

A nighttime photograph of a multi-story brick building with several windows. In the foreground, a dark sedan and a teal SUV are parked on a street. The scene is illuminated by streetlights and the building's interior lights. A red rectangular overlay is positioned on the left side of the image, containing white text.

SKINKER DEBALIVIERE/ DEBALIVIERE PLACE

2020 NEIGHBORHOOD PROFILE

WASHINGTON UNIVERSITY MEDICAL CENTER
REDEVELOPMENT CORPORATION

Introduction

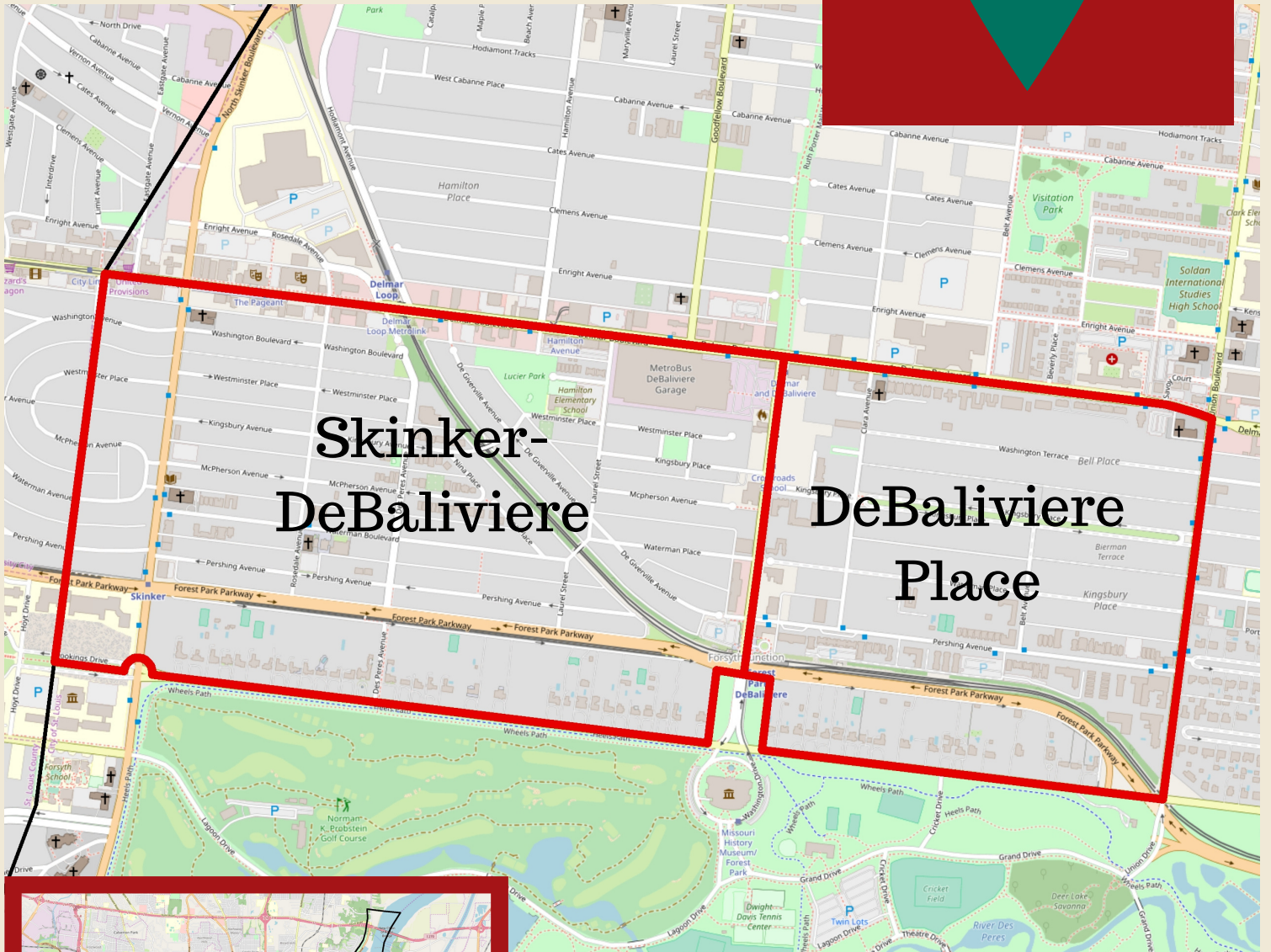
THE NEIGHBORHOOD



The Skinker DeBaliviere neighborhood is located north of Forest Park with Lindell Avenue to the south, Delmar Boulevard to the north, the City limits just past Skinker Boulevard to the west and DeBaliviere Boulevard to the east. Surrounded by assets such as the vibrant and eclectic Delmar Loop- full of shops, restaurants, and entertainment- Forest Park- the crown jewel of St. Louis parks- and the Washington University Danforth Campus, Skinker Debaliviere is one of the most sought after neighborhoods in St. Louis.

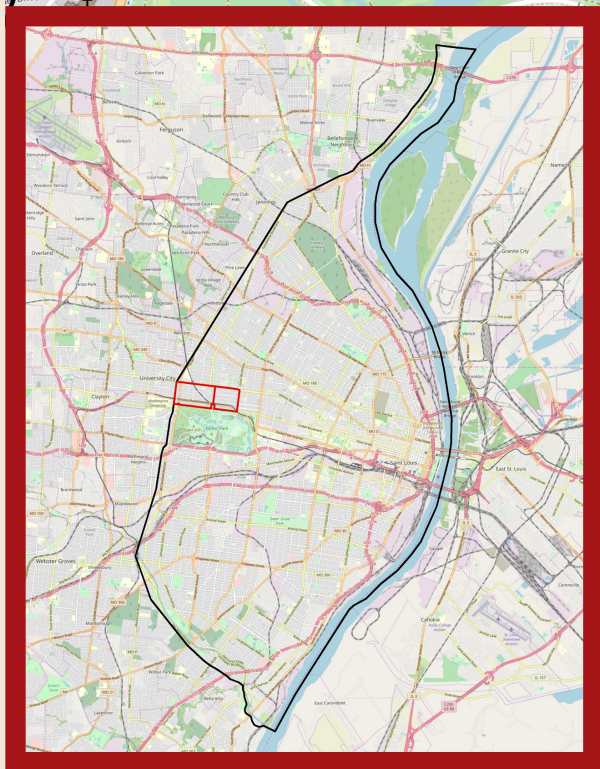
Developed around the time of the 1904 World's Fair in Forest Park as the city moved westward, Skinker DeBaliviere presents an array of historic and charming early 20th century single family homes, two family flats, and ornate apartment buildings which have been preserved by dedicated residents. The neighborhood flourished as a streetcar suburb in the early half of the 20th century with the Delmar streetcar and commercial district providing a "Main Street"-like environment with the community. Today, life in the community is active and connections among neighbors are strong, led by the proactive Skinker DeBaliviere Community Council, a nonprofit organized by residents since the 1960s to empower community involvement in decision-making in the neighborhood.

NEIGHBORHOOD REFERENCE MAP



**Skinker-
DeBaliviere**

**DeBaliviere
Place**



**Skinker-
DeBaliviere/
DeBaliviere
Place**

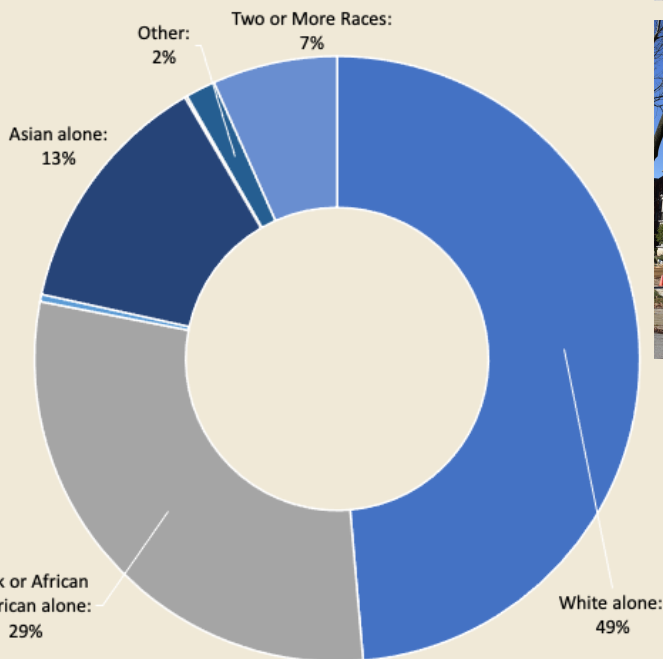


City of St. Louis



2020 Census Skinker DeBaliviere

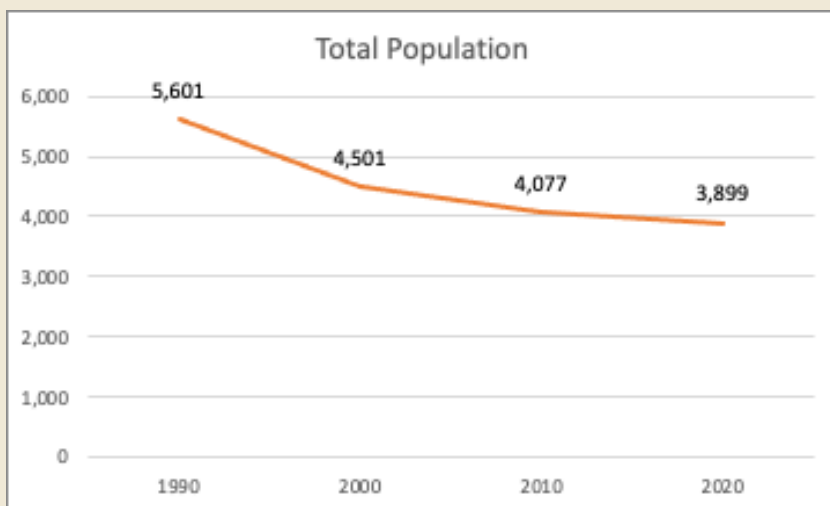
3,899
Total Population



88%
18 & Up

12%
Under 18

Population:	2010	2020	Total	Percent Change
Total	4,077	3,899	-178	-4%
White	2,029	1,896	-133	-7%
Black or African American	1,544	1,147	-397	-26%



1,276
Total Housing Units

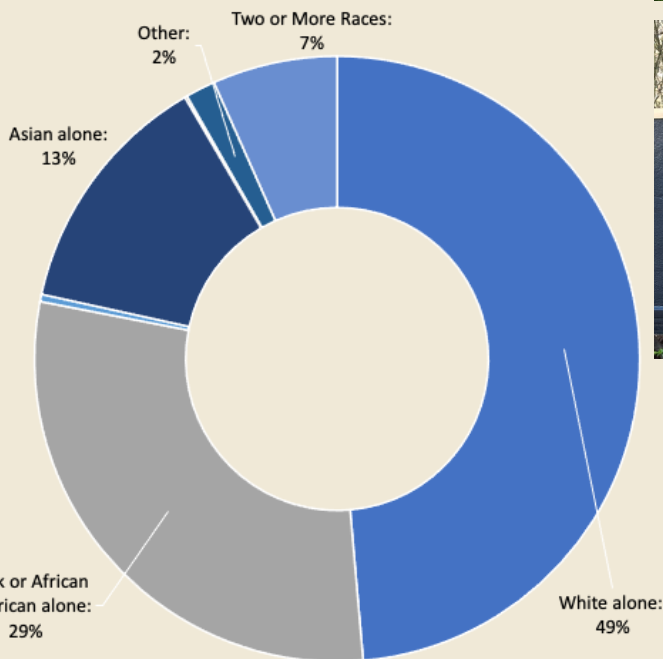
86%
Occupied

14%
Vacant



2020 Census DeBaliviere Place

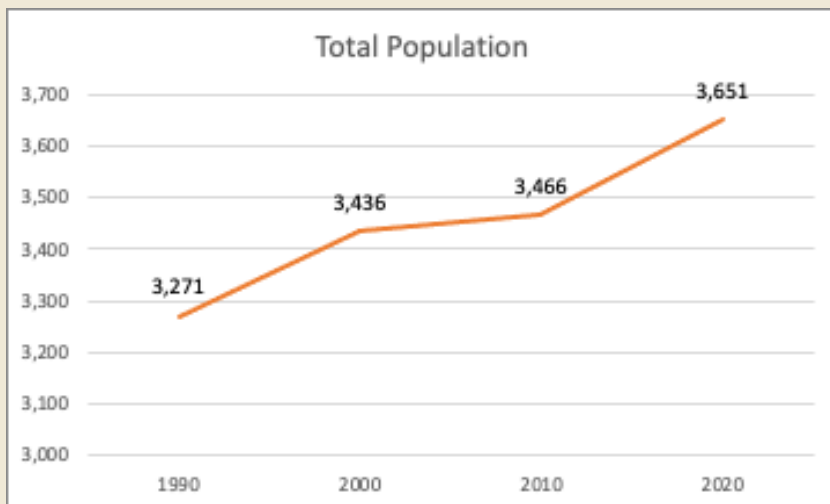
3,651
Total Population



94%
18 & Up

6%
Under 18

Population:	2010	2020	Total Change	Percent Change
Total	3,466	3,651	185	5%
White	2,046	2,010	-36	-2%
Black or African American	1,020	911	-109	-11%



2,835
Total Housing Units

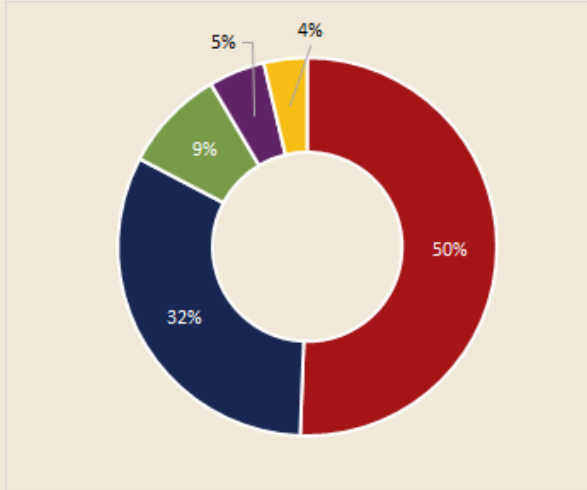
85%
Occupied

15%
Vacant

2019 American Community Survey

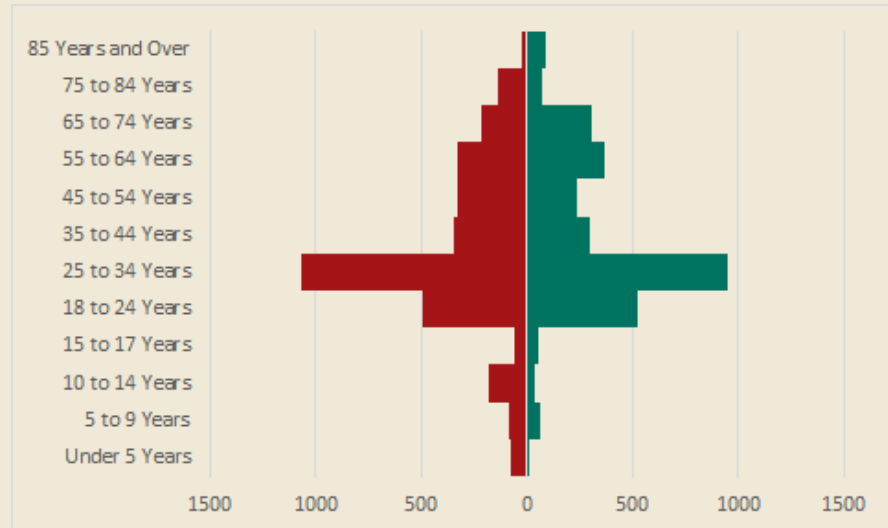


Race and Ethnicity in Skinker DeBaliviere/DeBaliviere Place



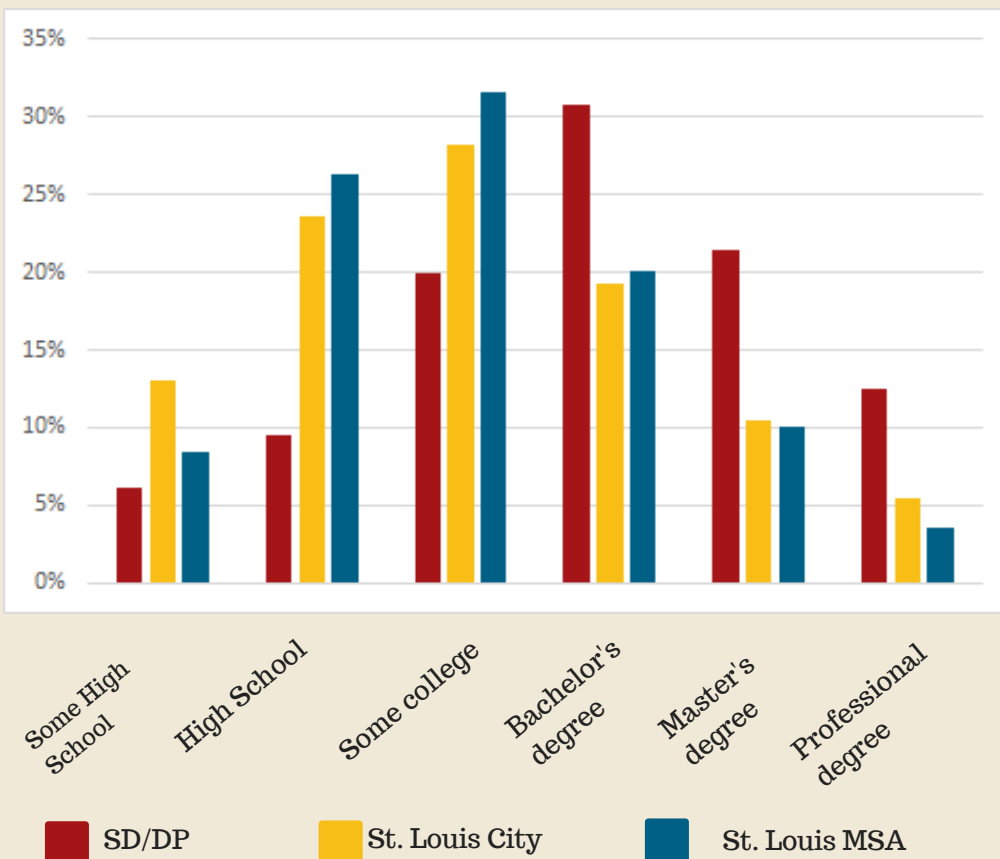
- White
- Black or African American
- Asian
- Hispanic/ Latino
- Other race or ethnicity

Age by Sex



- Male
- Female

Educational attainment



33
Median Age

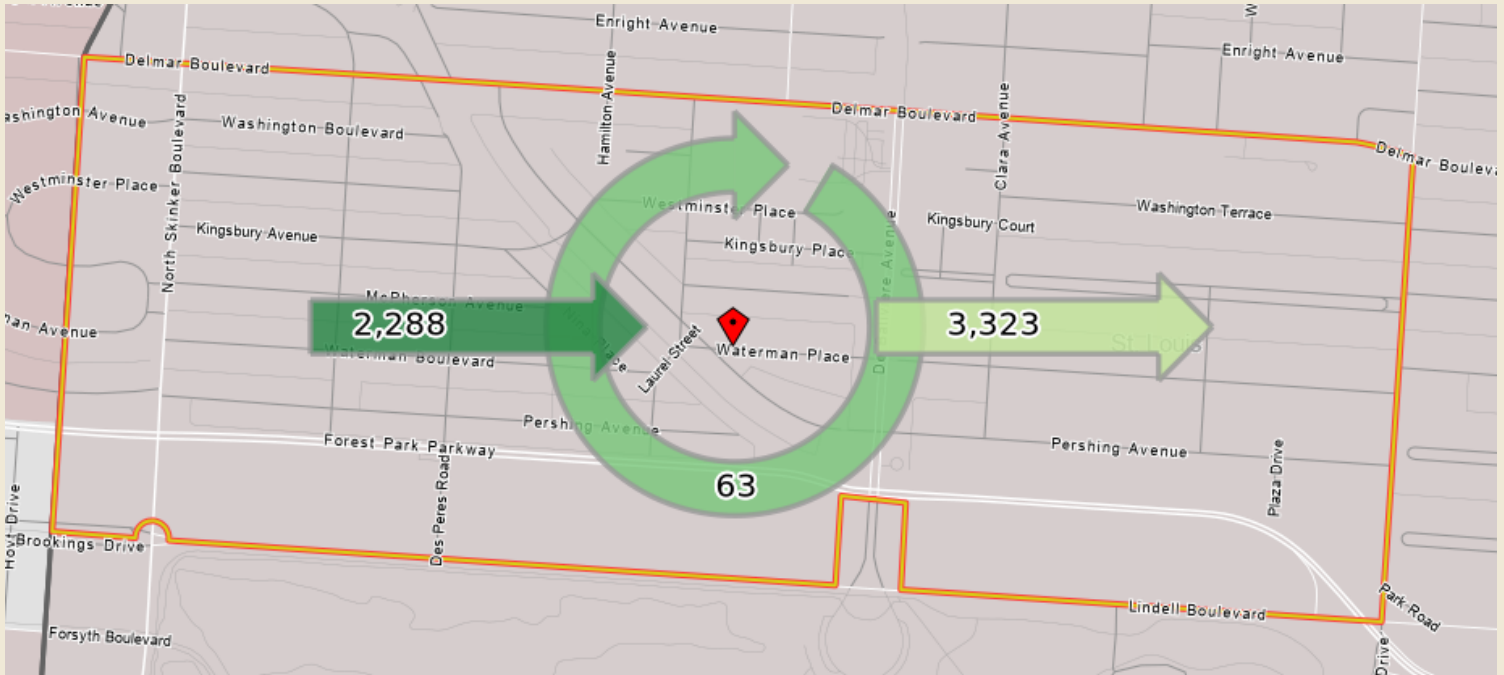
65%
of residents have a college degree or other higher education

\$52,000
median household income

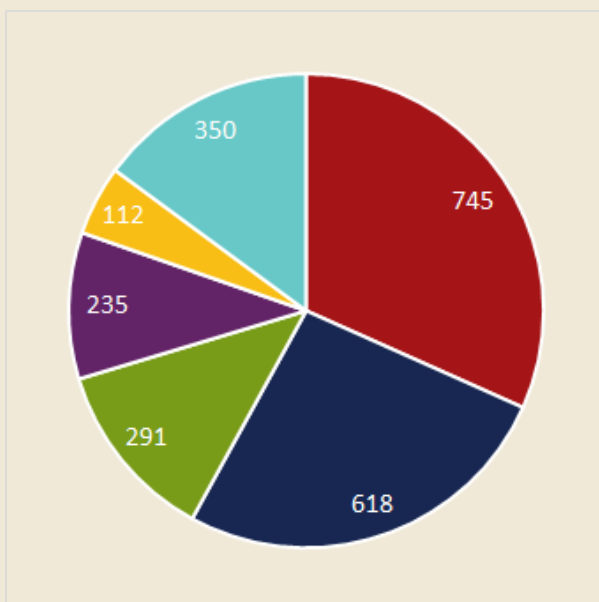
Employment



2017 Employment inflows and outflows



Jobs in Skinker DeBaliviere/
DeBaliviere Place by Sector,
2017



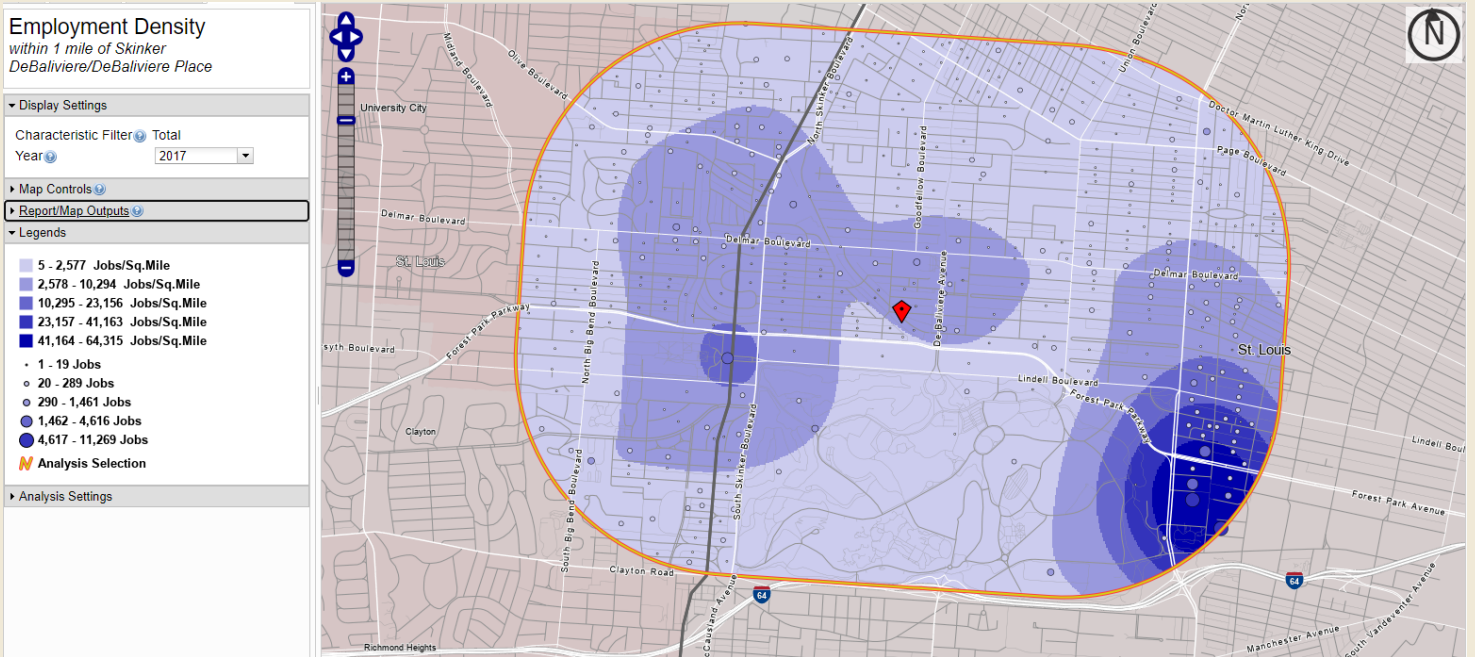
- Transportation and Warehousing
- Health Care and Social Assistance
- Admin. & Support, Waste Mngmnt and Remediation
- Accommodation and Food Services
- Educational Services
- All other job sectors

80%
increase in jobs
located in SD/DP
from 2007

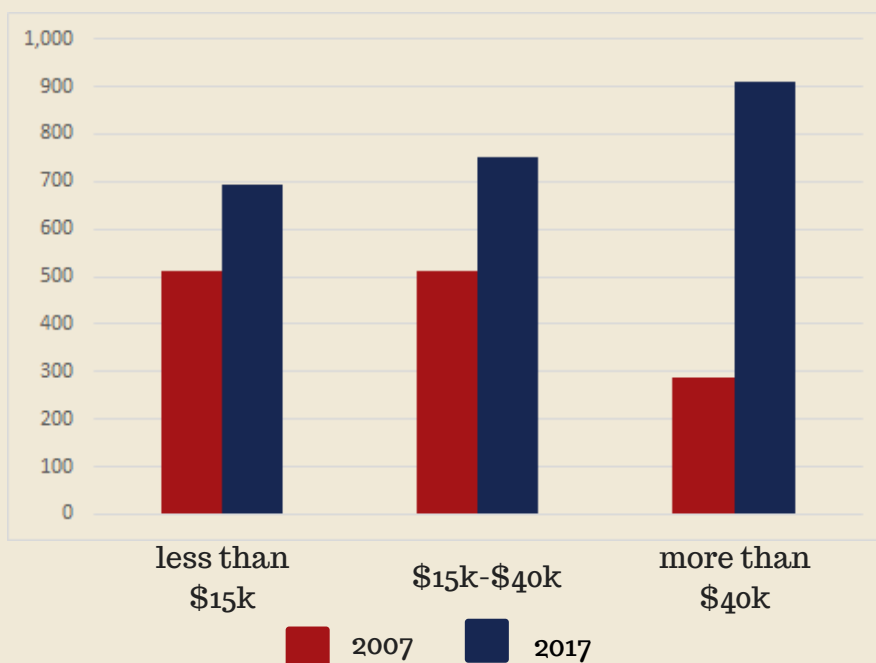
39%
% of jobs inside
SD/DP paid more
than \$40k per year



Employment



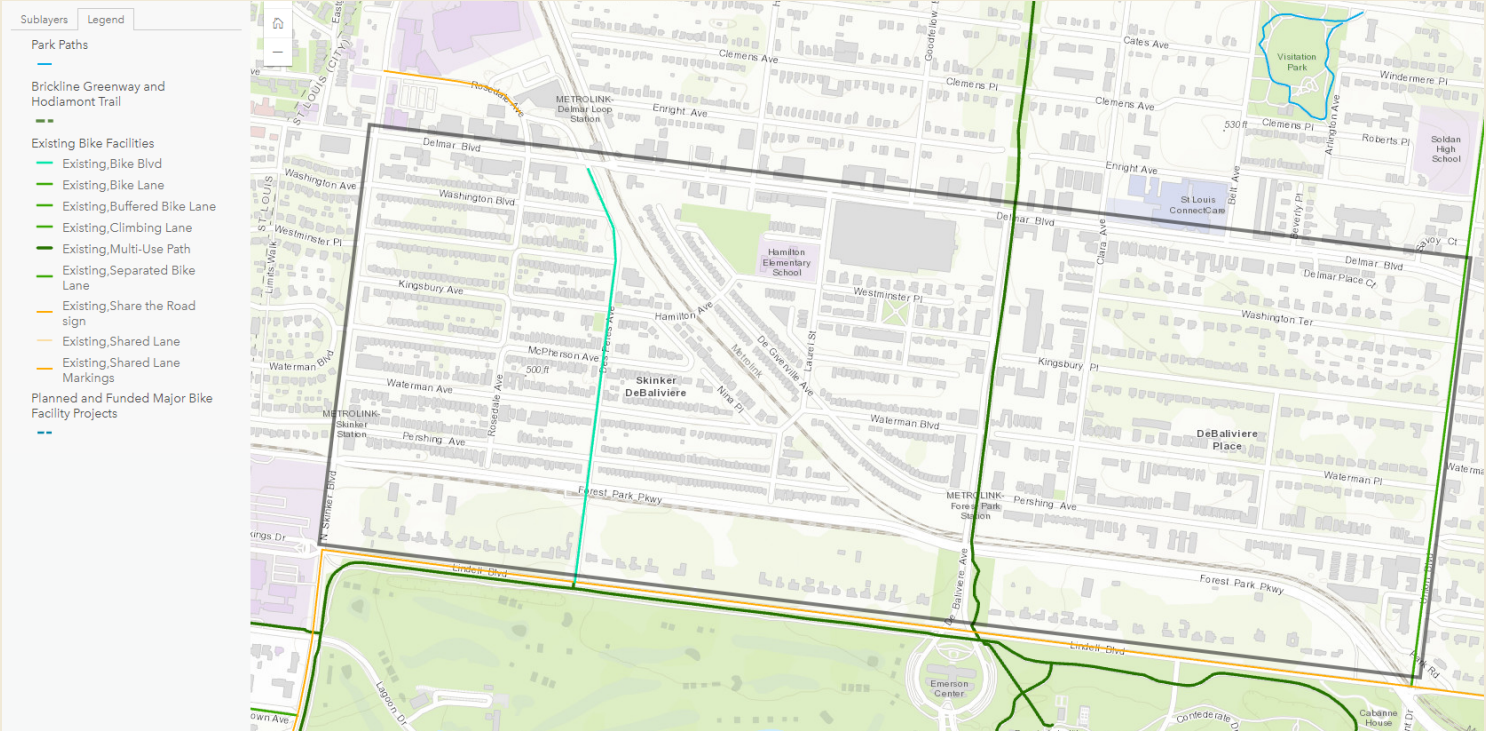
Job growth in SD/DP
by income, 2007-2017



Transportation



Bike and Walking Paths

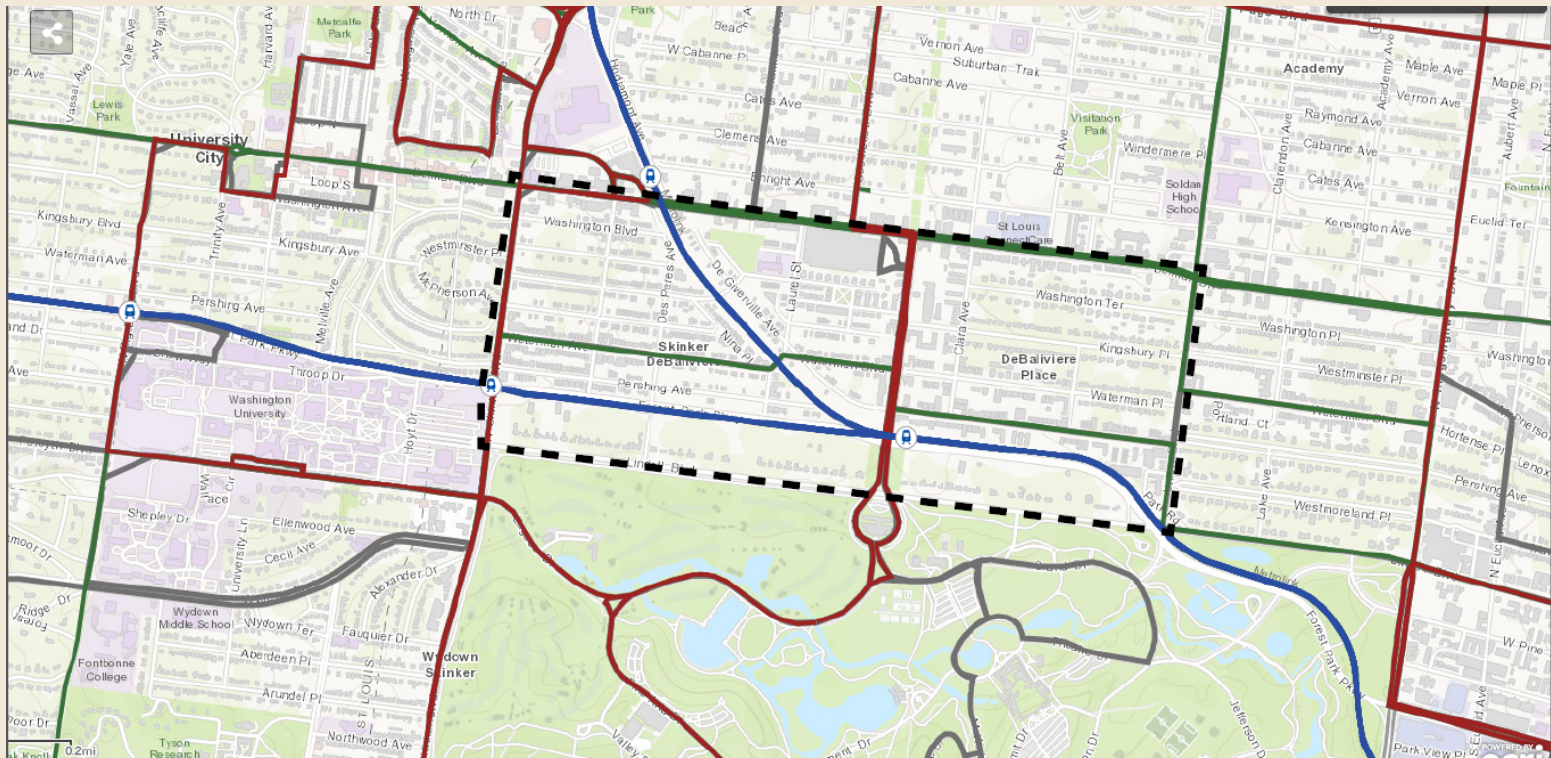


Via City of St. Louis





Transportation



Skinker- DeBaliviere / DeBaliviere Place



Red - Frequent: new high-frequency MetroBus routes operating every 15 minutes or faster during the day



Green - Local: new local MetroBus routes operating every 30 minutes during the day



MetroLink

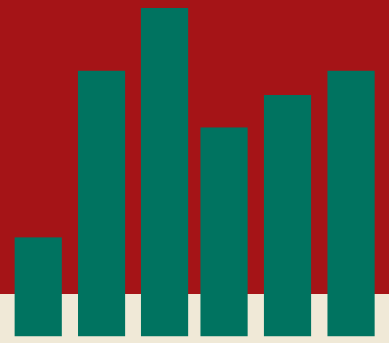


Gray - Current System

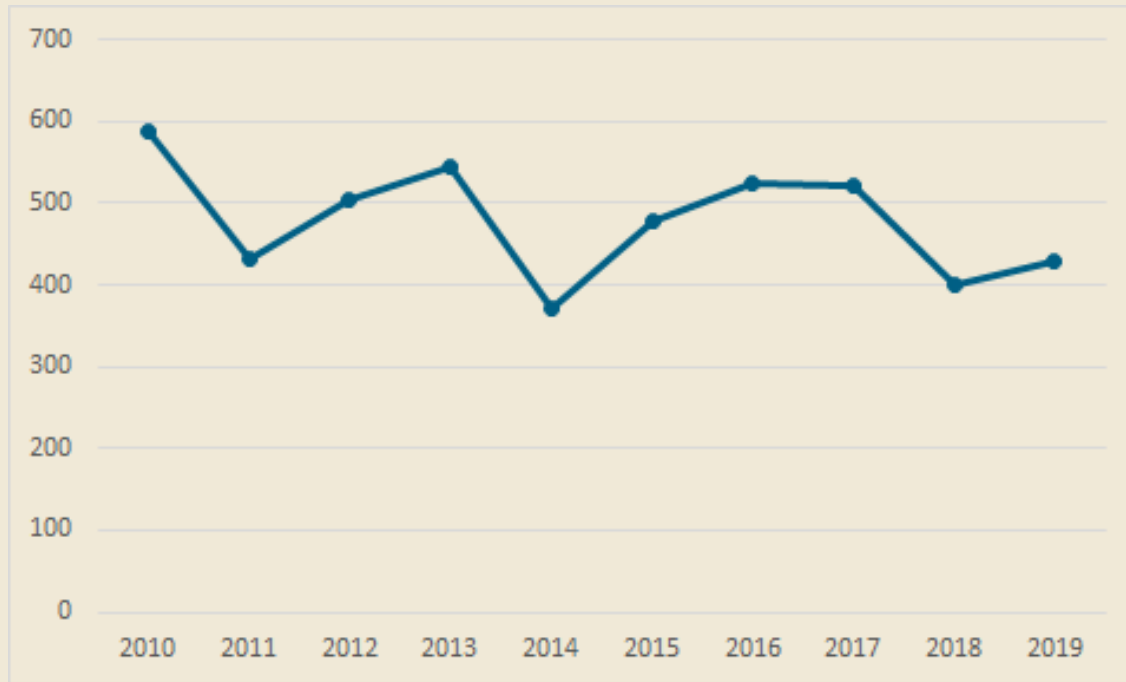


In late 2019, Metro St. Louis introduced their redesigned transit maps for much of the St. Louis Area. This map reflects the changes.

Crime



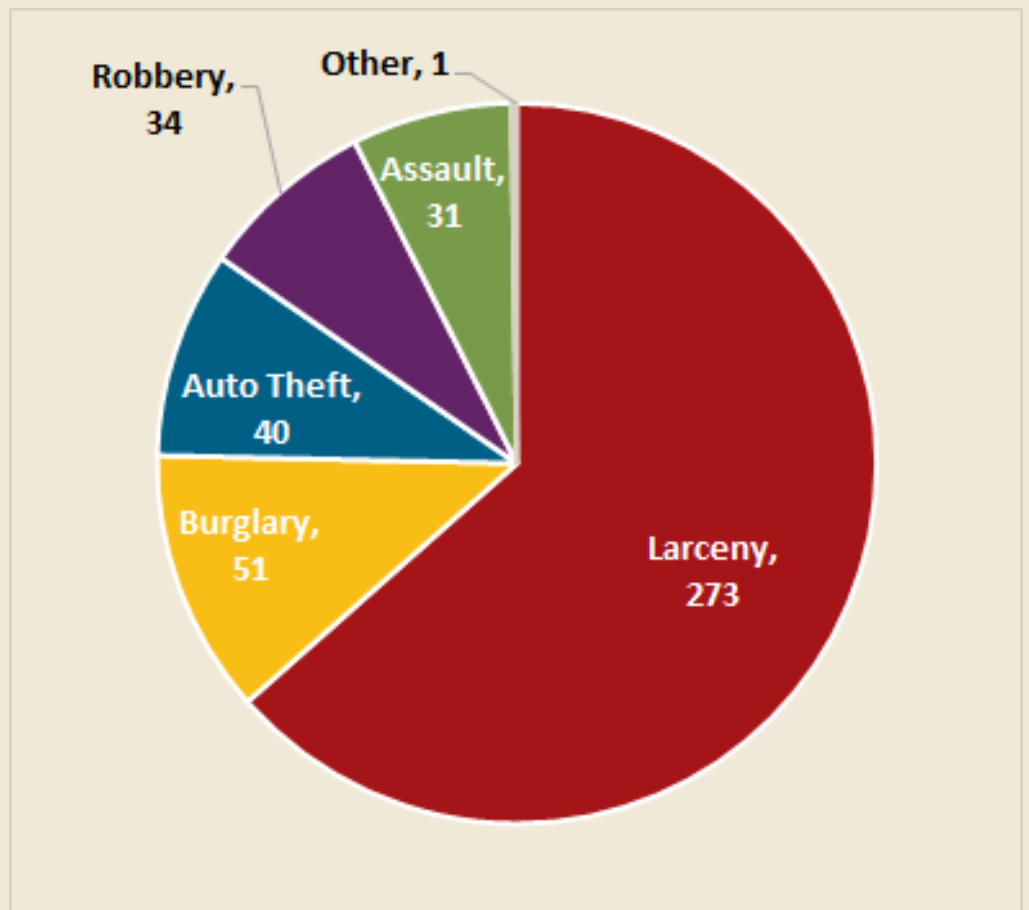
Crime in SD/DP over the past ten years



-27%

Decrease in total crime since 2010

Crime by type, 2019





Major Community Events

PortchFest - May

PorchFest is an annual music festival in Skinker DeBaliviere that is hosted completely by neighborhood residents. Neighbors volunteer their porch to become stages for today, and guests amble between homes while they meet one another and form connections.

photo credit: Jacqui Segura Photography



Wintermarkt - December

This annual, local, German-inspired Festival draws big crowds looking for unique arts & crafts and holiday gifts. Expect to find vendors selling jewelry, art, pottery, clothing, home decor items, photographs, candles, Christmas ornaments and locally produced honey.

photo and description from SDCC



SDCC Homecoming - November

Homecoming celebrated its tenth anniversary in 2018. This annual event brings neighbors together for live music, auctions, and local food and drink vendors



Community Assets



Skinker DeBaliviere Community Council (SDCC)

SDCC formed in 1966 as a forum for neighbors to raise concerns, forge solutions, and address problems. The organization today performs a wide variety of functions, such as hosting a wide variety of events, improving public safety, welcoming new neighbors, and many more. In 2014, SDCC completed their Skinker DeBaliviere Urban Design & Development Plan.



Longevity is For Everyone (LIFE)

This free monthly workshop, sponsored by SDCC, targets senior citizens in the area. Each month, speakers focus on a topic of senior living. Previous months have focused on financial literacy, home improvement, and disaster preparedness. Some months are just for fun, such as ice cream socials.



Skinker DeBaliviere Community Housing Corporation

The Skinker DeBaliviere Community Housing Corporation is a sister organization to the Skinker DeBaliviere Community Council, focusing on the property development and management.





Community Assets

Lucier Park

Neighborhood Park located at Hamilton and Westminster and named for Phillip Lucier. (stl-mo.gov)



Grace United Methodist Church

Community church located in Skinker Debaliviere. The groups holds community ministries, support groups, and a weekly food pantry.

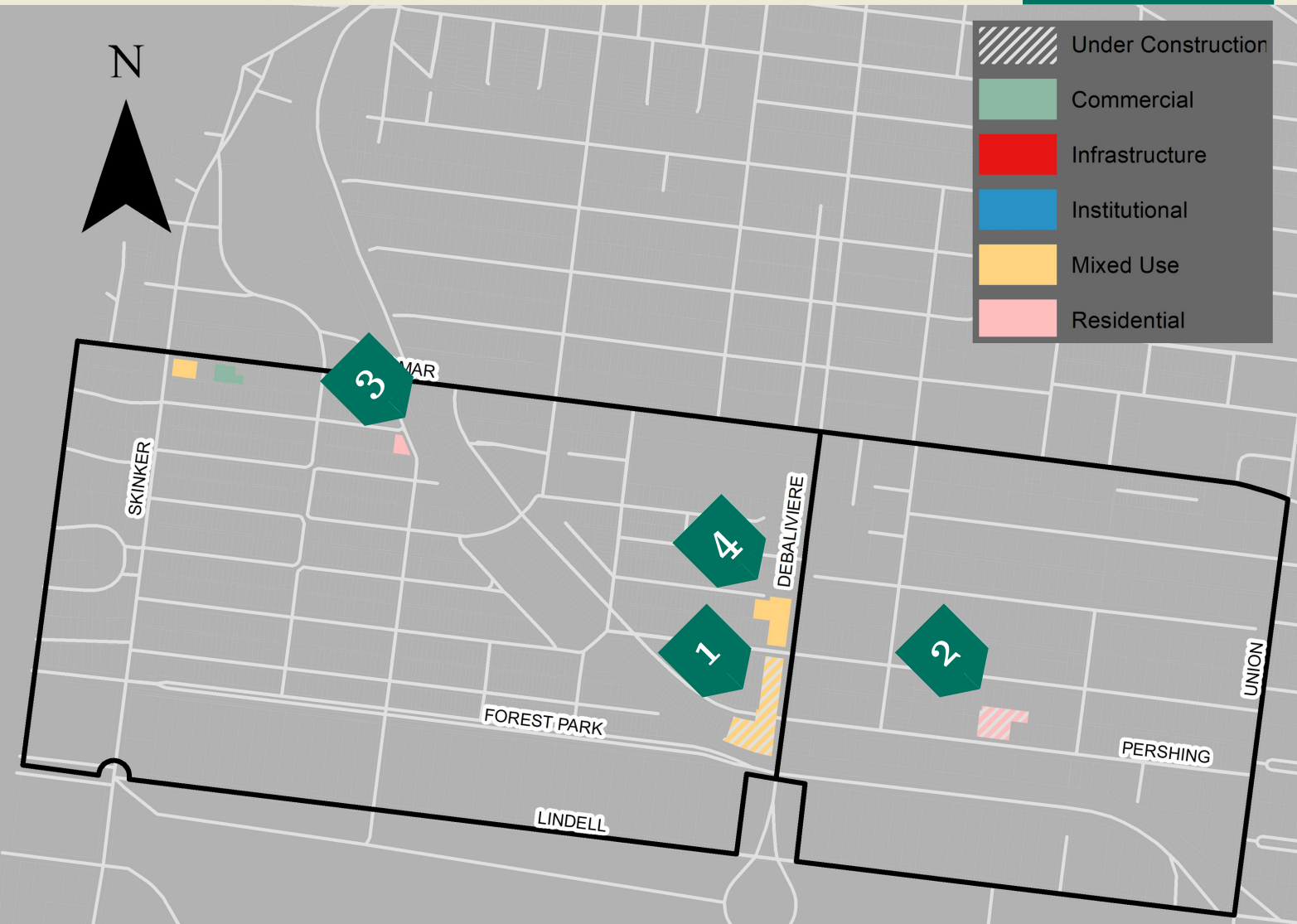


Regional Arts Commission of St. Louis

The Regional Arts Commission of St. Louis (RAC) is at the forefront of efforts to transform St. Louis into a more vibrant, creative, and economically thriving community by elevating the vitality, value, and visibility of the arts and culture. It is the largest annual funder of nonprofit arts in the region; and since its inception in 1985, has awarded more than 7,000 grants totaling over \$100 million to support individual artists, nonprofit arts and culture organizations, and other programs.



Development



1. Expo at Forest Park

285 apartments and 30,000 sf of retail is under construction on a former strip mall and park-and-ride lot. Once complete, the development will be one of the first transit-oriented developments in St. Louis.

Investment: \$90 million
Expected completion: 2022

2. Chelsea

A five-story mixed-use building is under construction on property previously used for surface parking. The project has been named Chelsea after the neighborhood in Manhattan.

Investment: Unknown
Expected completion: early 2021

3. Walker Town Homes

Four town homes, each will feature 3 bedrooms, 4 bathrooms, ~2,200 sf and range in price from \$450k to \$485k.

Investment: unknown
Expected completion: 2021

4. Dorr and Zeller Building

Rehab of the Dorr and Zeller Building, home to Busey Bank, added 20 high-end apartments and 2,500 sf of additional ground floor retail.

Investment: \$1.75 million
Completion: 2019



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