



# WEST END / VISITATION PARK

2020 NEIGHBORHOOD PROFILE

WASHINGTON UNIVERSITY MEDICAL CENTER  
REDEVELOPMENT CORPORATION

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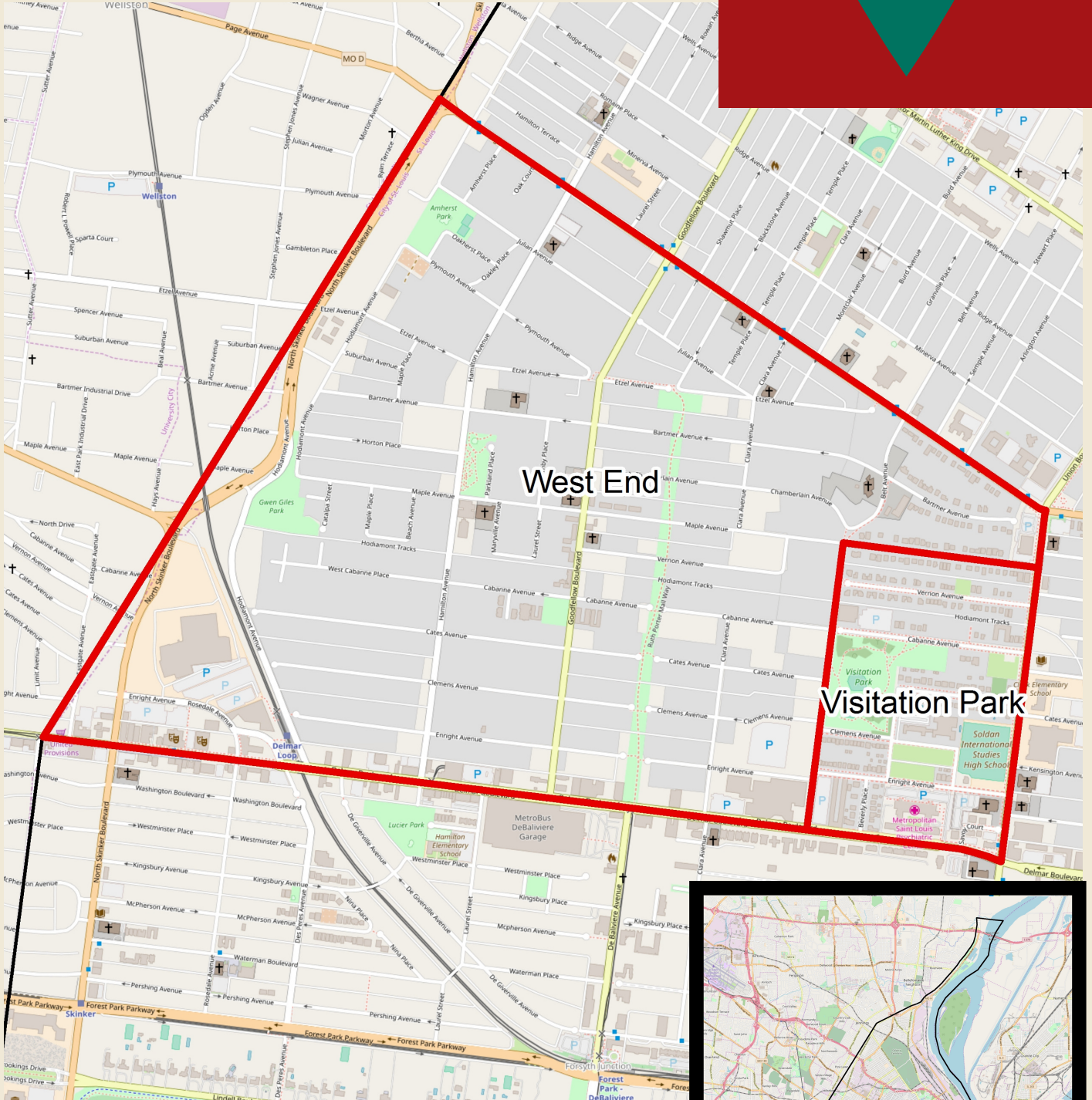
## *Introduction*

# THE NEIGHBORHOOD

The West End and Visitation Park neighborhoods are located along the City's western edge, from Delmar Blvd north to Page Blvd. The West End sits east of the City boundary line to Belt Ave, and Visitation Park lies east of Belt Ave to Union Blvd. The West End and Visitation Park together contain much of the City's grandest classical architecture. With active community leadership and rising investment in nearby amenities, these neighborhoods were one of the few areas in the City of Saint Louis to have gained in population from 2000 to 2010. However, the West End and Visitation Park have not been immune to the negative impacts of longstanding racial segregation and the dramatic disinvestment experienced by communities located north of the Delmar Divide in St. Louis. While the West End and Visitation Park feature many of the most stately homes in the City, the area also contains a significant amount of vacant land and vacant property with a residential vacancy rate greater than the citywide average at 30%.

However, with commitment and hard work, these communities can continue to overcome both the very real challenges as well as the narrative of decline faced by communities located north of Delmar Blvd in St. Louis. Already, these neighborhoods are rich with community leaders in organizations such as the West End Neighbors Association, SPUD (which stands for Skinker-Page-Union-Delmar), the Hamilton Place Historic District, Cornerstone Corporation, and the St. Louis Association of Community Organizations (SLACO) that are working to encourage residents to get involved to invest in their community and to attract investment and additional residents through efforts to improve public safety, housing, social services, community connections, and neighborhood stability.

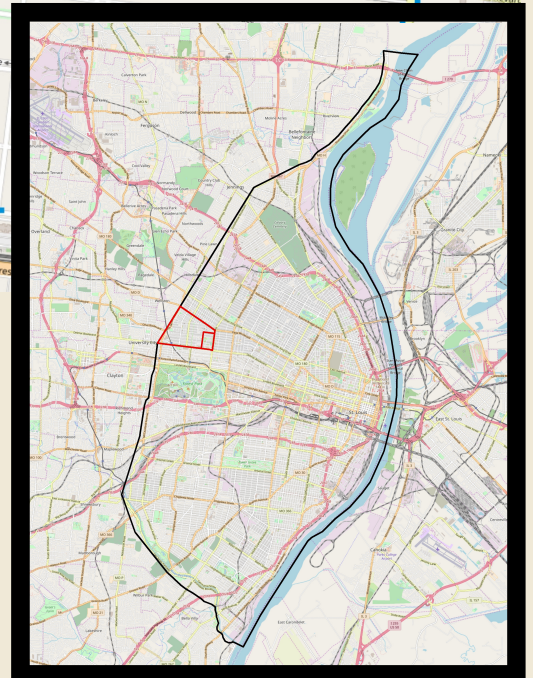
# NEIGHBORHOOD REFERENCE MAP



West End /  
Visitation Park



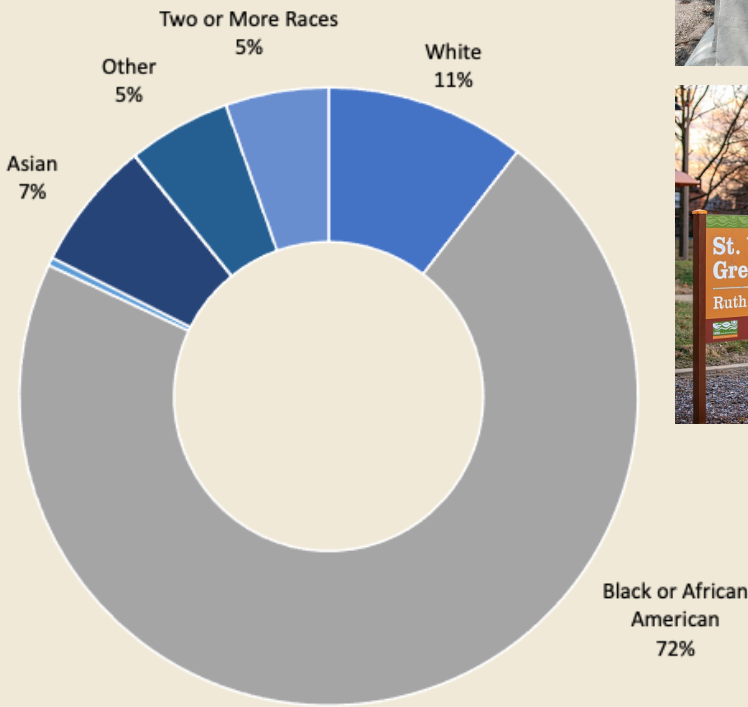
City of  
St. Louis





# 2020 Census West End

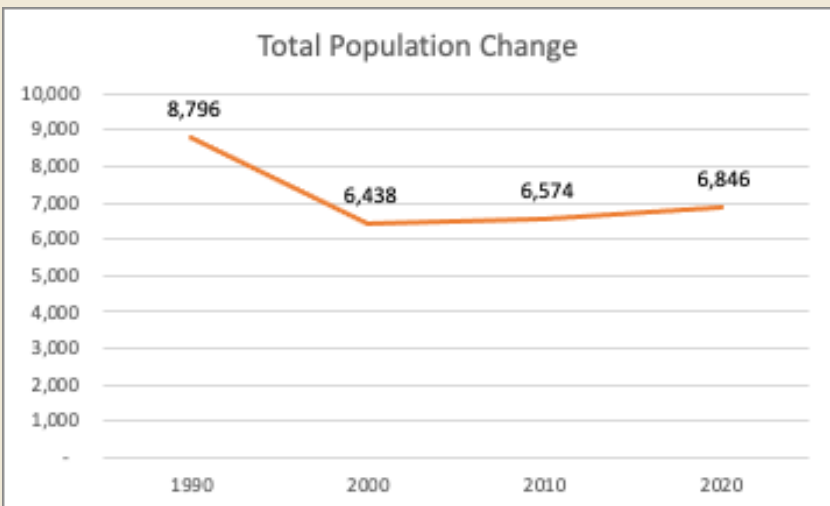
**6,846**  
Total Population



**77%**  
18 & Up

**23%**  
Under 18

Population:	2010	2020	Total Change	Percent Change
Total	6,574	6,846	272	4%
White	532	716	184	35%
Black or African American	5,584	4,897	-687	-12%



**3,782**  
Total Housing Units

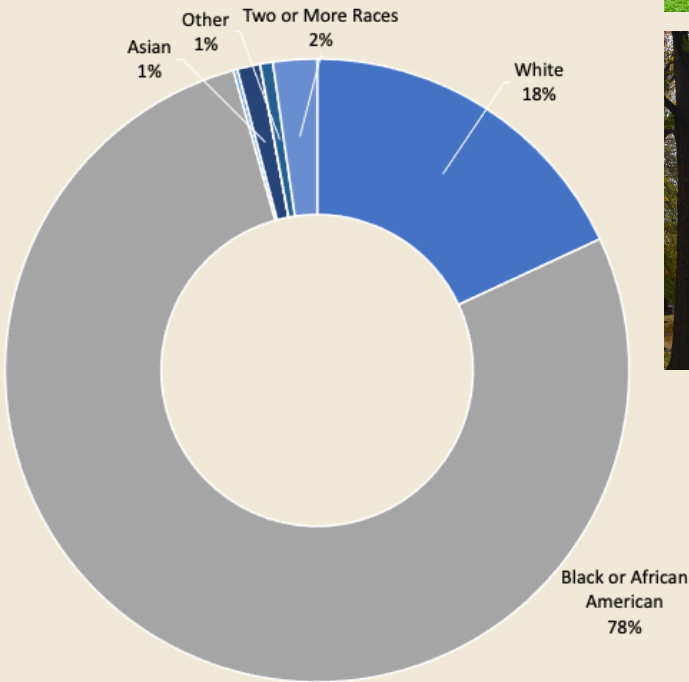
**80%**  
Occupied

**20%**  
Vacant



# 2020 Census Visitation Park

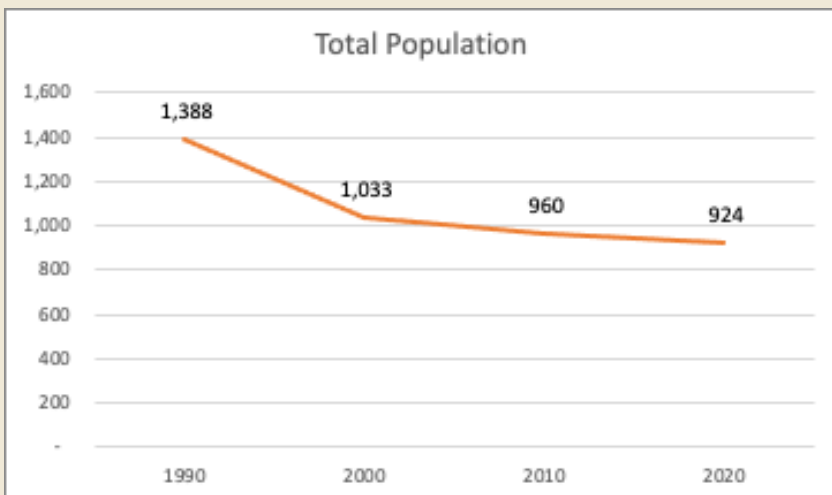
**924**  
Total Population



**85%**  
18 & Up

**15%**  
Under 18

Population:	2010	2020	Total Change	Percent Change
Total	960	924	-36	-4%
White	56	167	111	198%
Black or African American	868	717	-151	-17%



**3,782**  
Total Housing Units

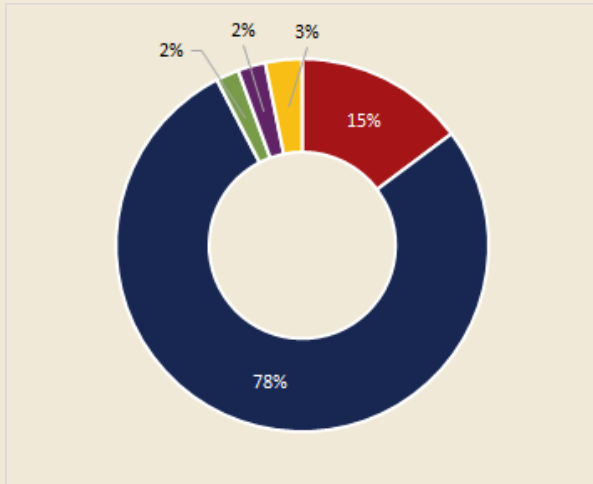
**78%**  
Occupied

**22%**  
Vacant



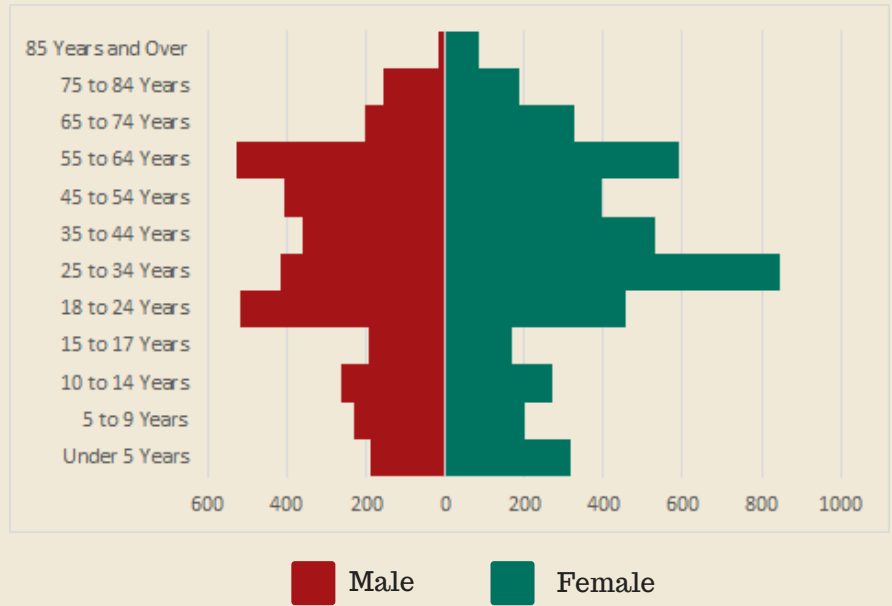
# 2019 American Community Survey

## Race and Ethnicity in WE/VP



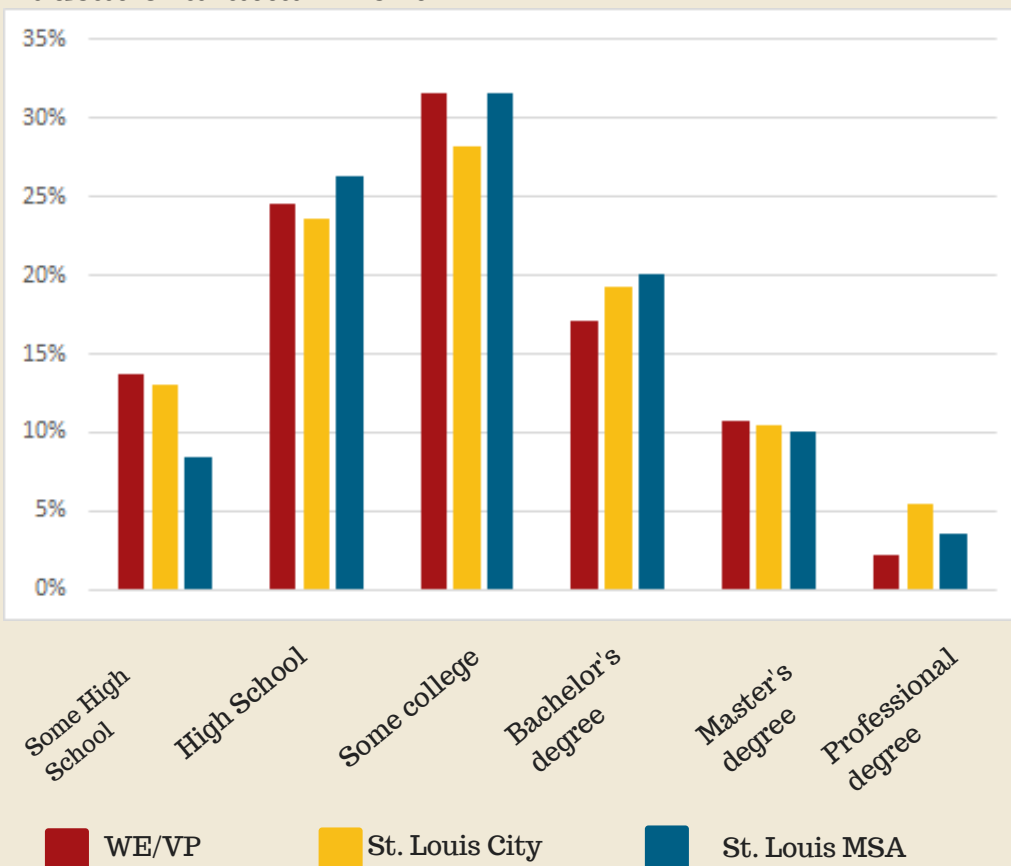
- White
- Black or African American
- Asian
- Hispanic/ Latino
- Other race or ethnicity

## Age by Sex



- Male
- Female

## Educational attainment



**13%**  
of residents hold a professional, master's or doctoral degree

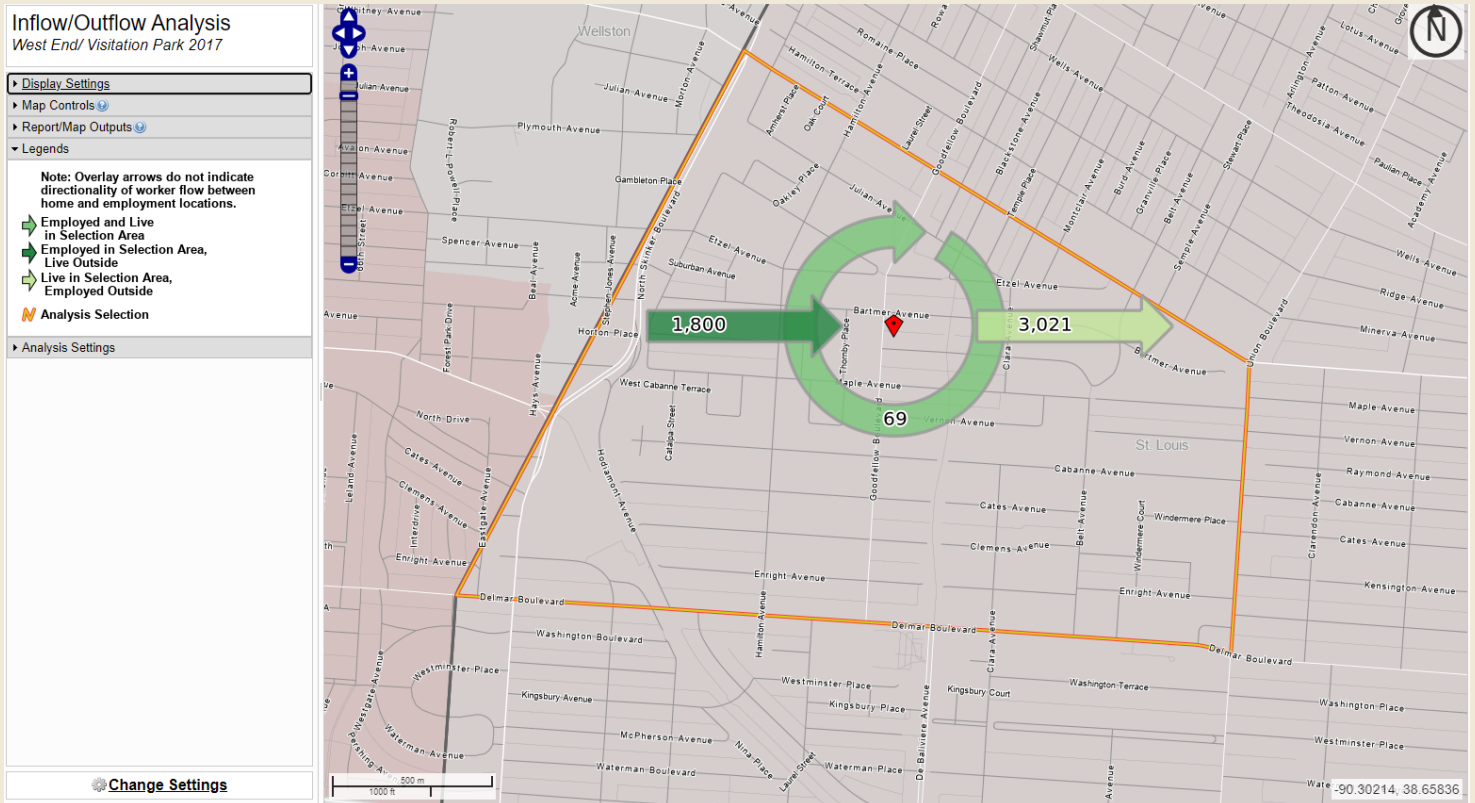
**33.9**  
the median age in West End / Visitation Park

**42.1%**  
households with housing costs more than 30% of income

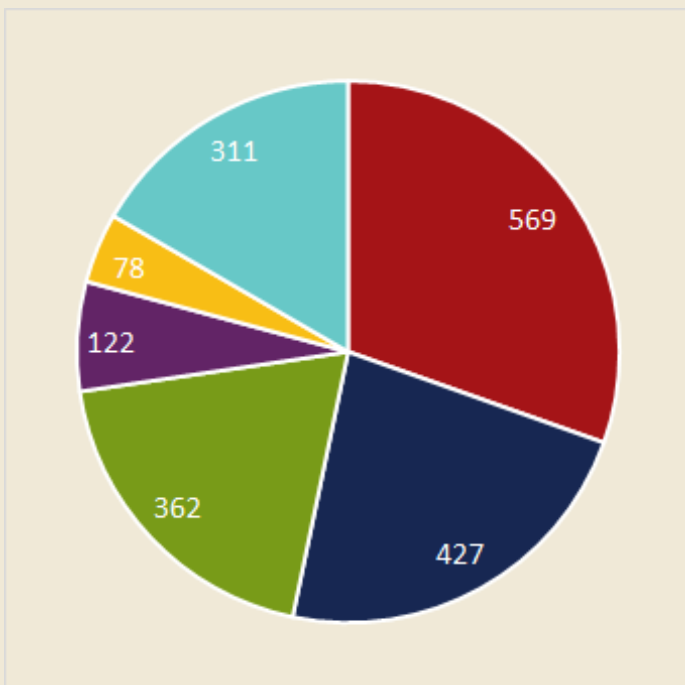
# Employment



## 2017 Employment inflows and outflows



Jobs in West End / Visitation Park by Sector, 2017



- Health Care and Social Assistance
- Educational Services
- Accommodation and Food Service
- Retail Trade
- Construction
- All other job sectors

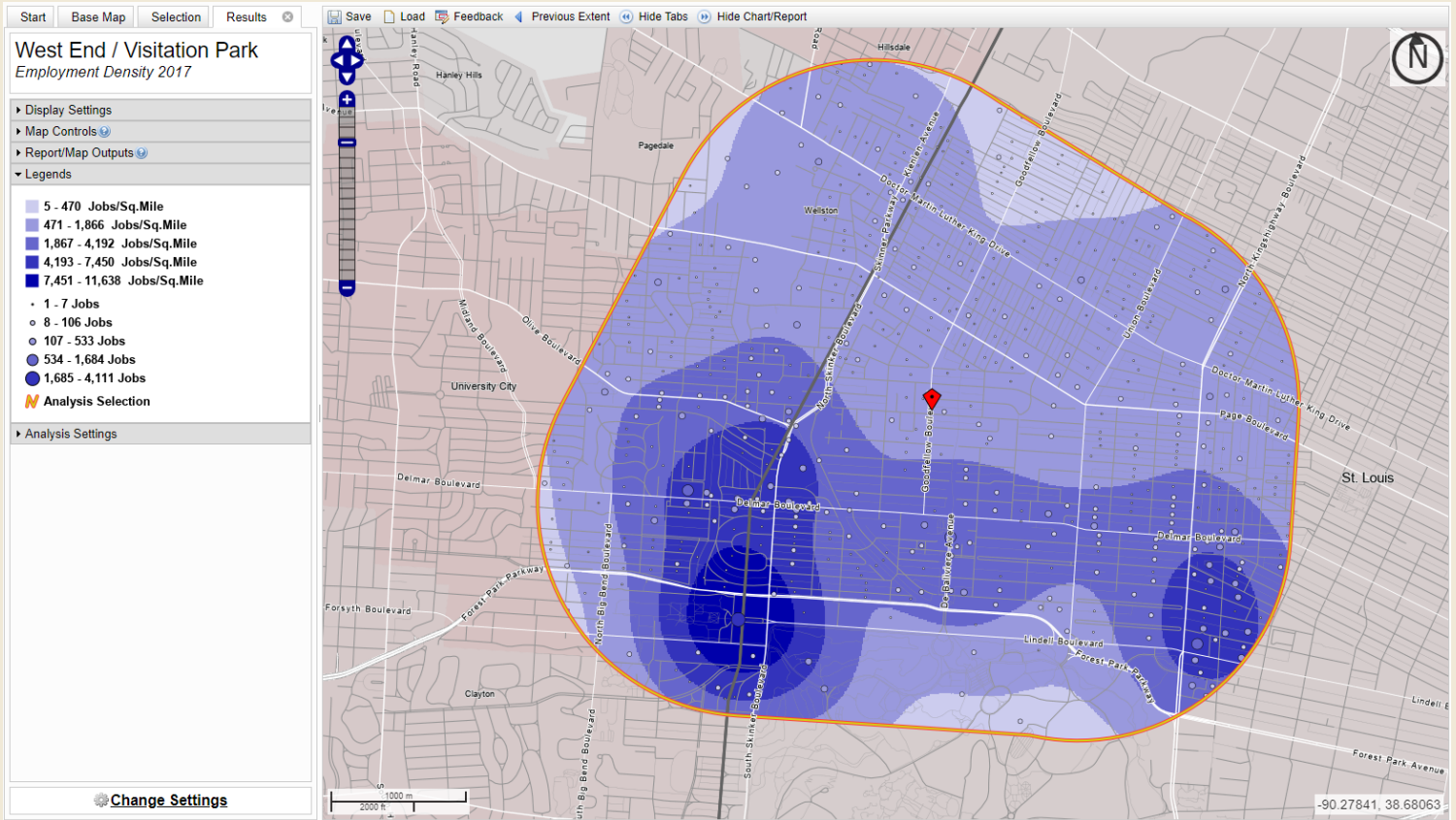
**-1,071**  
decline in jobs in the transportation and warehousing sector since 2007

**\$33,566**  
Median household income of residents

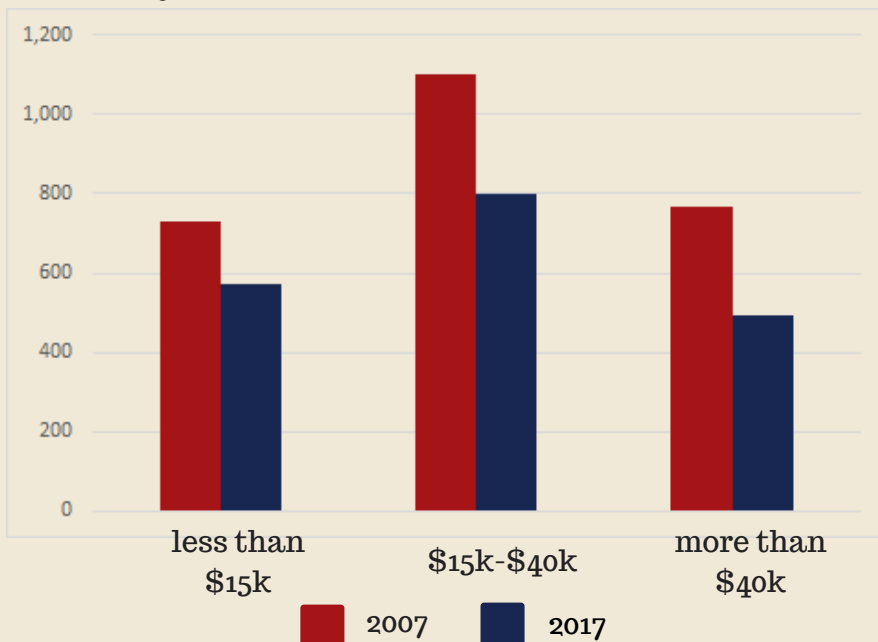
**-55%**  
decline of jobs that pay more than \$40k since 2007.



# Employment



Job growth in West End / Visitation Park by income, 2007-2017



## Shifting economy:

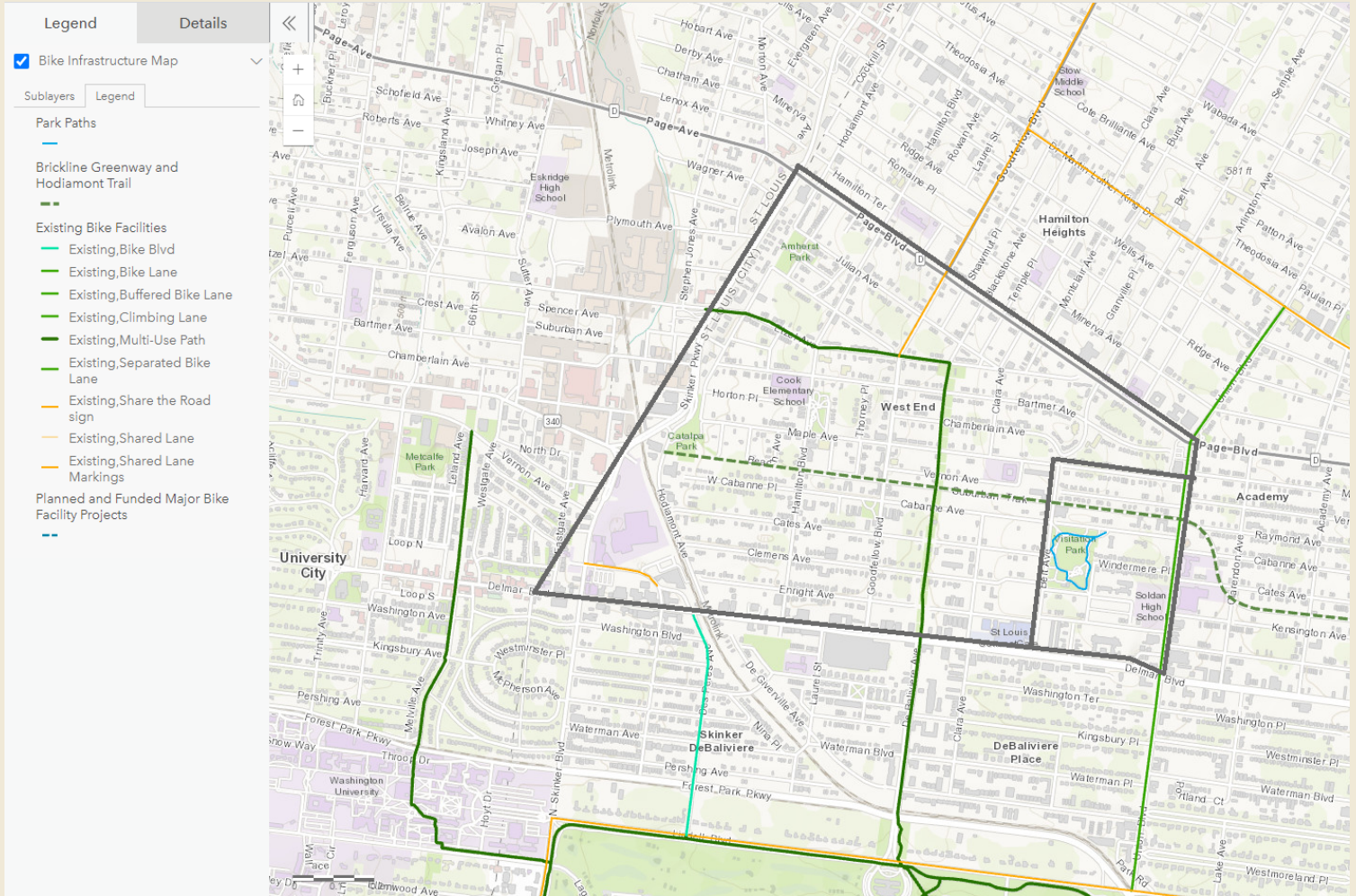
Total employment in these two neighborhoods declined by 28% from 2007 to 2017. However, when looking at industry specific changes, transportation and warehousing jobs decreased by over 1,000. When examining total job change excluding this industry, total jobs increased by 23%, led primarily by educational services and accommodation and food services with 655 jobs between them.



# Transportation



## West End / Visitation Park Bike Infrastructure








Via City of St. Louis





# Transportation

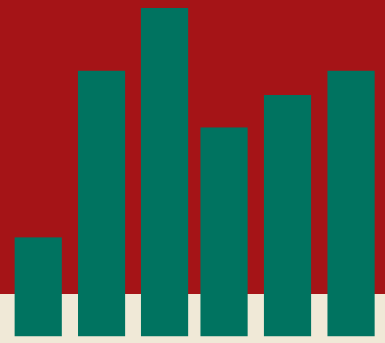


-  **West End / Visitation Park**
-  **Red - Frequent: new high-frequency MetroBus routes operating every 15 minutes or faster during the day**
-  **Green - Local: new local MetroBus routes operating every 30 minutes during the day**
-  **Yellow - Express: new express MetroBus routes**
-  **Gray - Current System**

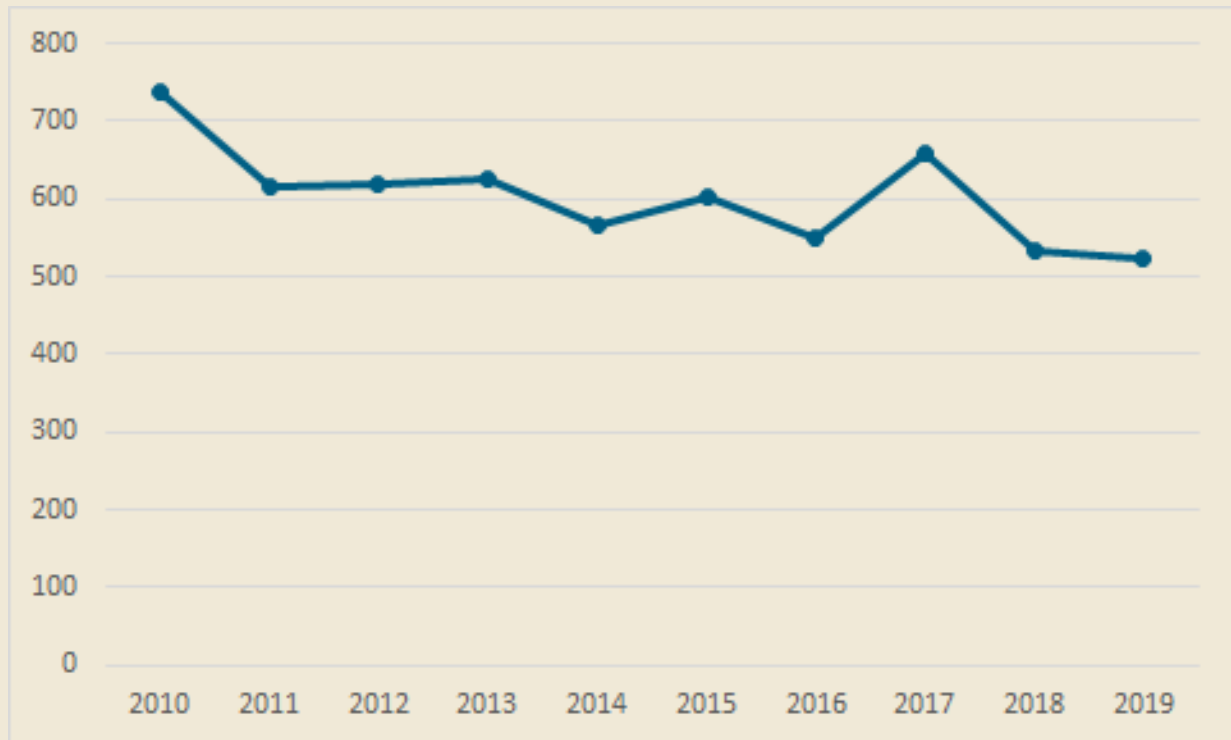


In late 2019, Metro St. Louis introduced their redesigned transit maps for much of the St. Louis Area. This map reflects the changes.

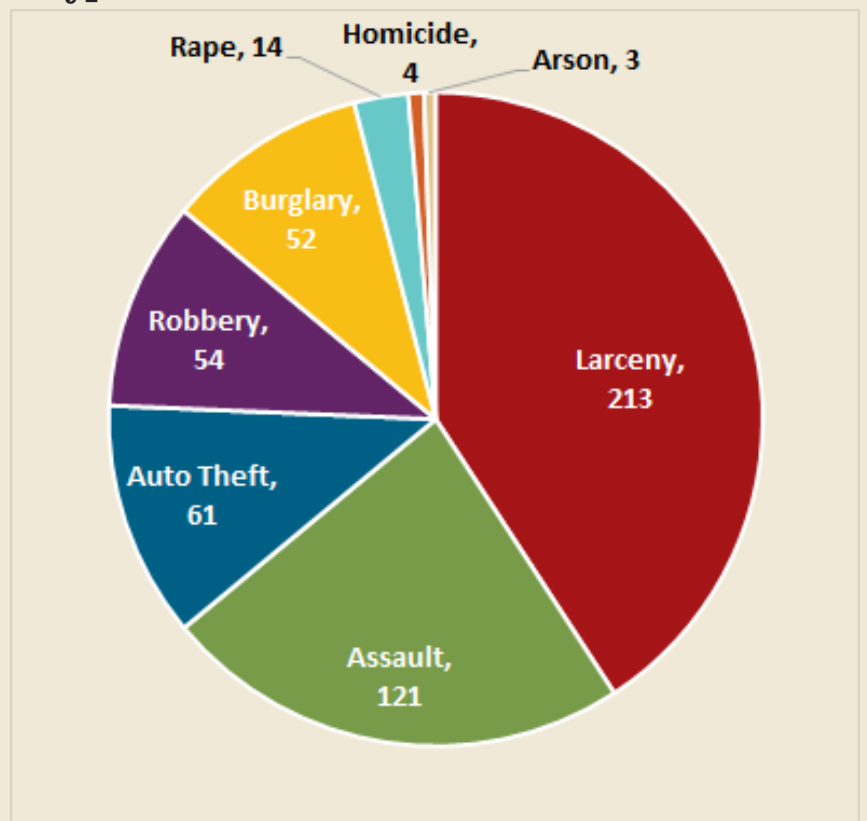
# Crime



Crime in WE/VP over the past ten years



2017 Crimes by Type



## Safety and Security

The West End Neighbors introduced the Neighborhood Ownership Model (NOM) in 2010. NOM stresses citizen participation in the criminal justice process. The program is supported by the City of St. Louis' Circuit Attorney Office.

# Neighborhood Resources



## ◆ Etzel Community Center

The Etzel Community Center is programmed by the St. Louis Association of Community Organizations. The Center is used as a meeting place for an after-school program, scouting program, and community meetings.

## ◆ SLACO

The St. Louis Association of Community Organizations, a.k.a. SLACO is the umbrella organization for the St. Louis Region's Neighborhood Associations. SLACO offers support to our member organizations, as well as a variety of community-based programs.

## ◆ Cornerstone

Cornerstone Corporation is a Christian Community Development Corporation that provides an equitable opportunity for quality, affordable housing to those who would not otherwise have it; empowers constituents to grow their capacity to achieve their life goals with dignity; and collaborates with others for community driven development of the West End neighborhood.

## ◆ West End Neighbors

WEN was formed in 2010 and became a 501c3 organization in 2015.

WEN was founded with West End safety as its front running initiative, introducing the Neighborhood Ownership Model (NOM) and a police substation in Etzel Community Center. The organizational purpose has expanded to address four key components of neighborhood sustainability: Safety, Housing, Health, and Resident Engagement. The WEN mission is to enhance the livability of the West End community by establishing and maintaining an open line of communication with key stakeholders and facilitating civic action.



# Community Assets

## Gwen Giles Park



- Gwen Giles Park was re-named on March 22, 1986 in honor of Gwen B. Giles, the first black and first woman to serve as City Assessor. Giles was also a local civil rights leader in the turbulent and pivotal late 1960's, and the first black woman to serve in the Missouri Senate. ([stl-mo.gov](http://stl-mo.gov))

## Washington University in Saint Louis North Campus

- Washington University creates an environment to encourage and support an ethos of wide-ranging exploration. Washington University's faculty and staff strive to enhance the lives and livelihoods of students, the people of the greater St. Louis community, the country and the world. ([wustl.edu](http://wustl.edu))



# Development



## 1. Delmar Divine

Redevelopment of the shuttered St. Luke's Hospital into a mixed-use building that would include 160 apartments as well as office space for various non-profits. The project would include low rents and shared services to cater to the targeted tenants.

Investment: \$100 million

Expected Completion: Fall 2021

## 2. Cabanne Courtyard

Rehab of a vacant residential building into 36 residential units. The project includes a mix of affordable and market-rate units.

Investment: \$2 million

Expected Completion: Q2 2021

## 3. Midtown Loop Trail

Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Chouteau Greenway with the Midtown Loop Trail. The trail would mainly be built along Hodiadmont ROW, a former rail line.

Investment: Unknown

Expected Completion: Unknown

## 4. The Link at the Loop

Three-story building that includes 15,000 sf of ground floor retail and 50,000 sf of office space on the upper floors. CVS is a main tenant.

Investment: \$30 million

Expected Completion: 2019



## Washington University Medical Center Redevelopment Corporation

**Brian Phillips**  
Executive Director  
(314) 747-2331  
phillipb@wustl.edu

**David Chunn**  
Community Development Manager  
(314) 747-2336  
chunn@wustl.edu

**Jes Stevens**  
Community Development Manager  
(314) 747-2333  
j.stevens@wustl.edu

**Kimberly Smith-Drake**  
Community Development Manager  
(314) 747-2332  
ksmith32@wustl.edu

**Lori Kristjansson**  
Redevelopment Accountant  
(314) 747-2334  
kristjansoonl@wustl.edu

**Jaime Evans**  
Administrative Assistant  
(314) 747-2331  
evans.jaime@wustl.edu