

**APPENDIX D
FUTURE PROJECTS
CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2023-2027**

Future Projects are those that have been determined to be necessary or desired but are not identified in the five-year Capital Improvement Program. The reason why a project is not identified in the CIP varies, but many projects are designated as future due to lack of available funding, forecasting future needs, or a combination of the two.

In addition to annual condition assessments of the City's facilities, equipment, and infrastructure, several planning documents have contributed to the Future Projects list:

- 39 North Greenway Plan (2020)
- Golf Course Needs Assessment (2015)
- Historic Building Assessment (2019)
- Millennium Park Trails Study (2019)
- Old Olive Street Road Great Street Plan (2019)
- Parks and Recreation Master Plan (2019)
- Stormwater Master Plan Update (2012)

The total estimated cost of projects identified as Future Projects is approximately \$68 million, summarized as follows:

\$	4,200,000	Government Facilities
\$	10,520,000	Parks and Recreational Facilities
\$	12,797,000	Stormwater
\$	<u>40,350,000</u>	Streets and Sidewalks
\$	67,867,000	Future Project Total

Specific projects are outlined in the pages that follow.

FUTURE PROJECTS - GOVERNMENT FACILITIES

PROJECT	COST
Government Center Renovation	\$ 4,000,000
<i>Improve the use and accessibility of the public and staff areas of the Creve Coeur Government Center. This project is currently in its planning phase, so the scope of work has not yet been defined. The project cost could be \$5 million or more.</i>	
Public Works Equipment Shelter	\$ 200,000
<i>Demolish the existing structure at 1030 N. Lindbergh Boulevard and construct a new building to house the City's leaf vacuums and other equipment when not in use.</i>	
SUBTOTAL: \$ 4,200,000	

FUTURE PROJECTS - PARKS AND RECREATIONAL FACILITIES

CONWAY PARK	COST
Improve Park Signage <i>Replace the existing signage for the park.</i>	\$ 25,000
Expand Parking (Remove Tennis Court) <i>Remove the south tennis court and expand the parking lot north to add about 40 parking spaces.</i>	\$ 200,000
Dredge Silt from Pond and Stock for Fishing <i>Remove the silt that has accumulated at the bottom of the lake and restore the pond to a suitable depth for fish and a healthy pond system.</i>	\$ 250,000
Repair and Stabilize the Exterior of the Log Cabins <i>Multiple repairs are needed to restore the exterior of the Hackmann Cabin and the Clester Cabin so that both are water-tight and structurally sound.</i>	\$ 175,000
Create Disc Golf Course <i>Add a nine-hole frisbee golf course throughout the park.</i>	\$ 20,000
Add Second Playground with Swingset <i>Construct a second playground that is focused on swings.</i>	\$ 150,000
Create an Arboretum <i>Partner with area agencies to convert the northern portion of Conway Park into an arboretum with entry monuments, informational signage, and interperative trails.</i>	\$ 200,000
SUBTOTAL - CONWAY PARK: \$ 1,020,000	

FUTURE PROJECTS - PARKS AND RECREATIONAL FACILITIES

LAKE SCHOOL PARK	COST
Improve Park Signage <i>Add signs for Lake School Park that follow the design from the FY2022 sign master plan.</i>	\$ 20,000
Renovate Lake School House <i>Future exterior and structural improvements to Lake School House .</i>	\$ 150,000
Create a Walking Path <i>Build an asphalt walking path around the perimeter of the park that connects to the sidewalk on Coeur de Ville Drive.</i>	\$ 150,000
Create New Tennis Complex <i>In addition to the new courts that are envisioned in FY2025, add a new tennis pro shop building and possibly additional courts for pickleball or other racket sports.</i>	\$ 300,000
Dam Repairs <i>The south portion of Lake School Park is a detention facility that uses a large earthen dam to restrict stormwater flow. This dam will need maintenance in time.</i>	\$ 100,000
SUBTOTAL - LAKE SCHOOL PARK: \$ 720,000	

FUTURE PROJECTS - PARKS AND RECREATIONAL FACILITIES

LAVERNE COLLINS PARK	COST
Add a Dog Park <i>Create a fenced-in dog park in the open area of the park.</i>	\$ 100,000
Develop a Community Garden <i>Designate a space for a community garden and set up water service for the garden.</i>	\$ 25,000
SUBTOTAL - LAVERNE COLLINS PARK: \$ 125,000	

MALCOLM TERRACE PARK	COST
Improve Park Signage <i>Add signs for Malcolm Terrace Park that follow the design from the FY2022 sign master plan.</i>	\$ 20,000
Replace Pavillion <i>Replace the existing pavilion near the parking lot.</i>	\$ 50,000
Replace Playgrounds and Safety Surface <i>Remove the existing playgrounds and install new, accessible playgrounds with rubberized safety surface.</i>	\$ 350,000
Park Bridge and Stream Rehabilitation <i>Improve the stream channel and protect the footings for the vehicular bridge at the south end of Townsend Street. This bridge is currently closed.</i>	\$ 500,000
Creve-Coeur-Frontenac Rails-to-Trails Project <i>Partner with the City of Frontenac to create a trail connection between Malcolm Terrace Park and a new park in Frontenac using the former railroad right of way.</i>	\$ 250,000
Add Pedestrian Bridges for Nature Trails <i>Two pedestrian bridges are envisioned for the nature trails. Challenges for these bridges include access and their location in the regulatory flood plain.</i>	\$ 500,000
Add a Multi-Use Court <i>Create a new sport court that can be used for sports from basketball to badminton to roller hockey.</i>	\$ 200,000
SUBTOTAL - MALCOLM TERRACE PARK: \$ 1,870,000	

FUTURE PROJECTS - PARKS AND RECREATIONAL FACILITIES

MILLENNIUM PARK	COST
Parking Lot Lighting <i>Add lights to the parking lot closest to Millennium Park that resemble those recently installed by Barnes Jewish Hospital in adjacent lots.</i>	\$ 80,000
Improve Park Signage <i>Add signs for Millennium Park that follow the design from the FY2022 sign master plan.</i>	\$ 20,000
Asphalt Trail Resurfacing <i>Repair, widen, and repave the asphalt trail around Millennium Park.</i>	\$ 200,000
Add Nature Trail with Interpretive Elements <i>Create a new trail through the wooded area along the creek at the south end of the project. Two new bridges would be added to provide access to the trail.</i>	\$ 400,000
Add Outdoor Fitness Equipment <i>Install fitness stations along the walking path.</i>	\$ 50,000
Create an Outdoor Amphitheater/Band Stand <i>Replace one of the ball fields with a permanent amphitheater or band stand to promote summer concerts and other events.</i>	\$ 250,000
Replace and Expand the Water Play Feature <i>Remove the existing splash pad and replace it with a larger water play feature with more interactive elements.</i>	\$ 300,000
Park Trail Connection to Deland Drive <i>Add a bridge and path to create a trail connection between Millennium Park and the Ridgemoor Forest Subdivision to the south.</i>	\$ 175,000
Park Trail Connection to Questover Subdivision <i>Add a trail connection between Millennium Park and the Questover Subdivision on the east side of the park.</i>	\$ 200,000
SUBTOTAL - MILLENNIUM PARK: \$ 1,675,000	

FUTURE PROJECTS - PARKS AND RECREATIONAL FACILITIES

DR. H PHILLIP VENABLE MEMORIAL PARK	COST
Asphalt Trail Resurfacing <i>Repair, widen, and repave the asphalt trail around the park.</i>	\$ 200,000
Improve Park Signage <i>Add signs for Venable Memorial Park that follow the design from the FY2022 sign master plan.</i>	\$ 20,000
Replace Pedestrian Bridge <i>Remove and replace the existing wooden pedestrian bridge between Venable Memorial Park and Foxbrook Drive.</i>	\$ 150,000
Replace Tennis Courts <i>The existing asphalt tennis courts can no longer be effectively maintained. New courts would be constructed with post-tensioned concrete.</i>	\$ 250,000
Create a Dog Park <i>Designate a section of the park as a new dog park, fence it in, and create a walking path to it.</i>	\$ 100,000
Add a Water Play Feature <i>Install an interactive splash pad near the existing playground.</i>	\$ 200,000
Replace the 2-5 Year Old Playground <i>Remove the existing play structures and install new, accessible playgrounds and new safety surfaces beneath them.</i>	\$ 200,000
Install a New Multi-Use Court <i>Create a new sport court that can be used for sports from basketball to badminton to roller hockey.</i>	\$ 200,000
SUBTOTAL - VENABLE MEMORIAL PARK: \$ 1,320,000	

FUTURE PROJECTS - PARKS AND RECREATIONAL FACILITIES

DIELMANN RECREATION COMPLEX AND GOLF COURSE	COST
Dielmann Recreation Complex Renovations - Phase 3	\$ 300,000
<i>Improvements include renovated and more accessible locker rooms.</i>	
Ice Arena Refrigerant Switchover	\$ 1,600,000
<i>Replace the existing refrigeration system with a new system that uses ammonia as its coolant. The current system's coolant is no longer manufactured.</i>	
Ice Arena Dehumidification Unit Replacement	\$ 250,000
<i>Replace the existing dehumidification unit with one of similar capacity (if the ice arena remains an ice arena) or a smaller unit (if the ice arena changes to a different use)</i>	
Golf Course Irrigation Replacement	\$ 875,000
<i>Install new pump stations and a new state-of-the-art irrigation system to replace the existing system that is over 40 years old.</i>	
Golf Course Maintenance Bridge	\$ 150,000
<i>Remove the existing, failed wooden maintenance bridge with a culvert that would allow for greater loads to safely cross.</i>	
Golf Course South Fence Replacement	\$ 75,000
<i>Clear brush and trees from the fence line and then replace the existing chain link fence with a new one.</i>	
New Golf Course Maintenance Facility	\$ 500,000
<i>Replace the existing maintenance facility and garage with a new facility.</i>	
Renovate Hole #4 Putting Green	\$ 40,000
<i>Improve the grades and drainage for this green.</i>	
SUBTOTAL - DIELMANN REC. COMPLEX: \$ 3,790,000	

FUTURE PROJECTS - STORMWATER

EROSION PROJECTS	BENEFIT SCORE	COST
New Ballas Culvert Rehabilitation <i>Clear area downstream of the culvert beneath New Ballas Road to regrade and armor the banks to protect from future erosion.</i>	1.12	\$ 125,000
Brooktrail Court Bank Protection <i>Install gabion baskets along the banks of Windrush Creek to protect the bank and combat erosion at 257 Brooktrail Court.</i>	0.34	\$ 35,000
Ferntop Lane Bank Protection <i>Use limestone rock to armor the banks of the creek behind 12970 Ferntop Lane to combat bank erosion.</i>	0.28	\$ 70,000
Fairways Circle Bank Protection <i>Stabilize the banks of the creek behind 527 Fairways Circle to limit future bank erosion.</i>	0.31	\$ 32,000
Fernview Drive Outlet Protection <i>Clear out eroded drainage outlet at 1009 Fernview Drive that has been filled with debris and construct a rock-lined swale to limit further erosion.</i>	0.29	\$ 35,000
Royal Manor Bank Stabilization <i>Clear honeysuckle from banks and install bank stabilization behind 12554 Royal Manor.</i>	0.28	\$ 45,000
D'Artagnan Court Outlet Protection <i>Mitigate the erosion at the end of the stormwater discharge at 13200 D'Artagnan Court and construct channel protection to help prevent future erosion.</i>	0.28	\$ 36,000
Laduemont Drive Outlet Protection <i>Mitigate the erosion at the end of the stormwater discharge at 240 Laduemont Drive and construct channel protection to help prevent future erosion.</i>	0.25	\$ 40,000
Country Manor Lane Outlet Protection <i>Mitigate the erosion at the end of the stormwater discharge at 12295 Country Manor Lane with rock, and add rock along the drainage path toward the creek.</i>	0.20	\$ 49,000
Chamblee Lane Bank Stabilization <i>Construct vegetated gabions along the creek bank to limit future erosion behind 606 and 622 Chamblee Lane.</i>	0.17	\$ 265,000
Spoede View Bank Stabilization <i>Construct vegetated gabions and heavy stone along the creek bank to limit future erosion behind 10677 Spoede View Court.</i>	0.05	\$ 215,000
SUBTOTAL - EROSION PROJECTS:		\$ 822,000

FUTURE PROJECTS - STORMWATER

FLOODING WITH EROSION PROJECTS	BENEFIT SCORE	COST
Fernridge Creek Flood Mitigation <i>Stabilize the banks of Fernridge Creek from Bellerive Estates Drive to Ambois Drive and increase flood capacity for the creek.</i>	0.17	\$ 5,000,000
Chasselle and Chamblee Flood Mitigation <i>Stabilize and reinforce the banks of the creeks between Chasselle and Chamblee and construct a berm/levy along Hibler Creek to protect homes on Chamblee.</i>	0.12	\$ 3,500,000
Hibler Creek Tributary Stabilization <i>Regrade and reinforce the banks of approximately 400 feet of creek along the west side of 12759 Ladue Road.</i>	0.08	\$ 1,000,000
SUBTOTAL - FLOODING WITH EROSION:		\$ 9,500,000

FUTURE PROJECTS - STORMWATER

INFRASTRUCTURE PROJECTS	BENEFIT SCORE	COST
New Inlet at Magna Carta Drive at Templar Drive <i>Replace the existing small, non-standard inlet at the corner of Magna Carta and Templar with a standard grate inlet to reduce the tendency to clog.</i>	0.50	\$ 20,000
Mosley Acres Curbing <i>Replace approximately 400 feet of curbing to help prevent erosion behind the curb. This work would be best incorporated into a larger road project on Mosley Acres.</i>	0.38	\$ 55,000
Oak Park Court Stormwater Improvements <i>New curbing, inlet, and pipes to ensure that the roadway runoff does not flood and erode the yard at #3 Oak Park.</i>	0.30	\$ 50,000
New Inlet at Magna Carta Drive at Runnymede Drive <i>Design and construct a new curb inlet near the intersection of Magna Carta and Runnymede where water tends to collect.</i>	0.20	\$ 50,000
Graeser Lane Drainage Improvements <i>Graeser Lane currently relies upon one area inlet at the end of the street. This project would design and construct additional stormwater facilities along Graeser Lane.</i>	0.13	\$ 100,000
Creve Coeur Golf Course Pond Rehabilitation <i>The golf course ponds serve as detention ponds and have silted in. Work includes dredging the ponds, replacing the dam, and installing rock along pond banks.</i>	0.02	\$ 2,000,000
Inspect and Update New Ballas Stormwater System <i>It is unclear whether the stormwater system along New Ballas was ever dedicated to and accepted by MSD. This work would prepare the system for dedication.</i>	0.00	\$ 200,000
SUBTOTAL - INFRASTRUCTURE PROJECTS:		\$ 2,475,000

FUTURE PROJECTS - STREETS

MAJOR ROADWAY PROJECTS	COST
Ladue Road Phase 1 <i>Resurfacing and sidewalk improvements from Emerson to Mosley</i>	\$ 1,500,000
Ladue Road Phase 2 <i>Resurfacing and sidewalk improvements from Mosley to Lindbergh</i>	\$ 1,500,000
New Ballas Road Phase 3 <i>Pavement resurfacing and sidewalk improvements from Ladue to Magna Carta.</i>	\$ 1,500,000
New Ballas Road Phase 4 <i>Resurfacing and sidewalk improvements from Magna Carta to Olive</i>	\$ 1,500,000
New Ballas Road at Olive Boulevard Intersection Expansion <i>Re-align the through lanes and extend the turn lanes of New Ballas Road at Olive Boulevard. Relocate the traffic signals to accommodate the new layout.</i>	\$ 2,000,000
Old Olive Street Road Great Street Phase 2 <i>Old Olive Great Street Plan east of Lindbergh (reduced road width, new sidewalk and bike path)</i>	\$ 3,000,000
Old Olive Street Road Great Street Phase 3 <i>Old Olive Great Street Plan west of Lindbergh (reduced road width, new sidewalk and bike path)</i>	\$ 6,000,000
Olive Boulevard Lighting and Signal Repainting <i>Repaint the decorative median lighting and traffic signals along Olive Boulevard between New Ballas Road and Cross Creek Drive.</i>	\$ 200,000
Olive Boulevard Median Enhancements (Mason to Fernview) <i>Construct landscaped medians with decorative lighting along the centerline of Olive Boulevard from Mason Road west to Fernview Drive.</i>	\$ 2,200,000
Olive Boulevard Median Plantings and Irrigation Repairs <i>Evaluate and repair the irrigation system for the Olive median planting areas and replace the median flowers, bushes, and trees.</i>	\$ 250,000
Olive-Lindbergh Interchange Landscaping <i>Add landscaping to the existing lawn areas at the Olive-Lindbergh interchange according to the design that is scheduled for FY2022.</i>	\$ 250,000

SUBTOTAL - MAJOR ROAD PROJECTS: \$ 19,900,000

LOCAL ROADWAY MAINTENANCE AND IMPROVEMENTS	COST
Microsurfacing	\$ 1,500,000
Asphalt Pavement Resurfacing	\$ 2,500,000
Concrete Slab Replacement	\$ 3,500,000
Rehabilitation/Reconstruction	\$ 1,500,000

SUBTOTAL - LOCAL ROAD PROJECTS: \$ 9,000,000

FUTURE PROJECTS - SIDEWALKS

NEW SIDEWALK AND TRAIL PROJECTS	COST
39 North Greenway <i>Construct a new multi-use path through much of the 39 North District that connects to Stacy Park in the south to the Centennial Greenway in the north.</i>	\$ 5,000,000
Bellerive Estates Sidewalk <i>Design, acquire easements for, and construct a new sidewalk along Bellerive Estates Drive from Fernview Drive to Mason Manor Drive.</i>	\$ 750,000
Creekside/Bellerive Trail <i>Add a new multi-use path between Creekside subdivision and Bellerive Elementary School.</i>	\$ 150,000
Falaise Sidewalk Feasibility Study <i>Explore the possibility and cost of a sidewalk along Falaise between Hibler and Cross Creek.</i>	\$ 30,000
Fernview Drive and Connecting Sidewalks <i>Design, acquire easements for, and construct a sidewalk along the east side of Fernview Drive from Olive to Gallagher Road and connect to adjacent sidewalks.</i>	\$ 1,500,000
Mason Road Sidewalk Infill <i>Add a sidewalk along Mason Road from Conway Road to Hibler Road through a partnership with St. Louis County and Town and Country when Mason is next paved.</i>	\$ 1,500,000
Office Park Sidewalk Improvements <i>Remove and replace the existing sidewalk along Office Parkway and Olde Cabin Road with a 6-foot-wide sidewalk that is protected by a new vertical curb.</i>	\$ 300,000
Trail Connection between Ridgemoor Forest and Country Forest Subdivisions <i>Create a multi-use trail from the end of Trammell Court to Cross Green Drive as part of a larger effort to increase connectivity to Millennium Park.</i>	\$ 220,000
SUBTOTAL - NEW PROJECTS: \$ 9,450,000	

MAINTENANCE OF THE EXISTING SIDEWALK NETWORK	Cost
Sidewalk Repairs and Accessibility Upgrades <i>City-wide repairs to and replacement of existing sidewalk and curb ramps to fix broken areas, correct tripping hazards, and make accessibility improvements.</i>	\$ 2,000,000
SUBTOTAL - EXISTING MAINTENANCE NEEDS: \$ 2,000,000	