

2016 Neighborhood Profile

Botanical Heights and Tiffany



Washington University Medical Center

A partnership between BJC HealthCare and Washington University in St. Louis

Botanical Heights and Tiffany Neighborhood Introduction

The Botanical Heights and Tiffany neighborhoods are bound by Chouteau Ave to the north, Grand Avenue to the east, Interstate 44 to the south and Vandeventer Avenue to the west. These neighborhoods cover less



than a square mile combined, but contain a wide array of uses and building types from a variety of periods, reflecting the great changes the area has experienced over the years.

Botanical Heights, lying west of 39th Street, was originally known as McRee Town during its initial development as a manufacturing center and working class neighborhood from the 1880s to the 1930s. The northern end of the neighborhood remains active with light industry, while the southern half of Botanical Heights, from Folsom Ave. to I-44, has been developed into two distinct residential areas. West of Thurman Ave. are seven blocks of modest, but increasingly renovated, turn-of-the-century single, two and four family residences, mixed with a scattering of small businesses and unique, modern

boutique homes built by local design-build firm, UIC.

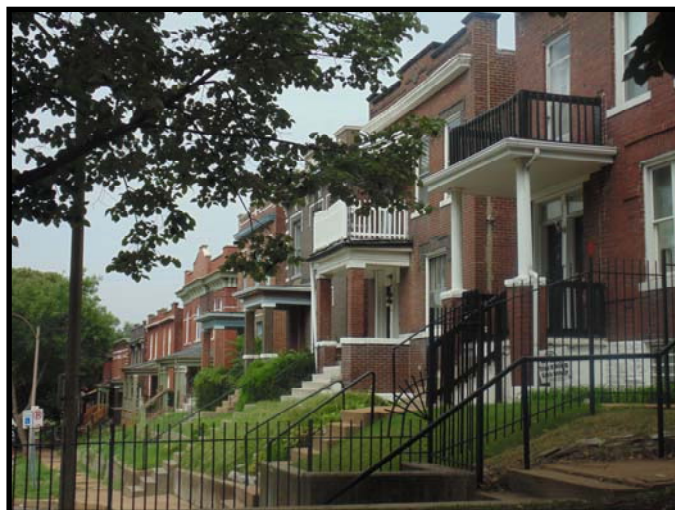


East of Thurman Ave. to 39th Street are 150 new single family homes and townhomes, built in 2004 when the six block area was cleared of hundreds of its

original residential structures. With this dramatic redevelopment, the neighborhood was rebranded from its original identity as McRee Town to become Botanical Heights. While McRee Town had been experiencing significant crime and vacancy issues, the clearance and redevelopment of this area introduced a significant turning point for the neighborhood, spurring reinvestment and infill development throughout the re-branded Botanical Heights.

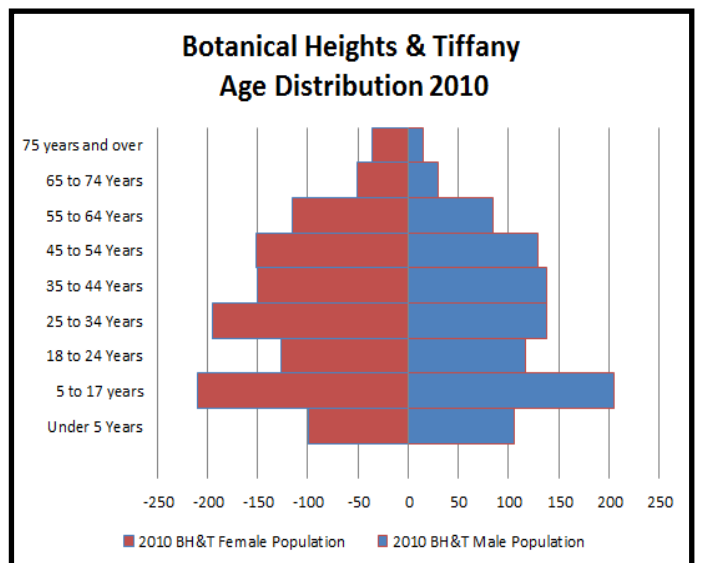
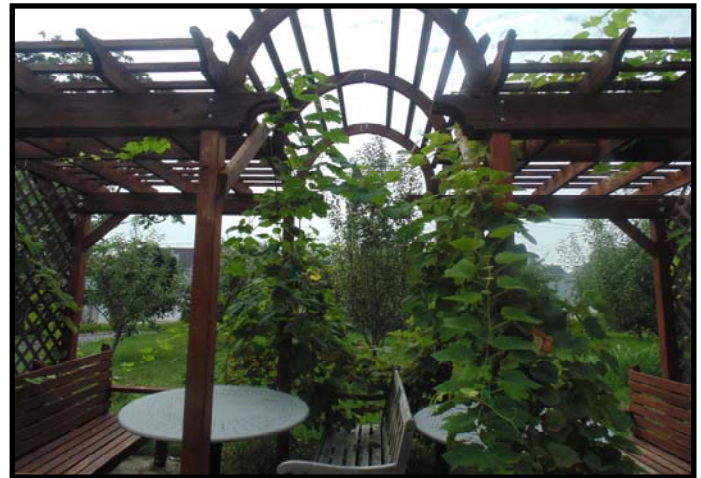
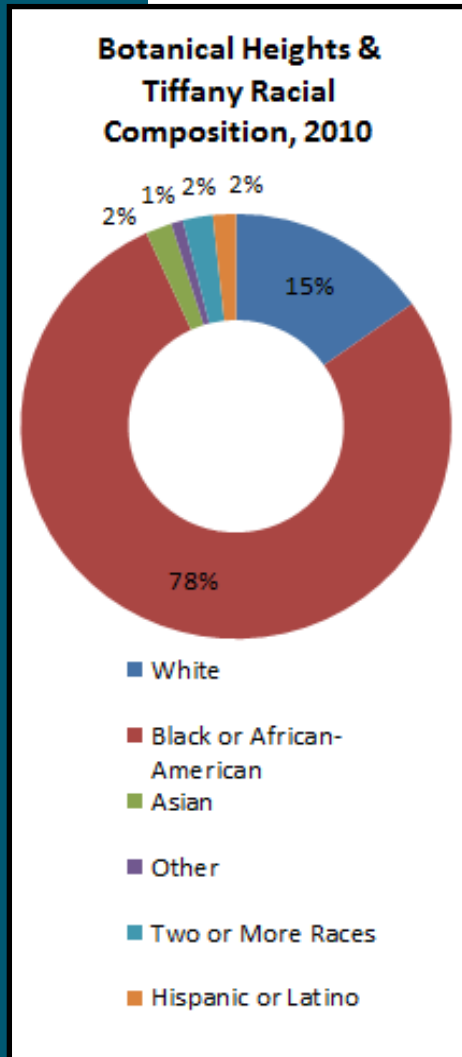
East of 39th Street to Grand Avenue lies the tight-knit Tiffany neighborhood, constructed largely in the classic St. Louis red brick style similar to the nearby Shaw neighborhood. The presence and influence of Saint Louis University Hospital and Cardinal Glennon Children's Hospital on the northern half of the neighborhood have greatly helped to keep Tiffany intact while neighboring McRee Town struggled during the challenging years of the latter half of the 20th century. However, the demands of providing modern patient care have also required significant spatial needs from these medical institutions, resulting in significant land clearance in the northern half of Tiffany over the years.

Today, significant opportunity remains for infill development on the edges of Botanical Heights and Tiffany. As demand grows, these edges will surely fill in, creating more seamless connections between these neighborhoods and the larger City around them.



Botanical Heights and Tiffany

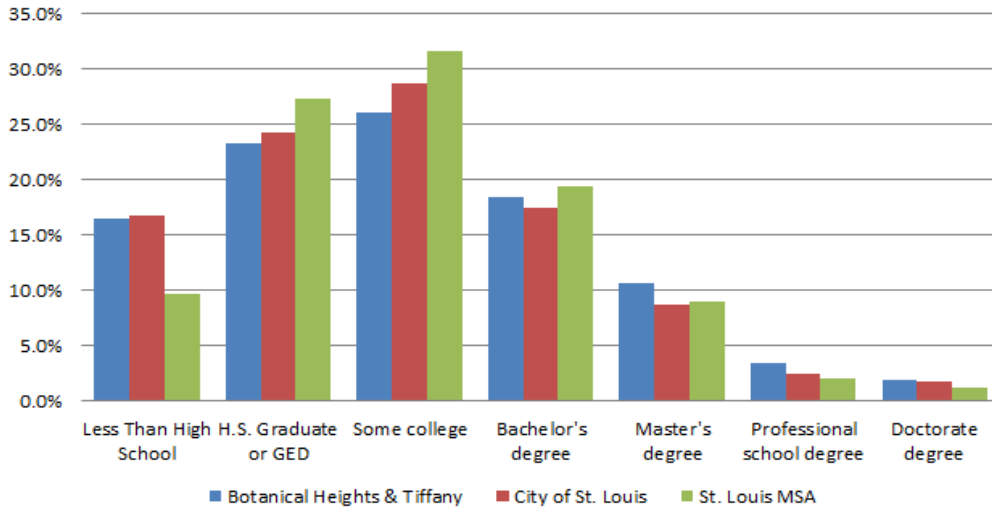
Demographics



- Botanical Heights & Tiffany had a population of 2,097 residents in 2010. Population density was 3,382 residents per square mile.
- The median household income in 2014 in Botanical Heights and Tiffany was \$32,932, lower than City’s median HH income at \$34,800 and the St. Louis MSA at \$54,959.*
- Botanical Heights and Tiffany had a median age of 31.1 years in 2014, younger than the City at 34.4 years and the St. Louis MSA at 38.5 years*

*based on Census Block level data not perfectly aligned with neighborhood boundaries

Educational Attainment Population 25 years and older, 2014



2010 Household Income Data

Botanical Heights & Tiffany	1 mile radius	3 mile radius	5 mile radius
Population	18,132	175,752	381,675
Total Households	6,670	77,024	162,752
Avg Annual HH Income	\$ 38,210	\$ 36,270	\$ 40,827
Households with Annual Income above \$40k per year	2,321	24,650	59,322
Households with Annual Income above \$50k per year	1,814	17,302	43,665
Households with Annual Income above \$60k per year	1,350	12,624	32,369
Households with Annual Income above \$100k per year	447	4,396	11,839
Household Income per Sq Mile	\$ 75,037,731	\$ 95,740,024	\$ 84,624,136
Households per Sq Mile	1,964	2,640	4,861

34.3%

34.3% of BH&T residents above the age of 25 have earned a Bachelor's degree or higher level of education. This is greater than the St. Louis MSA rate of 31.5%

1,800+

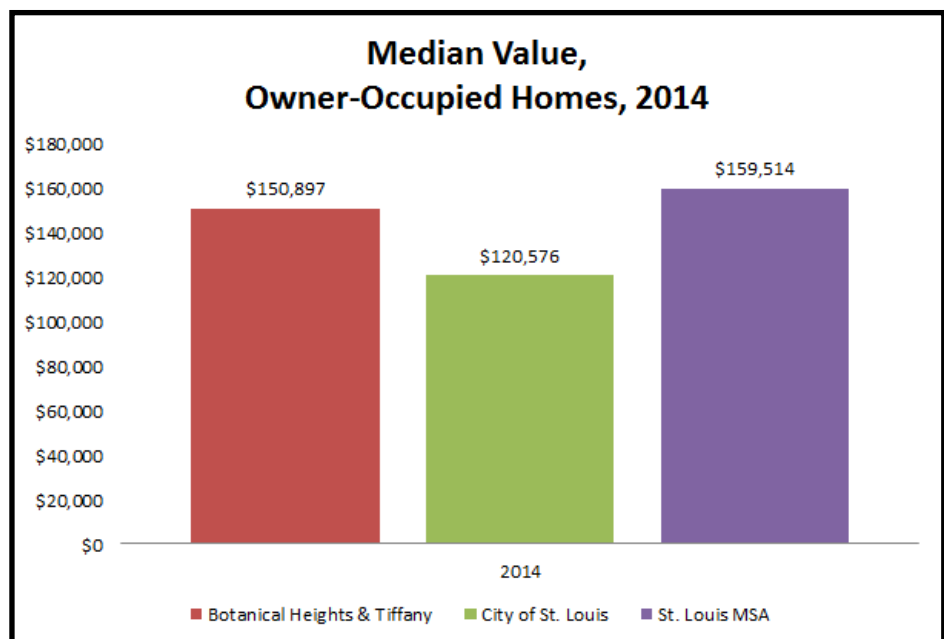
There are over 1,800 households with an annual income over \$50k within 1 mile of the center of Botanical Heights and Tiffany

Botanical Heights and Tiffany

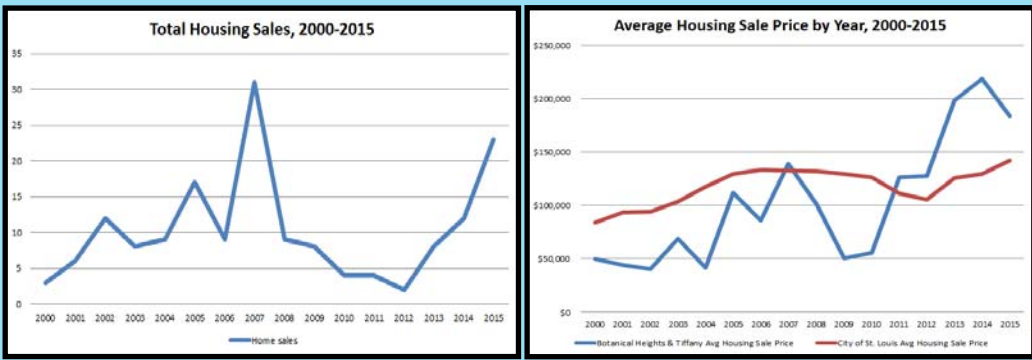
Development Summary

Botanical Heights and Tiffany have experienced steady investment in recent years as residential rehabs, new construction, and commercial redevelopment continue to push the area forward. Over the past 10 years \$130,866,958 in private capital has been invested in the two neighborhoods. Throughout the interior of the neighborhood, new infill construction and rehab commercial development is filling in former gaps in the street fabric, offering updated amenities in the neighborhood.

In 2014, the combined median housing value in the two neighborhood was \$150,897, which was higher than the city median value and just below the median value in the St. Louis region. The neighborhood's close proximity to the Saint Louis University medical campus, the Missouri Botanical Garden, and the rising Grove District as well as the redevelopment of McRee Town into Botanical Heights have continued to drive interest and demand in these communities.

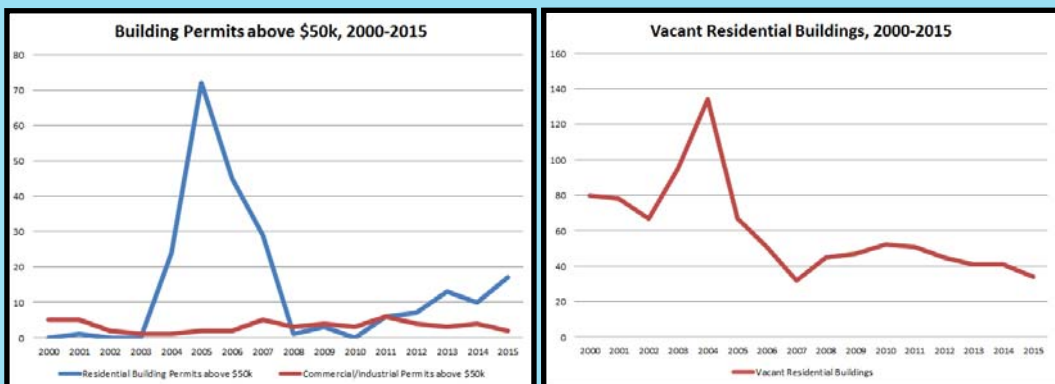


Reflecting the strong market for housing in these neighborhoods, housing sales have been climbing since 2012, and the average sales price of a home in Botanical Heights and Tiffany has consistently been greater than the average home sale price in the City overall since 2011.



Perhaps the greatest node of investment and redevelopment activity has occurred around the Tower Grove Avenue corridor, where several notable redevelopment projects have been completed, including City Garden Montessori School, which has attracted young families from all over the region.

Significant additional investment is anticipated as SSM and SLU Hospital plan to construct a new \$550 million hospital and ambulatory care facility on the northern side of Tiffany, while development interest spreads south from nearby Cortex.



Botanical Heights and Tiffany

Development Summary 2005—Present

Botanical Heights Neighborhood

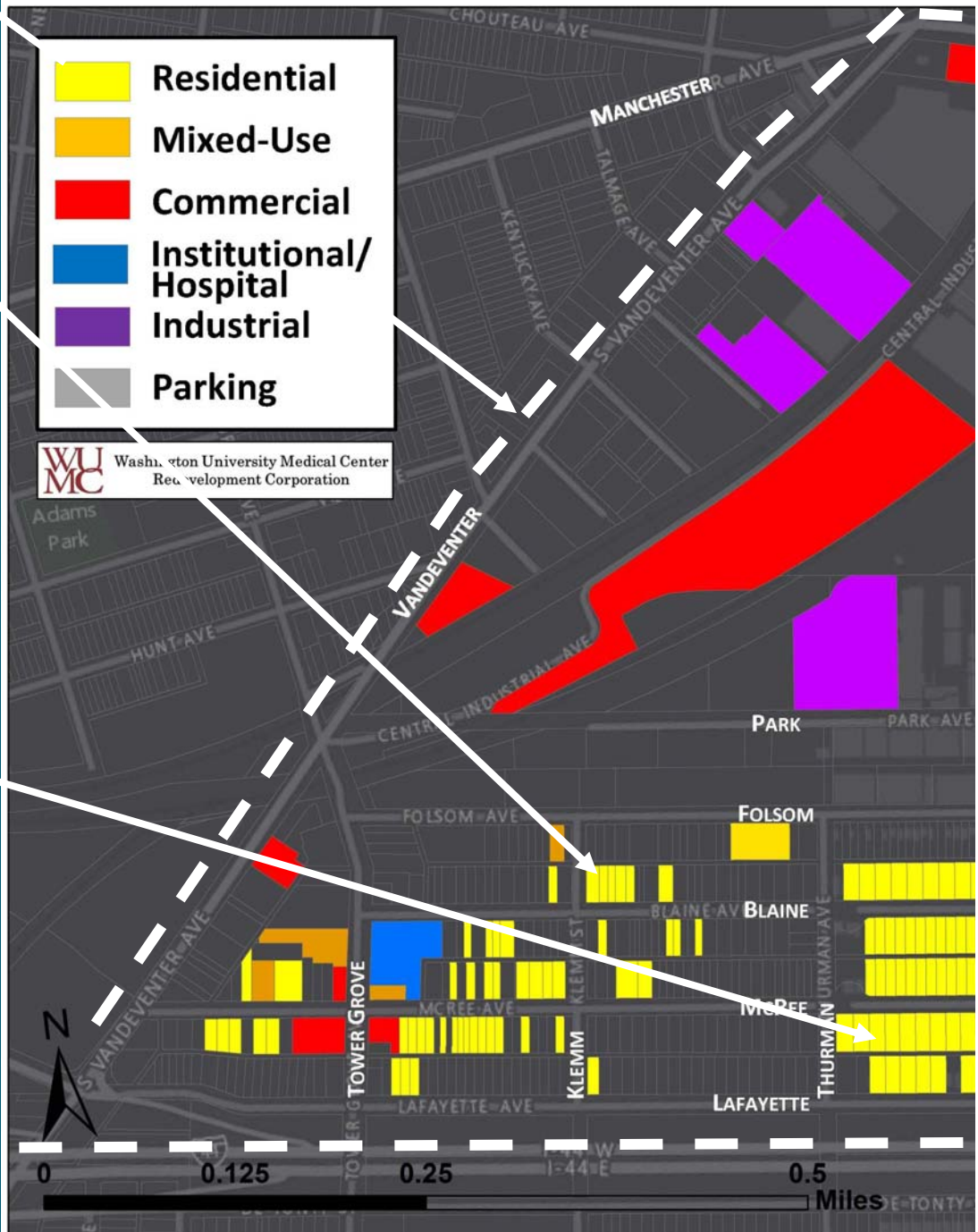


UIC Residential
Developments



McBride & Sons
Residential
Developments

Total Investment in Botanical Heights:
\$42,126,270





**Total Investment in Tiffany:
\$88,740,688**

Tiffany Neighborhood



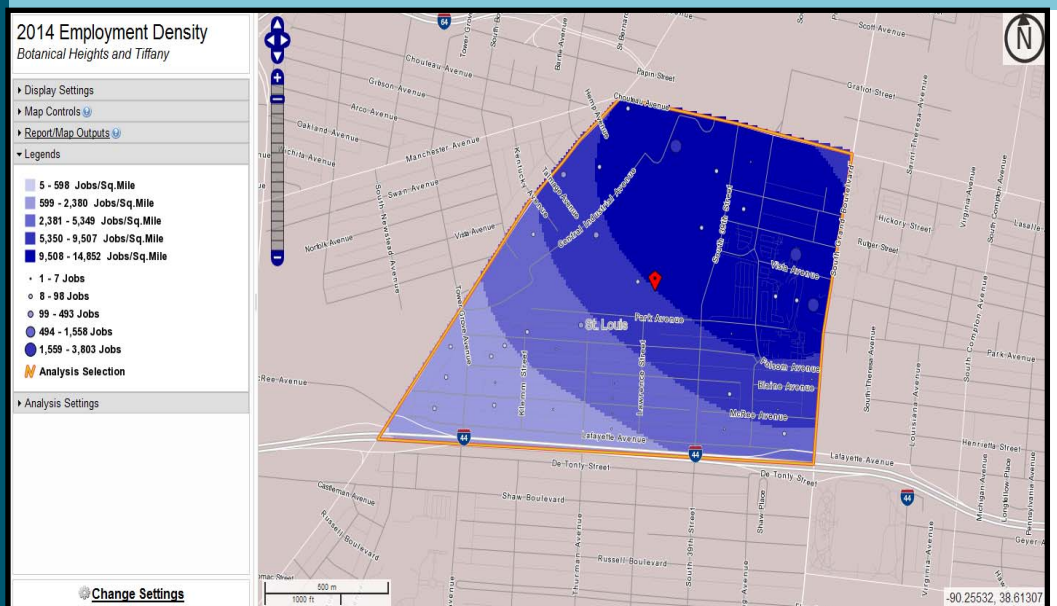
**SSM / SLU Hospital
Developments**

Botanical Heights and Tiffany Employment Summary

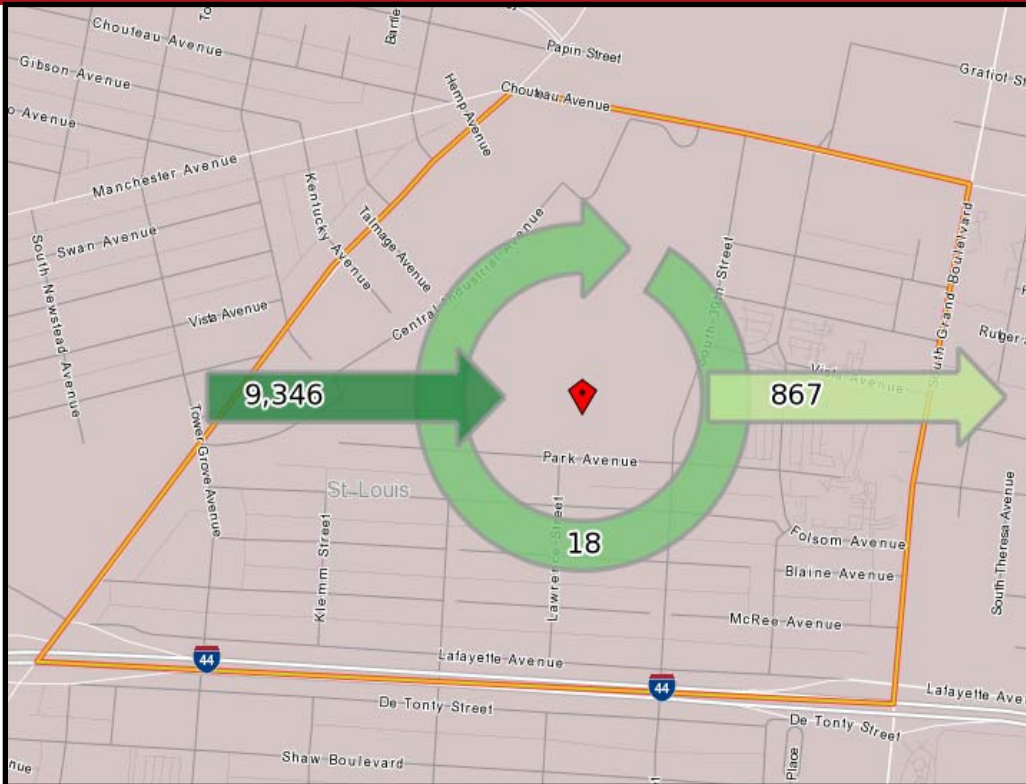


As of 2014, there were approximately 9,364 jobs located in the Botanical Heights and Tiffany neighborhoods. From 2006 to 2014, there was an overall net increase of 3,227 jobs in Botanical Heights and Tiffany, largely as the result of the following dynamics:

- Net gain of 3,582 jobs in the Health Care and Social Assistance sector
- Net loss of 698 jobs in the Manufacturing sector



2014 Employment Inflow/Outflow



◇ 9,346 workers commuted into Botanical Heights and Tiffany from elsewhere in the St. Louis region

◇ 18 Botanical Heights and Tiffany residents lived and worked within the neighborhood

◇ 867 Botanical Heights and Tiffany residents commuted outside of the neighborhood for employment

◇ Approximately 28% of employees in Botanical Heights and Tiffany commute from the I-44 corridor in St. Louis City and County



Botanical Heights and Tiffany

Employment Summary

75%

Of jobs in Botanical Heights and Tiffany were in the Health Care and Social Assistance sector, the largest single sector of employment in the neighborhood in 2014

3,582

Additional jobs in Health Care and Social Assistance in Botanical Heights and Tiffany in 2014 compared to 2006

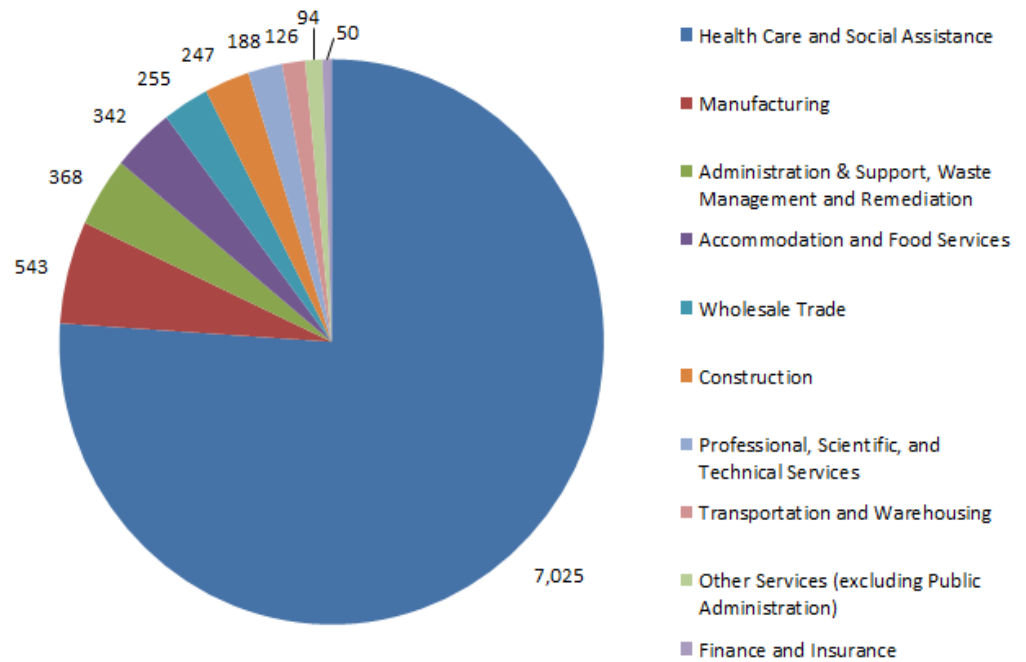
49%

Of jobs in Botanical Heights and Tiffany earned an annual wage or salary above \$40k per year in 2014

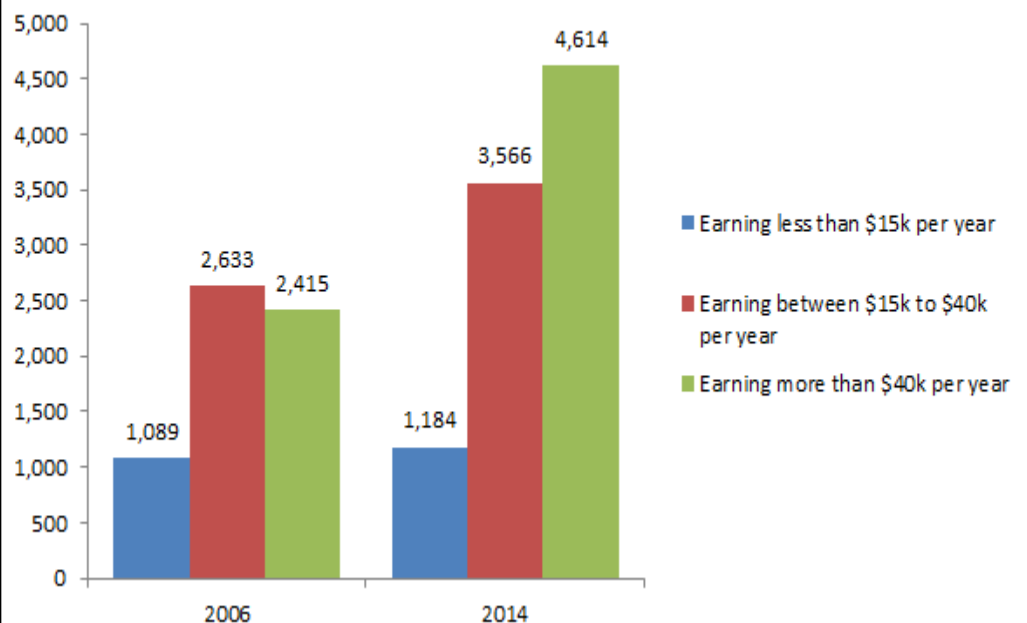
2,199

Additional jobs earning above \$40k per year in Botanical Heights and Tiffany in 2014 compared to 2006

**Top Ten Economic Sectors by Employment
Botanical Heights and Tiffany, 2014**



Total Jobs by Earnings per Job, 2006 and 2014



Within 1 mile of Botanical Heights and Tiffany

- ◇ There were 58,972 jobs located within 1 mile of Botanical Heights and Tiffany in 2014
- ◇ 29,809 of these jobs were in the Health Care sector, located at the Washington University Medical Center and SLU Hospital campuses
- ◇ 2,526 residents lived and worked within 1 mile of Botanical Heights and Tiffany, while 12,486 residents were commuting outside of the area for work
- ◇ 56,446 workers were commuting into this area, many from the I-44 corridor
- ◇ 27,663 of the jobs located within 1 mile of Botanical Heights and Tiffany earned over \$40k per year
- ◇ 34.8% of employed residents within this area earned over \$40k per year



Washington University Medical Center

BJC Healthcare, St. Louis Childrens' Hospital, and Washington University School of Medicine employ over 21,000 medical professionals at the Washington University Medical Center north and west of Botanical Heights

Saint Louis University Medical Campus

Over 6000 medical professionals are employed at the Saint Louis University medical campus, including SSM Cardinal Glennon Children's Hospital, located on the north side of the Tiffany neighborhood on South Grand Blvd



Neighborhood Resident Labor Force Profile 2014

885

Total Employed Residents of Botanical Heights and Tiffany

28%

Of employed residents earned over \$40k per year

14.5%

Of employed residents age 30 or older had a Bachelor's degree or higher level of education

22.4%

Of employed residents worked in the Health Care and Social Assistance sector

Botanical Heights and Tiffany

Community Infrastructure

What is Community Infrastructure?

Community Infrastructure includes the entities, partnerships and programs that serve as the long-term implementer, guardian, or funder of important neighborhood services, programs and projects.

Community Improvement Districts:

Botanical Heights and Tiffany currently do not contain a Community Improvement District, commonly known as a CID. A CID is a political subdivision governed by a board of property and business owners appointed by the mayor of the City of St. Louis with the authority to collect a local sales tax and/or a special property assessment. The revenue generated from a CID can be utilized towards enhancing a variety of services within the defined district such as marketing, public improvements, beautification and safety within a defined area. Residents of Botanical Heights and Tiffany could explore establishing a CID through a vote of property owners to provide their community with additional revenue to improve public services.

Special Business Districts:

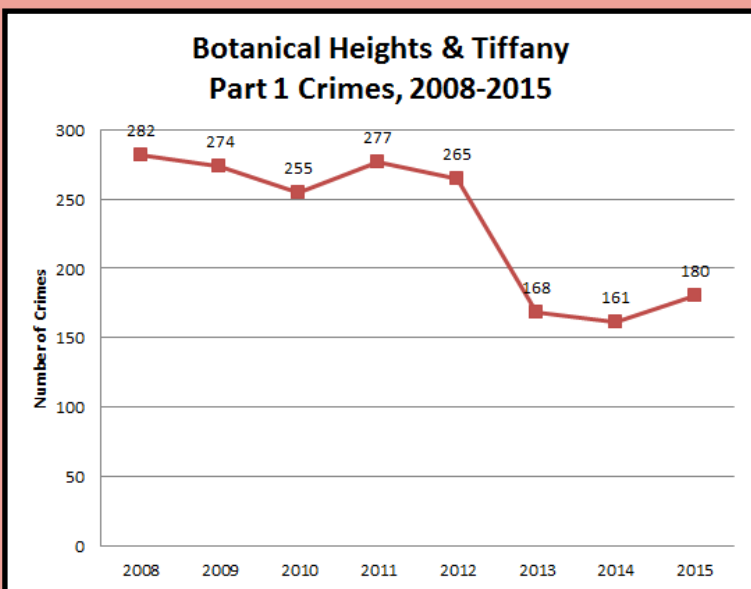
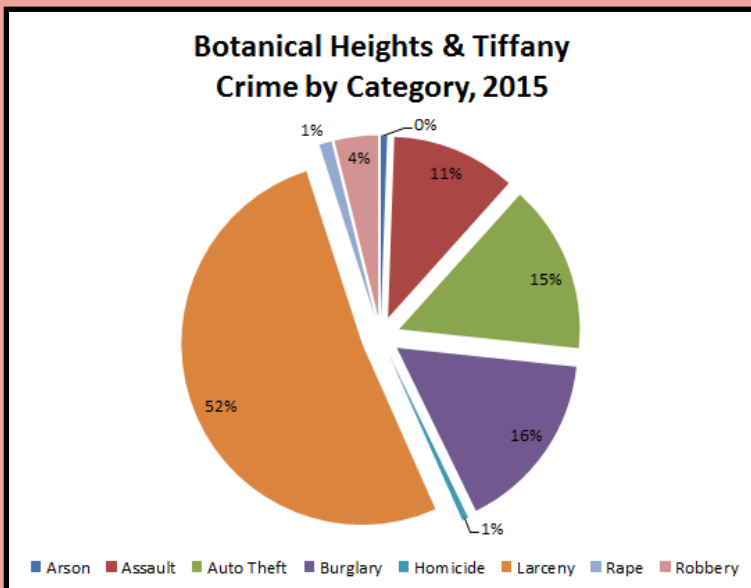
The Botanical Heights and Tiffany neighborhoods does not contain a special taxing district on property to generate revenue for enhanced public services such as supplementary police patrols or infrastructure improvements. However, the 6 blocks of Botanical Heights that were cleared and redeveloped with new homes in 2004 are serviced by a Homeowners' Association that levies an additional property tax for common area maintenance.

Neighborhood Organizations:

Botanical Heights and Tiffany both have active Neighborhood Associations and residents. These volunteer based groups serve at the grassroots level in neighborhoods throughout the city, providing critical feedback and ownership of a wide array of decisions involving development, safety, public improvements, community services and beautification. These entities have been critical in ensuring that the community engagement process within the neighborhood stays consistent and representative of the area's needs. In Tiffany and Botanical Heights, residents have built and maintained excellent community assets in Tiffany Park and the Botanical Heights Community Garden.

Safety and Security:

Crime has dramatically declined in the Botanical Heights and Tiffany neighborhoods compared to the mid-2000s. There were 180 crimes in 2015, which was a 36% decrease from 2008. In 2015, 84% of the crime committed in these neighborhoods was non-violent, and 52% of crime was categorized as larceny.



Community Development:

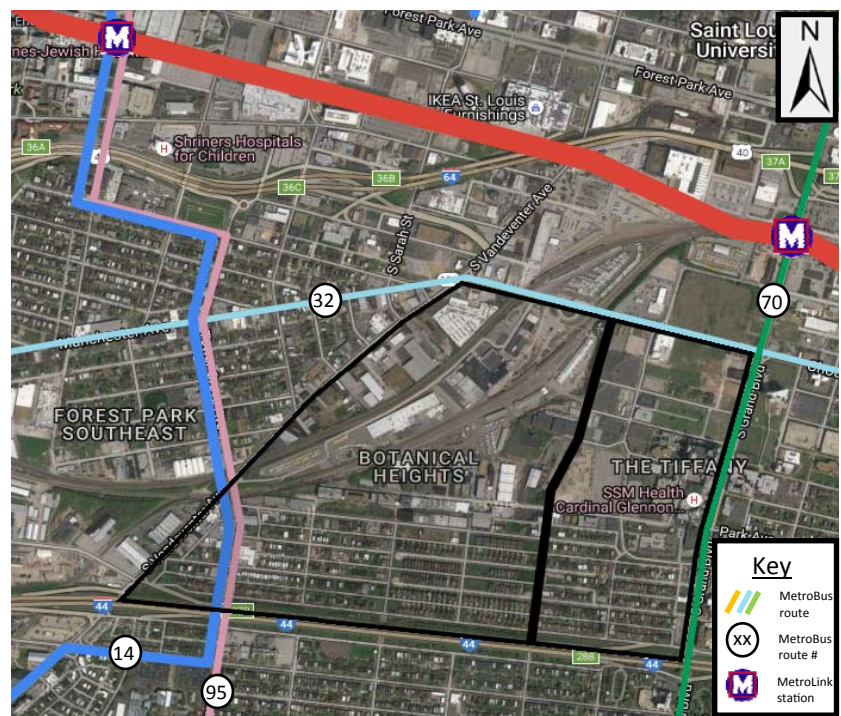
Botanical Heights and Tiffany are exploring a partnership with Park Central Development Corporation, with the support of Saint Louis University Hospital and SSM Cardinal Glennon Children’s Hospital, to facilitate community engagement for the development of a community plan to address issues important to residents such as public safety, infrastructure improvements, and marketing.



Botanical Heights and Tiffany Transportation

Located in the Central Corridor of the St. Louis region, Botanical Heights and Tiffany are located between Interstates 64 and 44 with quick MetroBus service to the nearby Grand Avenue MetroLink station and the Central West End MetroLink station, establishing strong access to employment centers for neighborhood residents.

Interstate highway access is available to both Interstates 64 and 44 at Vandeventer Avenue and at Grand Avenue.



The neighborhood is serviced by 4 MetroBus lines- the #14, #32, #70 and #95- which connect riders to the MetroLink stations in the Central West End at the WUMC campus and at Grand Ave. An additional MetroLink Station has been financed for construction at Boyle near Clayton Ave, just a half mile northwest of Botanical Heights, to better service the growing Cortex Innovation Community. The new station is scheduled to open in 2018.



Data Sources

- 2010 U.S. Census
- 2014 5-year American Community Survey (ACS)
- Geo St. Louis
- Park Central Development
- 2014 U.S. Longitudinal Employer-Housing Dynamics survey
- St. Louis Metropolitan Police Department
- Bi-State Development Agency

Botanical Heights and Tiffany Neighborhood Photos







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