of brush removed, and 80 yards of debris. In addition to these two neighborhood scale cleanups, the Problem Properties Unit conducted five other smaller cleanups in the Lemay area.

- *Build Infill Housing.* The Lemay Housing Partnership constructed and sold four new homes between March 2012 and March 2013 on a scattered site basis with the support of funding from the Office of Community Development. The Office of Community Development constructed an additional in-fill house in a Lemay neighborhood stabilization area.
- *Beautification.* During Year Seven, the Lemay Housing Partnership provided volunteers and materials to execute beautification projects at the homes of income eligible households. Also, Lemay Housing Partnership coordinated with the Department of Public Works for several neighborhood cleanups of vacant lots and public spaces in Lemay.
- *Neighborhood Associations.* In 2012, Lemay Housing Partnership worked with the East of Broadway Neighborhood Watch Association to address local community concerns. Lemay Housing Partnership and the Neighborhood Watch group executed a neighborhood cleanup. The group meets every month to discuss current issues and plan events. Lemay Housing Partnership also continued to work with residents through the neighborhood associations it had helped to establish in previous years, particularly in the three neighborhood stabilization areas.
- *Partnerships.* St. Louis County Government, the Lemay Housing Partnership, and the Lemay Development Corporation continue to collaborate on general neighborhood and economic development initiatives. With funding from the Port Authority, Lemay Housing Partnership initiated the creation of a neighborhood redevelopment plan in partnership with the Neighborhood Watch group, the Office of Community Development, and Lemay Development Corp. The draft plan identifies specific projects for the local stakeholders to initiate with the goal of improving the living environment in the East of Broadway neighborhood. It addresses traffic patterns, infrastructure, housing and commercial development. A final plan is expected to be available in late spring of 2013.
- *Programs For Low- and Moderate-Income Homebuyers.* The Lemay Housing Partnership submitted an application to become a HUD certified housing counseling agency. This designation will provide additional resources to the organization and expand Lemay Housing Partnership's market. During Year Seven, Lemay Housing Partnership sold 4 new homes to low

and moderate income buyers. Lemay Housing Partnership offered housing counseling to parents of Lemay Child and Family Center.

In an effort to increase the number of safe, decent affordable housing units in St. Louis County, specifically the Lemay area, the Community Builders Incentive was launched in December of 2012. This program incentivizes private investment by nonprofit and for-profit developers alike by allowing them to reserve up to \$15,000 in down payment and closing cost assistance for low-income buyers to purchase quality rehabbed properties. Thirty percent (30%) of the funding allocated for this program is reserved for targeted areas of Lemay and Spanish Lake.

Transportation and Infrastructure

- *Streetscape Improvements.* The Economic Council is working to implement the branding and streetscape plan completed in 2011. Phase I of the Lemay Streetscape Project is currently in progress. This phase includes improvements to Lemay Ferry Road from River City Boulevard south to Hoffmeister Ave. and the intersection of S. Broadway and Ripa Ave. The Port Authority received a \$3,000,000 commitment from the State of Missouri Community Development Block Grant (CDBG) fund to implement streetscape improvements. Also, the Hancock Street Light District committed \$750,000 towards lighting improvements as part of the streetscape plan. The Economic Council is partnering with the Lemay Development Corporation and Lemay Chamber of Commerce to implement the brand portion of the plan. Staff is also pursuing State and Federal funding opportunities in order to leverage existing dollars with outside funding sources.

Staff from the Port Authority has been working with a group of students from Notre Dame High School and Hancock Place High School to design a community plaza dedicated to education at 9854 S. Broadway. The Department of Highways & Traffic has also assisted in design of the plaza. Construction on Lemay Plaza will be completed in spring of 2013.

- *Road Conditions.* In 2012 St. Louis County constructed a new pavement surface to Military Road, Gentry Road, Reavis Barracks Road (from Lemay Ferry to Telegraph and to Chapel), Kaske Drive, Kevin Drive, Hi Crest Drive, and Halsey.
- *Sidewalks.* The Department of Highways & Traffic will continue to apply for federal funding for sidewalk projects in Lemay through various programs. If funding becomes available, the sidewalk will be constructed the following year.
- *Drainage Study.* A detailed scope for a Lemay Master Drainage Plan study was previously drafted for the Economic Council.
- *Coordinated Construction Schedules.* Whenever possible, the Department of Highways & Traffic has coordinated construction schedules between

roadways and other infrastructure improvements to obtain the most efficient use of funds and to avoid conflicts. The Department of Highways & Traffic also participates in weekly project coordination meetings with the Missouri Department of Transportation.

Parks and Community Facilities

- *Historic Projects at Jefferson Barracks Park.* The Port Authority has granted \$1,472,690 to eight organizations for projects in Jefferson Barracks through the Community Reinvestment Fund. In addition to these projects, the Jefferson Barracks segment of the Mississippi River Trail is completed. Great Rivers Greenway brought the trail from the River City Casino, over the railroad tracks and into the northern area of the park into the historic Ordnance section where the oldest extant buildings of the barracks are located. Great Rivers Greenway and the Parks Department have also collaborated on producing a trail map that will point out relevant Jefferson Barracks historic landmarks by way of informational panels that describe the significance of each location. Together, these projects address all three primary development opportunities as defined by the Jefferson Barracks Master Plan.

The Parks Department and the Friends of Jefferson Barracks are getting bids to renovate the North gate buildings, walls, and walkways through a grant from the Economic Council. The anticipated completion date for the phase 1 work is summer 2013.

The Parks Department has leases on several historic buildings in the south end of Jefferson Barracks Park. The leases are with the following groups: the Civil War Museum Group, the AT&T Pioneers, the Prisoner of War MIA Group, the J.B. Football Club and the Second Rangers. The first three groups' buildings are in various stages of renovation; all will eventually open as museums.

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

Due to the previously unknown condition of sinkholes at the original site on Broadway, the community center has been moved to an area on Grant Road in the interior of Jefferson Barracks Park. The site, near Grant's Shelter, will allow for the use of the current design to be minimally modified while providing same great experience for residents.

Preliminary plans call for a zero-entry leisure pool, lap pool, lazy river, tot zone, climbing wall, and beach area. Indoor amenities include workout

facilities, jogging track, gymnasium, and community meeting space. Construction is scheduled to begin in early summer 2013 and be completed by summer of 2014.

- *Regional Trail System.* The Parks Department continues to improve the County Park trail system. The Parks Department has expanded on the popularity of Lemay Park by providing fitness trails within the park. Great Rivers Greenway is working to bring the River Des Peres Greenway from its current terminus at River Des Peres and I-55 through Lemay Park to connect to the existing trail at the confluence of the River Des Peres and the Mississippi River. The Economic Council is working to bring Grant's Trail into Lemay to connect with Lemay Park and the River Des Peres Trail.

The new Mississippi River trail now connects Jefferson Barracks Park to the River City Casino. A new trailhead and parking area were established in Jefferson Barracks Park. The trail was dedicated on September 8, 2012.