



**JOINT CITY COUNCIL WORK SESSION MEETING
WITH STORMWATER COMMITTEE**

AGENDA

CITY OF CREVE COEUR

CITY COUNCIL

300 NORTH NEW BALLAS RD

JULY 10, 2023

6:00 PM

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Approval of May 22, 2023 City Council Joint Work Session Minutes

2. Watershed Management Plan Update

Summary: Presentation by Intuition & Logic about the City's Watershed Management Plan. The presentation will include a review of work done in Phase 1 including streambank assessments, community outreach efforts, gathering of residents' stormwater concerns, and the development of the Criteria for Public Projects and Prioritization Ranking System. The presentation will also include an overview of what will be accomplished in Phase 2.

3. Stormwater Grant Program Proposal

Summary: Discussion with Stormwater Committee Members about a possible City-funded stormwater management grant program. The goal of the potential program is to help homeowners and home owner associations pay for solutions to stormwater problems that would either not meet the criteria for becoming a publicly-funded project or have a low Prioritization Ranking System score, making the project an unlikely candidate for Capital Improvement Program funding.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____



**JOINT CITY COUNCIL WORK SESSION MEETING
WITH STORMWATER COMMITTEE**

AGENDA

CITY OF CREVE COEUR

CITY COUNCIL

300 NORTH NEW BALLAS RD

JULY 10, 2023

6:00 PM

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**JOINT CITY COUNCIL WORK SESSION MEETING
WITH PLANNING AND ZONING COMMISSION**

MINUTES

CITY OF CREVE COEUR

CITY COUNCIL

300 NORTH NEW BALLAS RD

MAY 22, 2023

6:00 PM

CALL TO ORDER

A joint work session meeting of the City Council and Planning and Zoning Commission of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, May 22, 2023 at 6:00 PM.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer via Zoom
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney

Council Member, Ward 3 David Hoffman was absent

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Public Works Jim Heines, Director of Recreation Jason Valvero, Assistant City Administrator Sharon Stott, Chief of Police Jeffrey Hartman, City Planner Bethany Moore, and City Clerk Kellie Henke.

Planning and Zoning Commission Members Present: Thomas Buelter, Larry Potashnick, Rhonda O'Brien, Marjorie Richter.

Others Present: Michael Bailey and Kristie Bailey of Fireside Financial, Matt Pfund of Jack Matthews Development, Tobias Heddinghaus of Gray Design Group, Robert Klahr and Jaimie Mansfield of Armstrong Teasdale, Chris Stritzel and Todd Ehlen of Crawford, Murphy & Tilly, Inc. (CMT), Douglas Rasmussen of Steadfast city, and consultant Barry Glantz.

DISCUSSION ITEMS

1. Approval of May 8, 2023 City Council Work Session Minutes



**JOINT CITY COUNCIL WORK SESSION MEETING
WITH PLANNING AND ZONING COMMISSION**

MINUTES

CITY OF CREVE COEUR

CITY COUNCIL

300 NORTH NEW BALLAS RD

MAY 22, 2023

6:00 PM

RESULT: APPROVED (UNANIMOUS)

MOVER: Council Member Ward 4 Tierney

SECONDER: Council Member Ward 1 Silverman

AYES: Manlin, Greer, Tierney, Martinich, Carney, Neudorf, Silverman

ABSENT: Hoffman

The vote on the motion being 7 ayes and 0 nays, motion carried.

2. Bayer West Campus Development Preview

Matt Pfund, of Jack Matthews Development, presented a development introduction for Olia Village, the vision for the development of the Bayer West property. Discussion included existing site challenges, opportunities & goals, main street, subdivision layout, and public amenities (See Exhibit A).

Mr. Pfund provided an overview of existing site challenges, including existing water mains for the City of St. Louis, Pavilion Drive alignment, connection to the Lindbergh Cloverleaf, utility infrastructure, bordering neighborhoods and existing campus buildings. Mr. Pfund stated repurposing of the existing buildings would include both office space and multi-family residential.

Robert Klahr, of Armstrong Teasdale, stated possible incentives, such as property tax abatement and a special tax assessment, would be discussed with the Council at an upcoming Work Session.

Mr. Pfund provided an overview of opportunities and goals including the development of a main street destination, minimizing any large pavement and surface parking areas, increasing pedestrian trails and walkability, and protecting natural buffers. Mr. Pfund stated development would include office space and greenhouse research in order to create a partnership with 39 North.

Mr. Pfund provided an overview of the development of a main street, an urban mixed use, which would include dining and shopping, the ability to close main street for public events, and garage parking. Mr. Pfund estimated 30-40% of retail space would be restaurants.



**JOINT CITY COUNCIL WORK SESSION MEETING
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6:00 PM

Chris Stritzel, of Crawford, Murphy & Tilly, Inc. (CMT) stated the development would consist of four subdistricts; main street, mixed use, office, and residential. Mr. Stritzel stated each subdistrict would have its own defined uses and regulations that complement the City's existing Ordinances. Mr. Stritzel discussed the construction of public infrastructure for the City that would be turned over to the City in perpetuity for maintenance. Mr. Stritzel stated right-of-way would be dedicated along the infrastructure and any sidewalks beyond that would be set in an easement that would be dedicated to the City; approximately two to three miles of roadway. Mr. Stritzel stated a traffic study has been sent to the Missouri Department of Transportation (MoDOT) and includes improvements to the three site entrances. Mr. Stritzel confirmed no changes will be made to the Lindbergh cloverleaf.

Tobias Heddinghaus, of Gray Design Group, discussed the proposed public amenities, including fully developed pedestrian sidewalks, walking trails, and a public park that would provide access to the main street. Mr. Heddinghaus provided a brief overview of the architectural goals and facade color pallet.

Council Member Martinich asked how the name Olia Village was developed. To which Mr. Heddinghaus stated the name pays tribute to Olive Boulevard.

Council Member Martinich asked how many housing units are proposed. Mr. Pfund stated approximately 650 apartments and 100 townhomes are planned pending a market study to measure housing demand. Ms. Bailey estimated that rents for apartments would be in the range of \$1,500-\$3,000 per month.

Council Member Manlin asked if any of the parcels would be sold to developers who specialize in different product types. Mr. Pfund stated there are seventeen different lots within the site and there will be a developer who will handle townhomes and building developments as well as a developer who specializes in hotel development. Ms. Bailey stated the developers will need to adhere to approved architecture and City Ordinances.

Council Member Manlin stated it is important for the developer to speak with the Ladue School District regarding the potential impact on enrollment of additional residents.



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Council Member Tierney confirmed the wet detention system would be privately maintained but would be available for public access. Mr. Stritzel stated there are two existing streams, not actively running, that will be maintained as is and no additional runoff will leave the developed properties.

Council Member Manlin asked how much space is between the parking lot and the residential area in subsection c- office. Mr. Stritzel stated that the City Ordinance requires a 35-foot buffer yard, and the developer will add an additional buffer to each building. Mr. Stritzel stated the buffer yard is about 60 feet and the buildings sit 130 feet from the property line.

Planning and Zoning Commission Member Thomas Buelter confirmed all utilities will be underground.

Council Member Martinich asked if there had been any consideration regarding the connection to the north side of Olive Boulevard. Mr. Pfund stated this will be a challenge that needs additional review and input from other parties, including 39 North and the Great Rivers Greenway.

Council Member Martinich if there have been any environmentally sustainable actions identified in addition to maintaining green space. Mr. Pfund stated the use of solar panels would be considered in future discussions.

Council Member Martinich asked what the timeframe is for completion of the development. Mr. Pfund stated five years is the projected goal with construction beginning this fall; first openings are projected for the summer of 2025.

Council Member Silverman stated some residents are concerned about additional light that could be generated from the additional office buildings and greenhouses and should be considered during development.

ADJOURNMENT



**JOINT CITY COUNCIL WORK SESSION MEETING
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MINUTES

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CITY COUNCIL

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MAY 22, 2023

6:00 PM

RESULT: APPROVED (UNANIMOUS)

MOVER: Council Member Ward 3 Neudorf

SECONDER: Council Member Ward 2 Carney

AYES: Manlin, Greer, Hoffman, Tierney, Martinich, Carney, Neudorf, Silverman

ABSENT: Hoffman

The vote on the motion being 7 ayes and 0 nays, motion carried.

The meeting adjourned at 6:46 PM

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

Exhibit A



OLIVIA VILLAGE

THE HEART OF CREVE COEUR

DEVELOPMENT INTRODUCTION 05.22.2023



Michael Bailey



Kristie Bailey

Fireside Financial is a dynamic private equity real estate firm that invests in high quality, sustainable, value-add and development properties, focusing on multifamily, office space and mixed-use assets. The Fireside Financial management team has over 60+ years of combined experience buying and selling real estate and meeting the needs of our investment partners.

Learn more at:
firesidefinancial.com



Matthew Pfund

Jack Matthews Development is a real estate development firm with decades of experience in ground up and adaptive reuse projects. Matt is regularly asked by community leaders in the region to comment on and assist with their revitalization efforts. The company is known for creating value through win-win concepts and the ability to find consensus in challenging developments.

Learn more at:
jackmatthewsdevelopment.com



Rick Spector

L3 Corporation is a leading retail commercial brokerage firm specializing in tenant representation, landlord representation and property acquisition and disposition. Since its inception in 1998, L3's dealmakers have completed transactions totaling over 37,000,000+ square feet spanning over 100 cities throughout the United States and Canada.

Learn more at:
l3corp.net



Tobias Heddinghaus

Gray Design Group is one of the leading multi-disciplined architectural, interior, planning, branding and graphic design firms in the Midwest. With over 40 years of experience and thousands of successful projects, Gray continues to deliver exceptional, vibrant designs throughout the United States and abroad.

Learn more at:
graydesigngroup.com



Robert Klahr



Jaimie Mansfield

Armstrong Teasdale has a rich history with more than 120 years of experience counseling clients through their most complex legal challenges. We strive to operate as a team with boldness, creativity, transparency and passion for providing our clients with the highest level of service, efficiency and value. Over the past century, the firm has grown tremendously and now boasts more than 700 lawyers and staff members in 16 offices internationally.

Learn more at:
armstrongteasdale.com



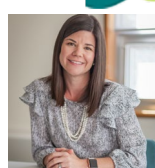
Chris Stritzel



Todd Ehlen

Crawford, Murphy & Tilly, Inc. (CMT) founded in 1946, is a nationally ranked professional company providing planning, engineering and construction services to both the public and private sectors. CMT and our 400+ employees provide leadership in civil infrastructure by leveraging shared knowledge, staff longevity, and unique insights. For over 76 years, our employee-owned corporation has sustained a trademark level of service and commitment to clients that translate into long-term relationships and enhanced value to our clients' projects.

Learn more at:
cmtengr.com



Bonnie Roy



Wes Haid

SWT Design, Inc. is an integrated site design firm. We plan and design outdoor environments that bring people together. Since 1995, we've turned the possibilities of urban and natural spaces into living realities, adding meaning and purpose to micro details and macro views. We mediate and connect all points of view, distilling a singular creative vision that's best for the landscape and the people who experience it. We design environments that balance the needs of cities, the evolution of nature and a perspective for all generations. In 2012, our headquarters became the first design firm in the world to have its own campus certified under the Sustainable SITES rating system.

Learn more at:
swtdesign.com



Douglas Rasmussen

Steadfast city is built upon a driving philosophy—develop better. Our purpose is rooted in elevating businesses that create jobs, real estate developers who rebuild neighborhoods, cities that need revitalization, organizations that effectuate positive change, and people who benefit from all of these working together. We are economic development, community development and non-profit consultants. We support businesses and real estate developers as they secure economic incentives. We also help communities and community development organizations take advantage of opportunities related to developing/redeveloping real estate, market feasibility and community planning.

Learn more at:
steadfastcity.com



Barry Glantz

Barry Glantz, the former owner and operator of the award-winning residential architectural design firm Glantz & Associates Architects. Mr. Glantz served on the Creve Coeur City Council from 1992 to 2000, serving as council president from 1996 to 1997 and was appointed to the Creve Coeur Planning and Zoning Commission from 2001 to 2011. In April 2012, Mr. Glantz was elected mayor of the City of Creve Coeur until term limits led to his retirement in 2021. Mr. Glantz currently serves on the Advisory Board at Enterprise Bank and is vice chair of the St. Louis County Building Commission.

- CITY OF ST LOUIS WATER CONDUITS
- PAVILLION DRIVE ALIGNMENT
- LINDBERGH CLOVERLEAF
- REUSE EXISTING CAMPUS BUILDINGS
- UTILITY INFRASTRUCTURE
- BORDERING NEIGHBORHOODS
- TOPOGRAPHY



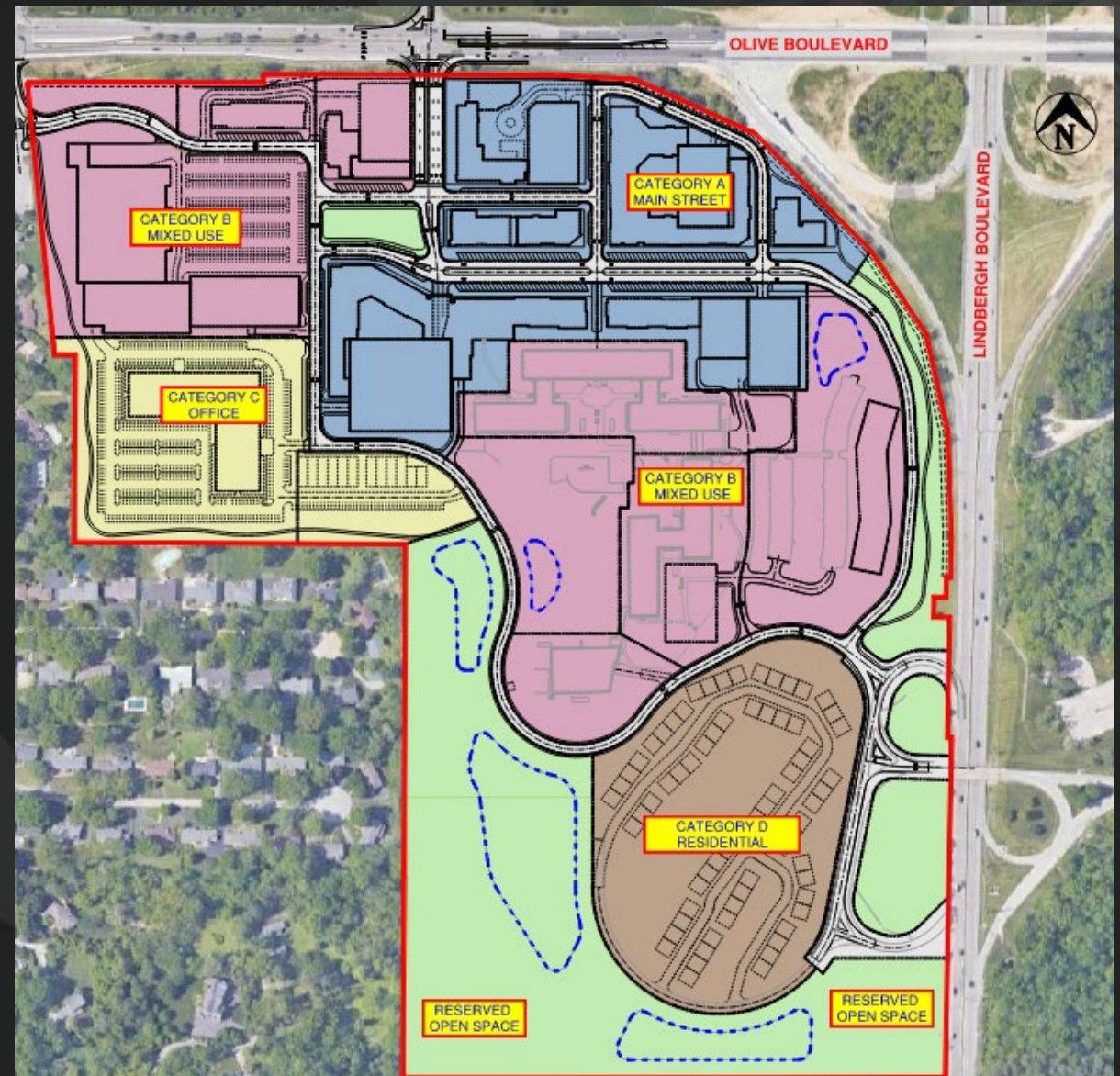
- MAIN STREET DESTINATION
- VARYING DENSITIES
- MINIMIZE LARGE PAVEMENT AREAS
- PEDESTRIAN TRAILS/WALKABILITY
- PROTECT NATURAL BUFFERS
- UPSCALE LIVE-WORK-PLAY
- CONTRIBUTE TO 39N



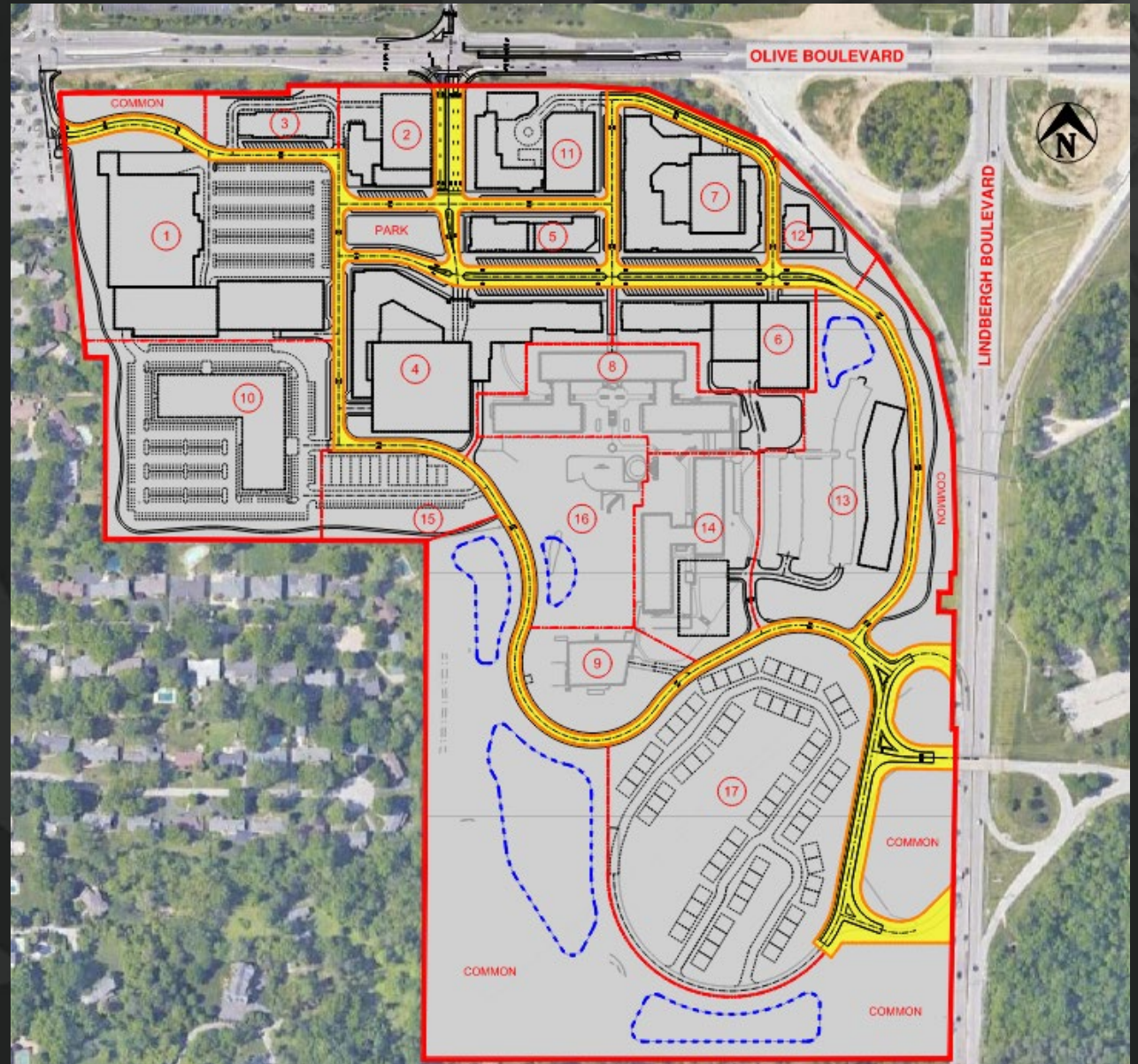
- URBAN MIXED USE
- ACTIVE & VIBRANT
- BOULEVARD WITH PLANTINGS
- DINING & SHOPPING
- CLOSE FOR PUBLIC EVENTS
- GARAGE PARKING



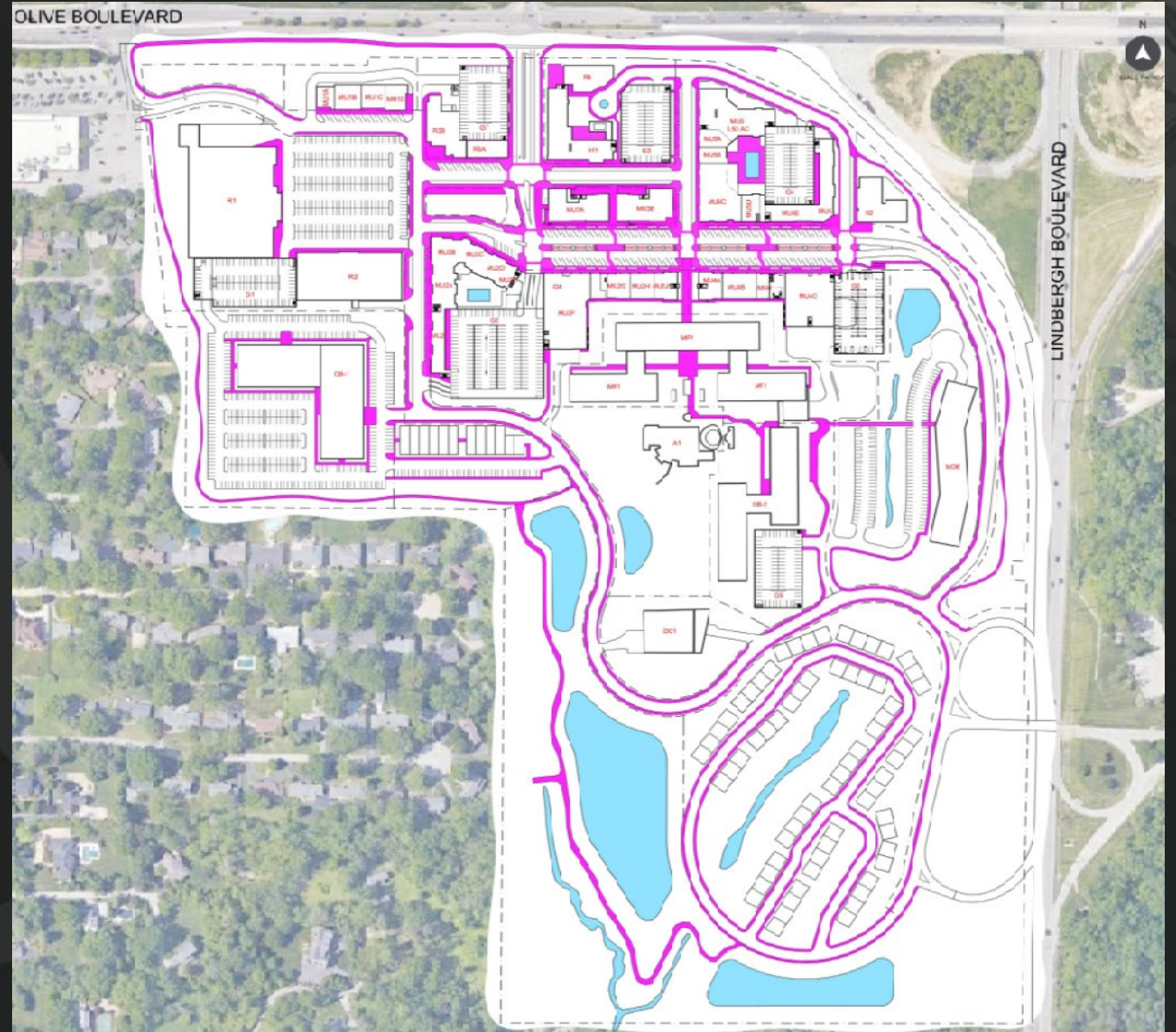
- HIGHEST DENSITY NORTHEAST
- LOWEST DENSITY SOUTHWEST
- LARGE FOCUSED BUFFER
- SUBDISTRICTS & CATEGORIES
- DEFINED USES & REGULATIONS



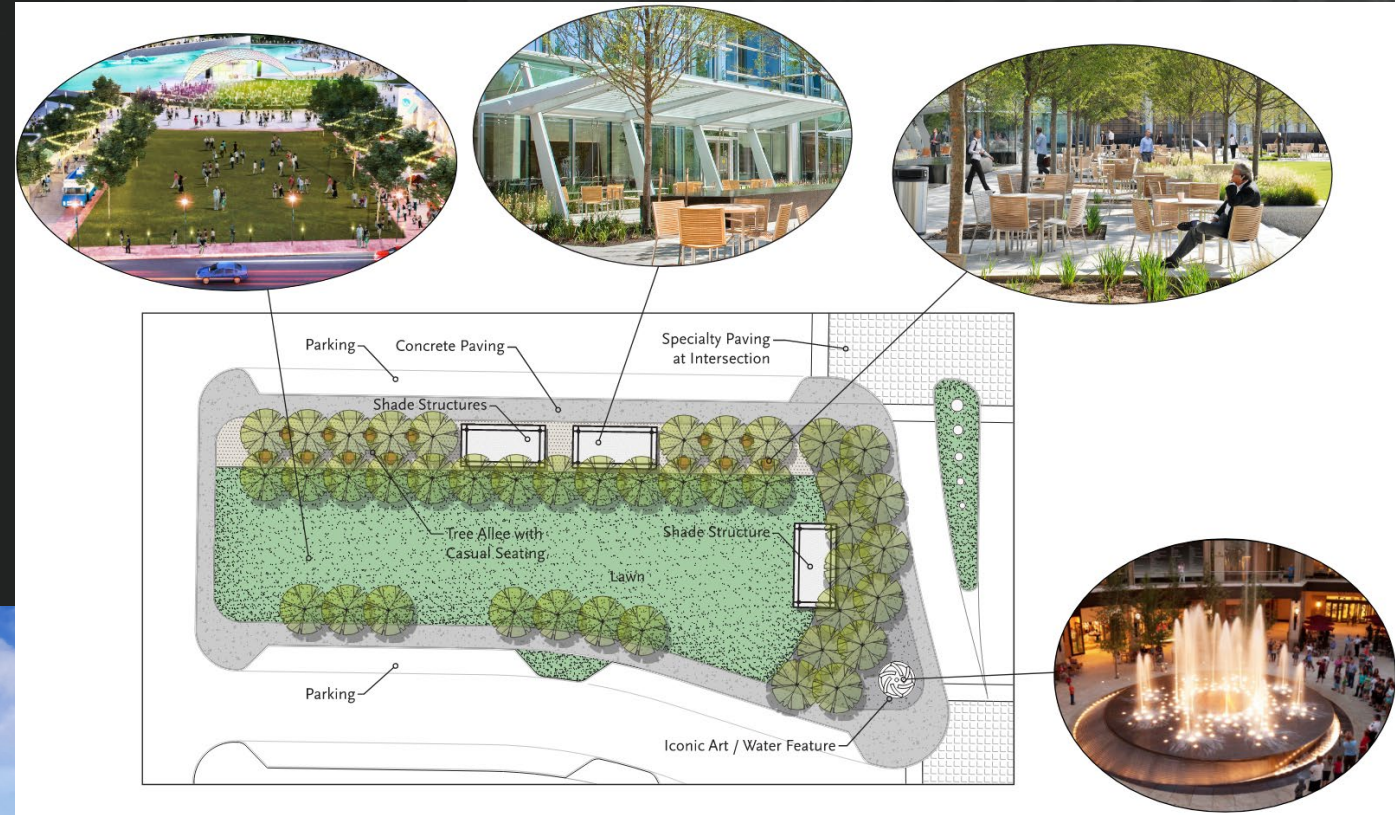
- RIGHT-OF-WAY DEFINITION
- ENGINEERED PAVEMENT SECTIONS
- SUBDIVISION PARCEL LAYOUT
- PUBLIC ACCESS



- SIDEWALKS
- WALKING TRAILS
- PUBLIC PARK
- NATURAL AREAS



- ARCHITECTURAL GOALS
- FAÇADE COLOR PALLET
- EXPERIENCES
- SCULPTURE

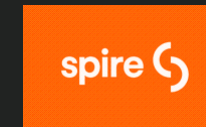


- EXCITED FOR THIS OPPORTUNITY
- TEAM OF EXPERTS
- BARRY – KEY TO DIRECTION
- HUGE TIME, EFFORT, AND INVESTMENT TO GET TO THIS POINT
- WE'RE INVESTED

....IN CREVE COEUR
....IN THIS PROJECT



CITY OF CREVE COEUR
CREVE COEUR FIRE DEPARTMENT
GREAT RIVERS GREENWAY
39 NORTH
THE DANFORTH CENTER
BAYER CROP SCIENCES
BENSON HILL
GREATER ST LOUIS
MISSOURI DEPT OF TRANSPORTATION
METROPOLITAN ST LOUIS SEWER DIST
US ARMY CORP OF ENGINEERS
US FISH & WILDLIFE SERVICE
US ENVIRONMENTAL PROTECTION AGENCY
MISSOURI DEPT OF NATURAL RESOURCES
CITY OF ST LOUIS WATER DIVISION
MISSOURI AMERICAN WATER
SPIRE
AMEREN MISSOURI
TENANTS AND PROPERTY OWNERS
FUTURE COMMUNITY ENGAGEMENT





OLIA VILLAGE

THE HEART OF CREVE COEUR



QUESTIONS



OLIA VILLAGE

THE HEART OF CREVE COEUR





DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: July 3, 2023
TO: Jim Heines, Director of Public Works
FROM: Dione Garson, P.E., Civil Engineer
SUBJECT: Watershed Management Plan Update for the City Council

Watershed Management Plan – Looking Back at Phase I and Forward to Phase II

The main goal of the Watershed Management Plan is to serve as a planning tool for the City's Stormwater Program. This tool will help the City identify possible stormwater management projects that will improve stream stability, water quality, drainage issues, and stormwater infrastructure.

The Watershed Management Plan's objectives include:

- Encourage public involvement
- Identify Capital Improvement Program (CIP) projects
- Quantify existing hydrologic & hydraulic data
- Map stream corridors
- Evaluate stormwater problem sites
- Develop a Prioritization Ranking System
- Create software that will assist the City in planning and budgeting for projects in a way that will maximize benefits to City residents throughout the CIP's five-year timeframes

The work to develop the Watershed Management Plan was divided into two phases. The focus of Phase I was data collection and discovery. Work on Phase I was completed on schedule, and the project is now moving into Phase II which will center around evaluating known stormwater issues and identifying possible City-funded projects.

Collecting Known Data

When Phase I began, Intuition & Logic (I&L) first compiled a watershed inventory of known data including:

- GIS data files from sources such as:
 - Federal Emergency Management Agency (FEMA)
 - St. Louis Metropolitan Sewerage District (MSD)
 - Light Detection and Ranging (LiDAR)
 - St. Louis County
 - MO 2018 Public Land Survey System (PLSS)

- Deer Creek Watershed Alliance
- Existing Hydrology & Hydraulics models
- Previous City of Creve Coeur Watershed Management Plans
- Stormwater issues reported to City staff before the start of this Watershed Management Planning process

Resident Reporting of Stormwater Issues

A major initiative Phase I was gathering information about known stormwater issues. Residents reported issues on Social PinPoint, an online map-based tool. A link to the tool can be found on the stormwater page on the City's website.

Residents learned about the online reporting tool from a coordinated public information campaign that included:

- Articles in the City's newsletter
- Social media posts on Twitter, Instagram, and Facebook
- Two Open House events
- A banner ad on the City's website homepage
- In-person outreach at the City's Arbor Day Celebration & Art Contest

During Phase I, residents reported approximately 170 stormwater issues to Social PinPoint. When reporting, the tool asks residents to choose one of four classifications for their stormwater issues. Choices include:

- Home flooding
- Property flooding
- Street flooding
- Streambank erosion

Property flooding has been the most reported type of resident-identified stormwater issue. Some of the stormwater concerns reported by residents were caused by MSD's systems, and these maintenance or possible capacity issues were shared with MSD.

Channel Condition Assessment

I&L assessed the condition of the channels in the two main watershed in the City of Creve Coeur: the Creve Coeur Watershed and the Deer Creek Watershed. Established fluvial geomorphology principles were used to determine the basic geomorphic conditions of main stems and selected tributaries. In the field, I&L staff collected Channel Condition Data points across 13 different categories. Channels received a total score ranging from one (good) to three (poor), and these scores provide an indication of the stability and condition of channels and reaches.

During field work, I&L studied a total area of 9.5 square miles and evaluated more than 20 miles of streams. I&L staff field investigated:

- Creve Coeur Creek

- Fernridge Creek
- Smith Creek
- Rosenfelder Creek
- Deer Creek
- Windrush Creek
- Monsanto-Sunswept Creek
- Pebble Creek
- Denny Creek

Site Investigations

I&L and EDM engineering staff conducted a methodical evaluation of known stormwater issues, including previously identified stormwater issues and new issues reported to the Social PinPoint online map-based tool. Identified stormwater issues were:

- Consolidated into one database
- Grouped into project areas
- Categorized as either an overland flow or channel issue
- Investigated (field and desktop)

To date, I&L and their subcontractor partner EDM have reviewed more than 350 stormwater issues.

The Path to Becoming a City-Funded Project

In phase I, I&L worked with City staff to determine the criteria that will be used to distinguish between public and private stormwater issues as well as the scoring system that will be used to rank possible public projects. The criteria and scoring system will be used consistently across the City and over the duration of time that this Watershed Management Plan guides the City's Stormwater program. A well-defined system that is consistently used gives residents the assurance that stormwater issues are being equally and equitably evaluated and ranked.

Public or Private Solution?

City staff worked with I&L to develop the criteria for possible public projects that could be included in future CIPs. A worksheet was developed with a series of questions about the identified stormwater issue. If one or more boxes on the worksheet is checked, then a publicly-funded solution might be considered. In developing worksheet, the City and I&L looked at criteria that has been successfully used by other municipalities to distinguish between public and private stormwater issues.

Prioritization Ranking System

If an issue meets the City's criteria for a possible publicly-funded solution, then the issue will be scored with the Prioritization Ranking System. This system considers severity, frequency, benefits, and estimated project costs. The Prioritization Ranking System developed for the City under Phase I is closely aligned with MSD's scoring criteria, which will likely help the City as it seeks MSD funding for possible future projects.

Sites Identified by the Stormwater Committee for Early Evaluation

The Stormwater Committee identified seven sites to be evaluated and scored before the completion of the Watershed Management Plan. These seven projects will be scored with the Prioritization Ranking System using estimated projects costs developed by I&L. High-scoring projects may move into the design phase as early as FY2024.

The sites and issues in this group include:

- Drainage issues on Magna Carta Drive at Runnymede Drive and Templar Drive
- Erosion threatening a service bridge and trail at Malcolm Terrace Park
- Undermined, rusted corrugated metal culvert pipe under Beaver Drive
- Runoff issues at Cuiseaux Court
- Roadway ponding at Broadview Farms Subdivision
- Creek erosion and an undermined outfall at Ferntop Lane
- Streambank erosion along Fernridge Creek near D'Artagnan Court

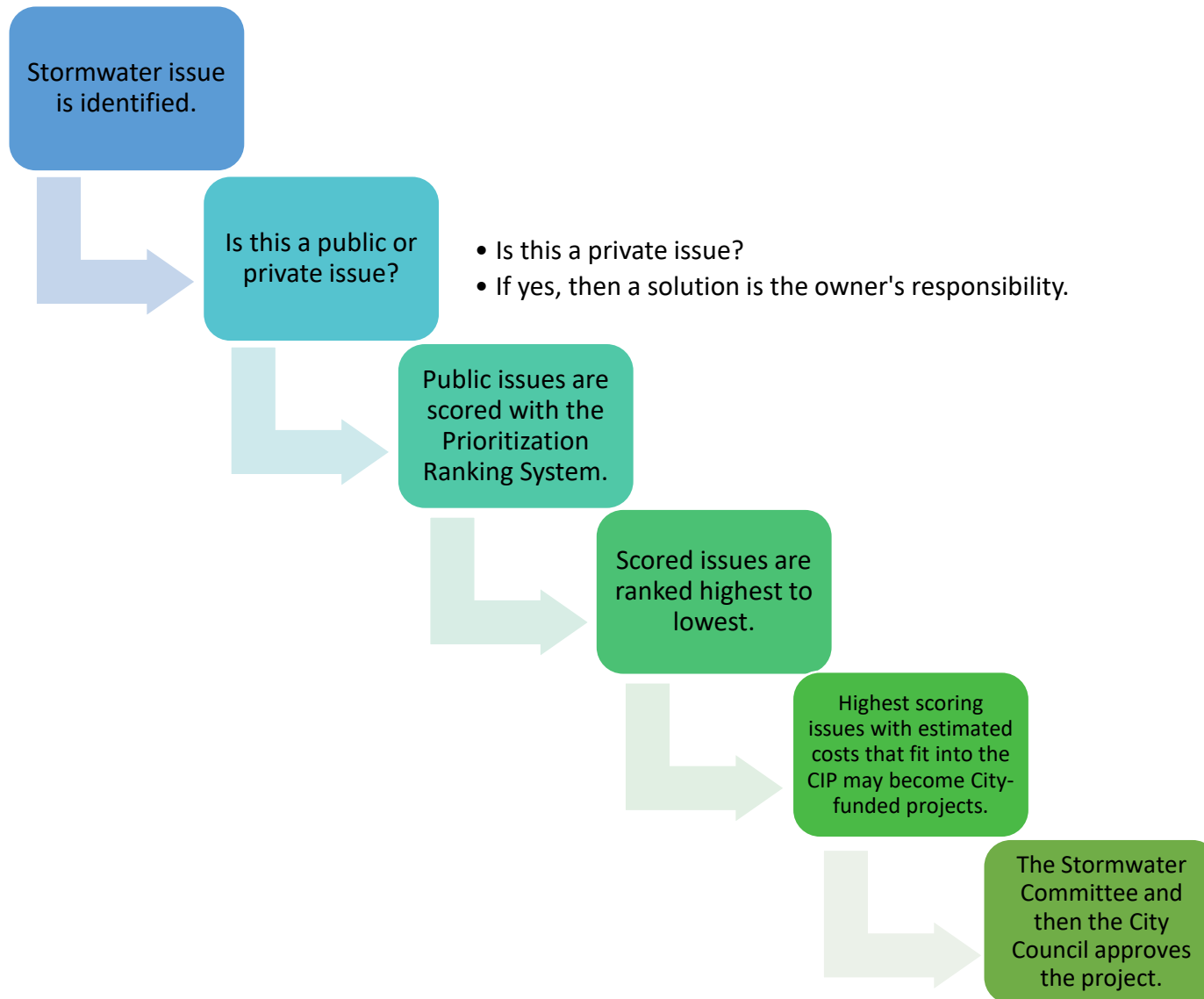
The Work Ahead in Phase II

Phase II of the Watershed Management Planning process will focus on scoring, ranking, and determining which identified stormwater issues may have a City-funded solution by becoming a project in a future CIP. Part of this process will include the development of software that will help the City with the planning and phasing of stormwater projects to maximize benefits over the five-year CIP horizon.

In Phase II, the City will host two more Open House events which will give residents opportunities to learn more about the Watershed Management Plan and talk directly with I&L, EDM, and City staff. Updates will continue to be included in the City's newsletter, on the City's website, and through social media posts. The plan is expected to be completed by early 2024.

Stormwater Issues

How Identified Stormwater Issues Can Become City-Funded Projects



Is a stormwater issue public or private?

If one or more boxes are checked, then a publicly-funded solution might be considered.

Would it be an unreasonable burden or unreasonably difficult for the homeowner to solve the issue? ☐ Check for yes

Does the stormwater issue threaten public or private structures? ☐ Check for yes

Does the stormwater issue threaten public or private roadways? ☐ Check for yes

Does the stormwater issue threaten public infrastructure or publicly-funded improvements? ☐ Check for yes

Is the issue caused by an undersized stormwater conveyance infrastructure? ☐ Check for yes

Does the proposed project address regional or systematic channel instability? ☐ Check for yes

Would a solution protect water quality or natural resources? ☐ Check for yes

Was the issue caused by altered upstream conditions? ☐ Check for yes

Was the issue caused by inadequate system design under previously less restrictive development or redevelopment regulations? ☐ Check for yes

Was the issue caused by inadequate maintenance of a public system? ☐ Check for yes

Will the project improve public safety? ☐ Check for yes

Has the stormwater issue been identified as a monitor project? ☐ Check for yes

Is the focus of the project utility work? ☐ Check for no

Does the work focus on privately-owned infrastructure? ☐ Check for no



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: July 3, 2023
TO: Jim Heines, Director of Public Works
FROM: Dione Garson, P.E., Civil Engineer
SUBJECT: Cost Share Program for the City Council

Proposed Cost-Share Program

The Stormwater Committee is proposing that the City develop and implement a cost-share program that will help private homeowners install and maintain and homeowner associations (HOAs) maintain stormwater management best management practices (BMPs). BMPs are effective, practicable ways to manage stormwater runoff and improve water quality.

The Stormwater Committee and City staff recognize that many stormwater issues reported to the Watershed Management Plan may either not qualify for a possible City-funded solution or may have a Prioritization Ranking System score that is so low that it is unlikely that the issue will be solved with a project in the City's Capital Improvement Program.

Program Benefits

The benefits of individual homeowners solving stormwater issues extend to the greater Creve Coeur community. For example, if a homeowner installs a stormwater management feature that detains more stormwater onsite, this will help:

- Reduce runoff to neighboring sites and structures.
- Prevent some runoff from entering stormwater systems that are not designed with a level of protection for larger rain events.
- Restrain streambanks erosion.
- Protect public safety by keeping some runoff from roadways.
- Improve water quality.

Helping HOAs with the costs of stormwater detention basin maintenance will also serve the public good. Without regular maintenance, the storage capacity of basins can diminish over time. For the same types of benefits listed above, it is in the best interest of the residents of Creve Coeur that basins operate as designed. Additionally, some subdivision's detention basins accept and manage flows from neighboring subdivisions and public roadways. Particularly in these cases, residents beyond the subdivision will benefit from a properly maintained, fully-functioning basin.

Developing the Program

The details of the proposed cost-share program are being discussed by the Stormwater Committee. In the next few months, the Stormwater Committee intends to define:

- Program guidelines and requirements.
- Maximum dollar amount and percentage of total cost that the program will fund per project.
- Information that will be required on applications.
- Application scoring and ranking system.
- Discrete, defined application deadlines and approval periods (perhaps once or twice each year).
- A list of stormwater management installations that would be funded by the program and clarity about features that will not be funded.

The proposed cost-share program would not fund the installation of any regulatory-required BMPs, and the program would not extend to commercial properties.

The Stormwater Committee has suggested that the first year be seen as a pilot program with a smaller total budget and a focus on smaller projects. Lessons learned from the first year can be used to improve the program as the total budget and size of funded projects increase in following years. A pilot approach will also give City staff an opportunity to better understand the level of effort required to manage the program.

During the development process of the proposed cost-share program, the Stormwater Committee has been learning from successful cost-share programs including:

- The Deer Creek Watershed Alliance Rainscaping Program
- The City of Ladue Stormwater Grant Program
- Town & Country's Stormwater Grant Program
- MSD's Rainscaping Small Grants Program

Next Steps

After the proposed cost-share program is more defined, the Stormwater Committee hopes to present the program to the City Council and request consideration for public funding.

Based on conversation with residents about stormwater concerns, both City staff and Stormwater Committee members believe a cost-share program would have wide public support.