

Plan Purpose

A comprehensive plan is an official public document adopted by local government as a policy guide in making decisions about the physical development of a community. It is comprehensive in that it includes all geographical parts of a defined area and all elements that bear on physical development. Typically, a comprehensive plan is a long-range plan that is periodically updated as conditions change.

The purpose of the Lemay Comprehensive Plan is to provide a rational and comprehensive guide for development that fosters community stabilization, revitalization, and economic growth.

Objectives of the Lemay Comprehensive Plan

- To analyze existing conditions and trends.
- To identify community goals utilizing citizen input gathered from recent studies and plans.
- To review and include, where appropriate, selected recommendations and segments of recent studies and plans that are consistent with community goals.
- To develop short- and long-range recommendations and implementation strategies to address the community's needs and goals.
- To prepare a five-year action plan that specifies priorities, location of recommended improvements, estimated costs, time frames and funding sources.

Plan Development

Past Plans and Studies

Numerous plans and studies have been conducted for Lemay and the surrounding area. They range in scope from the 1974 Comprehensive Plan to more recent transportation-focused studies, strategic plans identifying community goals and actions, and commercial corridor and site-specific economic and recreational-oriented studies. The new Lemay Comprehensive Plan has utilized and synthesized the information

gathered in the previously written documents, including input from Lemay citizens and community groups regarding their desired goals for their community.

Existing Conditions Report

The Existing Conditions Report, which represents the first phase in the development of the Lemay Comprehensive Plan, was completed in June 2004. This report provides an overview of the existing conditions in the Lemay study area. Several aspects of the community are examined to provide an accurate assessment of the community, including demographics, environmental conditions, land use, housing and neighborhoods, parks and community facilities, and transportation and infrastructure. Much of the information contained in the report has been utilized in the preparation of the Lemay Comprehensive Plan.

Lemay Market Assessment

Economics Research Associates (ERA) and Woolpert, Inc. were engaged by the St. Louis County Economic Council to complete a market assessment for the Lemay area, with emphasis on the primary commercial corridors of Lemay Ferry Road and Broadway. The Lemay Market Assessment includes retail, office, industrial and housing market implications, as well as revitalization project concepts. The market assessment was completed in May 2005. Again, much of the information contained in the market assessment has been utilized in the preparation of the Lemay Comprehensive Plan.

Public Input Open Houses

In order to solicit input and feedback from the community regarding the development of the plan, citizens and organizations of Lemay were invited to take part in two open houses. The initial Lemay Comprehensive Plan Open House was held in March 2004. Various representatives from St. Louis County Government displayed information collected about Lemay's demographics, housing, business corridors, streets, sidewalks, and parks. The purposes of this Open House were to introduce Lemay residents and stakeholders to the Lemay Comprehensive Plan process and to ask for feedback from the community about the current conditions in Lemay.

The second Lemay Comprehensive Plan Open House, which was held in June 2005, focused on the initial recommendations for the Lemay

Comprehensive Plan. In addition to the County Executive, representatives from the St. Louis County Department of Planning, Highways and Traffic, and Economic Council attended this Open House. The purposes of this Open House were to update the community on the planning process, to present findings and recommendations, and to ask for feedback from the community regarding their desired goals for their community.

Lemay Comprehensive Plan

By building off of the past plans and studies, including the Existing Conditions Report and Lemay Market Assessment, and by utilizing the community's input, the new Lemay Comprehensive Plan provides a long-range guide for revitalization and economic growth in the community. The Lemay Comprehensive Plan addresses residential, commercial and industrial revitalization and redevelopment, transportation and infrastructure improvements, and parks and community facility needs in the Lemay community.

Plan Content

The Lemay Comprehensive Plan contains seven sections:

Section 1—Introduction

The first section covers the purpose and use of the Lemay Comprehensive Plan. It also defines the study area boundaries for the plan.

Section 2—Community Profile

The second section includes a historical description of Lemay and its development. This section of the plan also provides a demographic profile of the Lemay community.

Section 3—Land Use and Economic Development

The third section identifies the existing land use pattern, environmental conditions and development constraints in Lemay. This section also establishes goals and recommendations for the best future use of land within the study area. As such, areas of Lemay in need of residential, commercial and industrial revitalization and redevelopment as well as new land uses are identified.

Section 4—Housing and Neighborhoods

This section contains data on housing characteristics for the entire study area as well as a housing condition survey of homes in the core area of Lemay. Housing and neighborhood issues of concern are identified in this section. Goals and recommendations for identified housing issues are also established.

Section 5—Transportation and Infrastructure

This section identifies issues concerning transportation and infrastructure in Lemay. It also establishes goals and recommendations for transportation improvements and infrastructure upgrades.

Section 6—Parks and Community Facilities

This section contains information on parks and community facilities located in and/or utilized by the Lemay community. Goals and recommendations for meeting the community's needs in these areas are established in this section.

Section 7—Implementation

Based on the input identified in the previous plans written for Lemay and on input received for this plan, goals and priorities have been established for the Lemay area. This final section includes a short-term strategy specifying the goals and priorities that are expected to be initiated within the first five years of the plan. A long-range strategy, which addresses the goals that require additional resources and time to complete, is also included in this section. Finally, a method for monitoring the implementation of the action plan is also included in this section to ensure that the plan is moving forward.

Study Area Boundaries

The Lemay study area is an unincorporated community in south St. Louis County, adjacent to the City of St. Louis. The boundaries of the study area, which are shown in Map 1-1, are defined based on the following characteristics:

Age

The study area is the oldest part of Lemay, which is in need of residential, commercial and infrastructure reinvestment.

Identity

The boundaries are limited to this area due to its long history and high level of community identity among its citizens.

Consistency

Comparable boundaries have been utilized in past plans. For the sake of future trend analysis, the boundaries in this plan are similar to past plans.

Focus on Areas for Revitalization/Redevelopment

The defined boundaries encompass several suitable areas for revitalization and/or redevelopment.

Census Geography

Census tract and block boundaries are used to facilitate accurate and consistent data collection and analysis.

Map 1-1: Study Area Boundaries

