

A nighttime photograph of a city street. In the background, several tall, multi-story buildings with many lit windows stand against a dark blue sky. In the foreground, there are trees with some autumn-colored leaves. A street with parked cars and streetlights is visible. A red rectangular box is overlaid on the left side of the image, containing white text.

CENTRAL WEST END

**2023 NEIGHBORHOOD
PROFILE**

**WASHINGTON UNIVERSITY
MEDICAL CENTER
REDEVELOPMENT CORPORATION**

A PARTNERSHIP BETWEEN BJC HEALTHCARE AND WASHINGTON UNIVERSITY

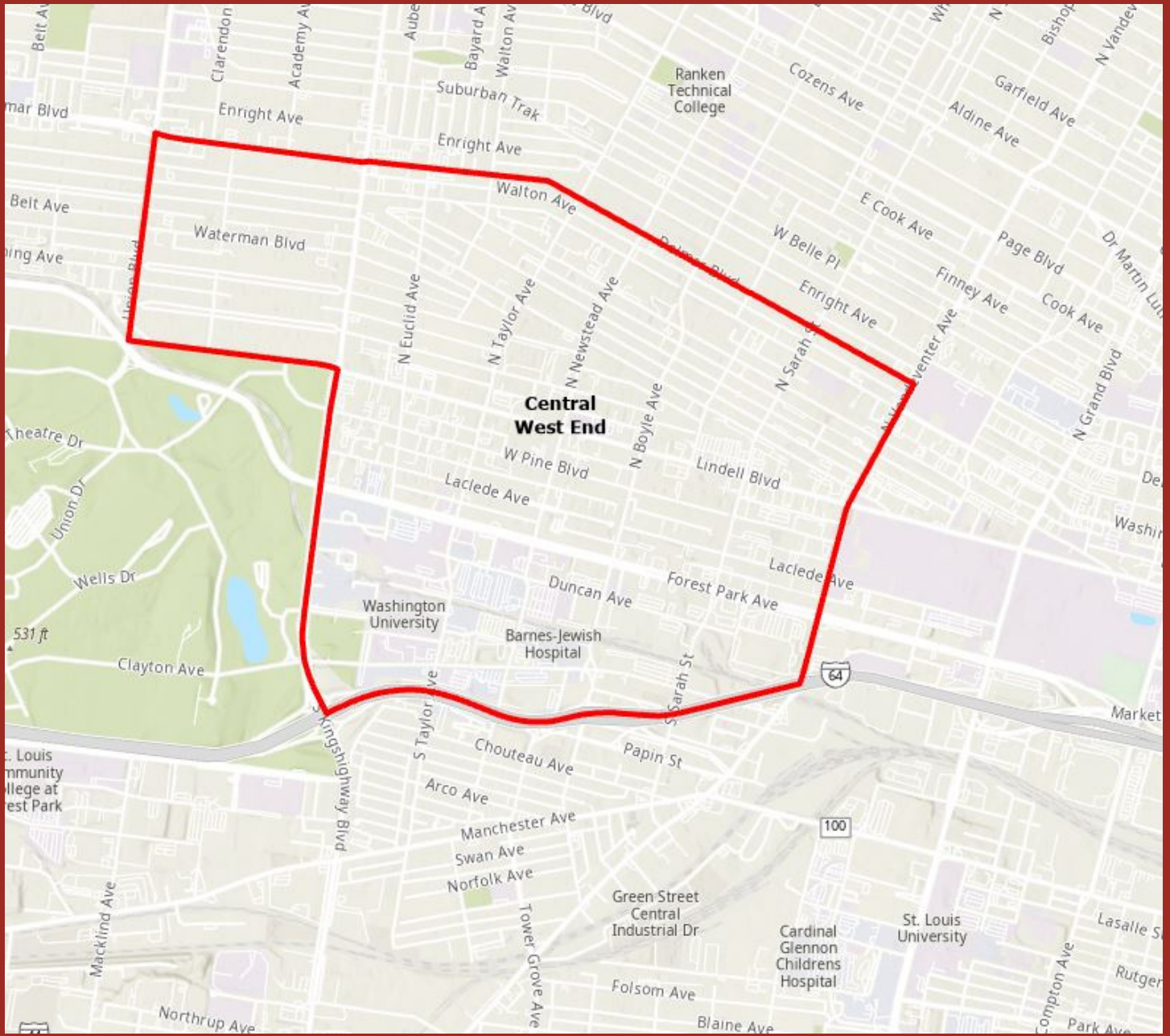
WELCOME TO THE CENTRAL WEST END

The Central West End neighborhood, or CWE, is one of the region's most popular communities. Located adjacent to Forest Park, this 112-block area contains some of Saint Louis' most historic architecture and presents one of the densest urban environments in the Midwest. This corridor contains over 15,000 residents and 36,000 employees. In 2014 the American Planning Association selected the Central West End as one of America's Top Ten Great Neighborhoods.

The region is home to the Washington University Medical Center (WUMC) and the Cortex Innovation Community. Together, they house world-class patient care, research, teaching, and innovation facilities. Combined, these institutions make up the second-largest employment center in the city.

The Central West End is also St. Louis' premiere mixed-use transit-friendly neighborhood. The Euclid Avenue commercial district is home to restaurants, bars, boutiques, and shops. The Sarah Street corridor offers local and regional retail centers, cafes, and a thriving tech scene. Mixed-use development continues on Duncan Avenue in the Cortex/WUMC area where it serves the growing population of workers and residents.

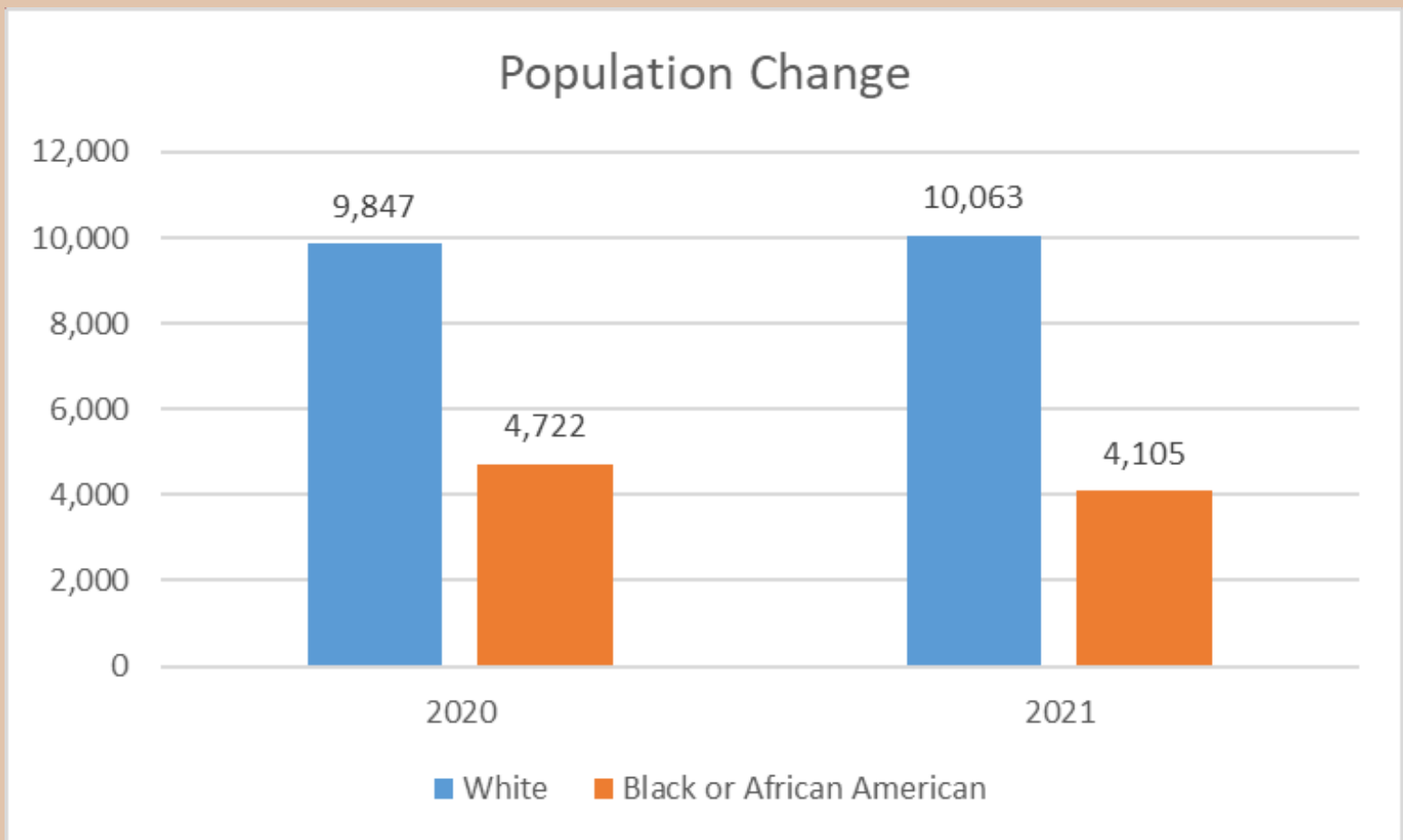
CENTRAL WEST END IN CONTEXT



DEMOGRAPHICS



POPULATION CHANGE

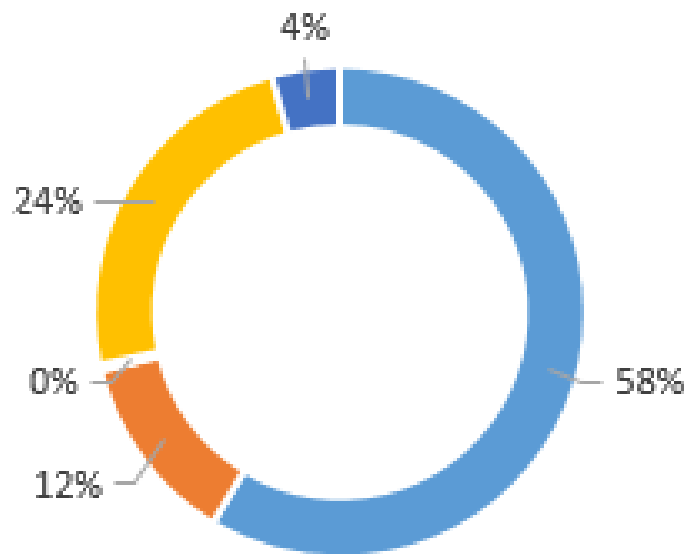


Shifting Demographics

There is a slight increase in the White population and a slight decrease in the Black population over time.

The data are being retrieved from U.S. Census Bureau, American Community Survey 5-Year Estimates. Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from ACS do not necessarily reflect the results of ongoing urbanization.

RACE AND ETHNICITY IN CWE

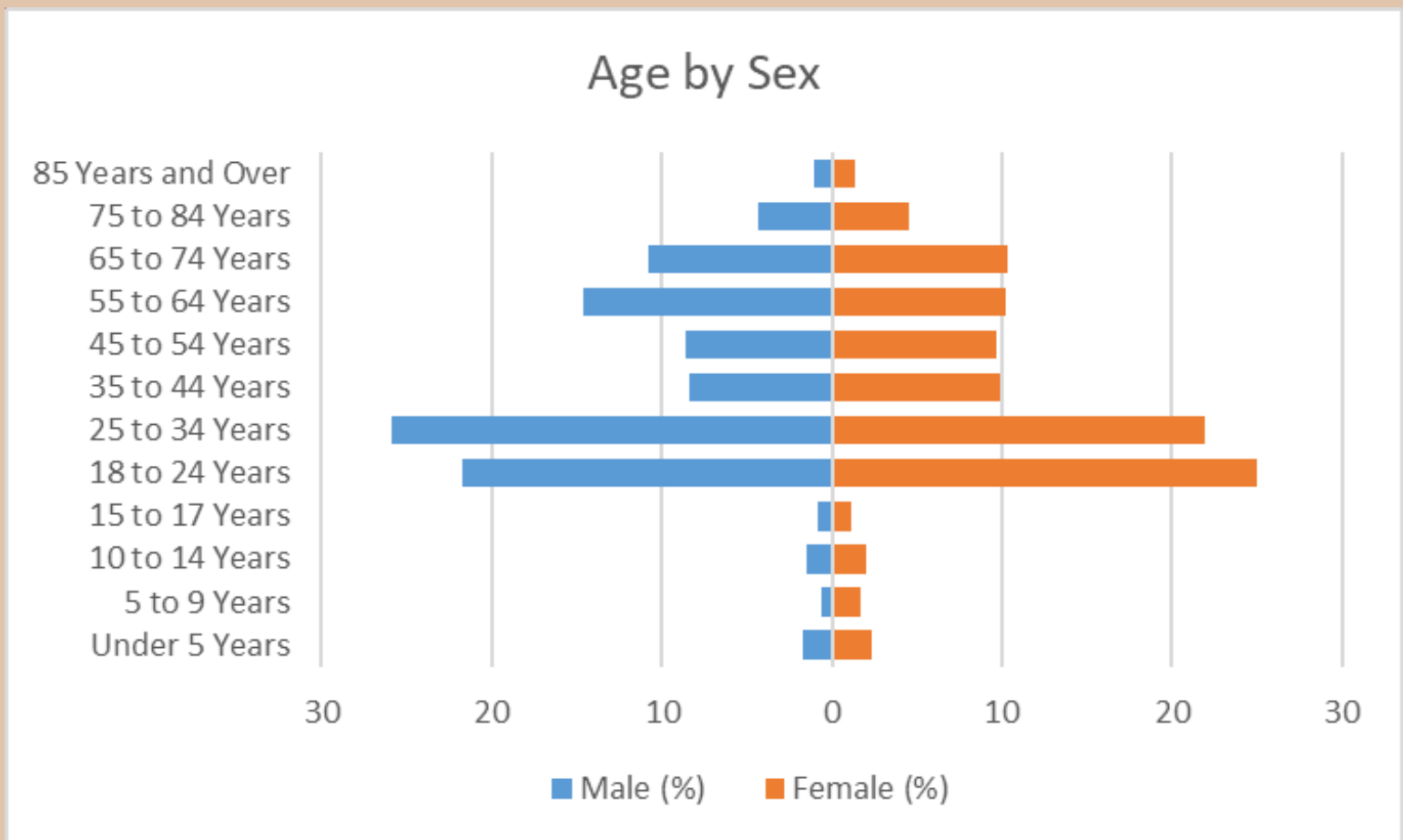


- White
- Other Race or Ethnicity
- Hispanic/Latino
- Asian
- Black or African American

Demographics of Central West End Neighborhood

The Central West End has a diverse population, with the majority being white Americans comprising 58% of the total population, followed by Black or African American at 24%. The Hispanic/Latino community represents the smallest percentage of the population at 4%.

AGE BY SEX

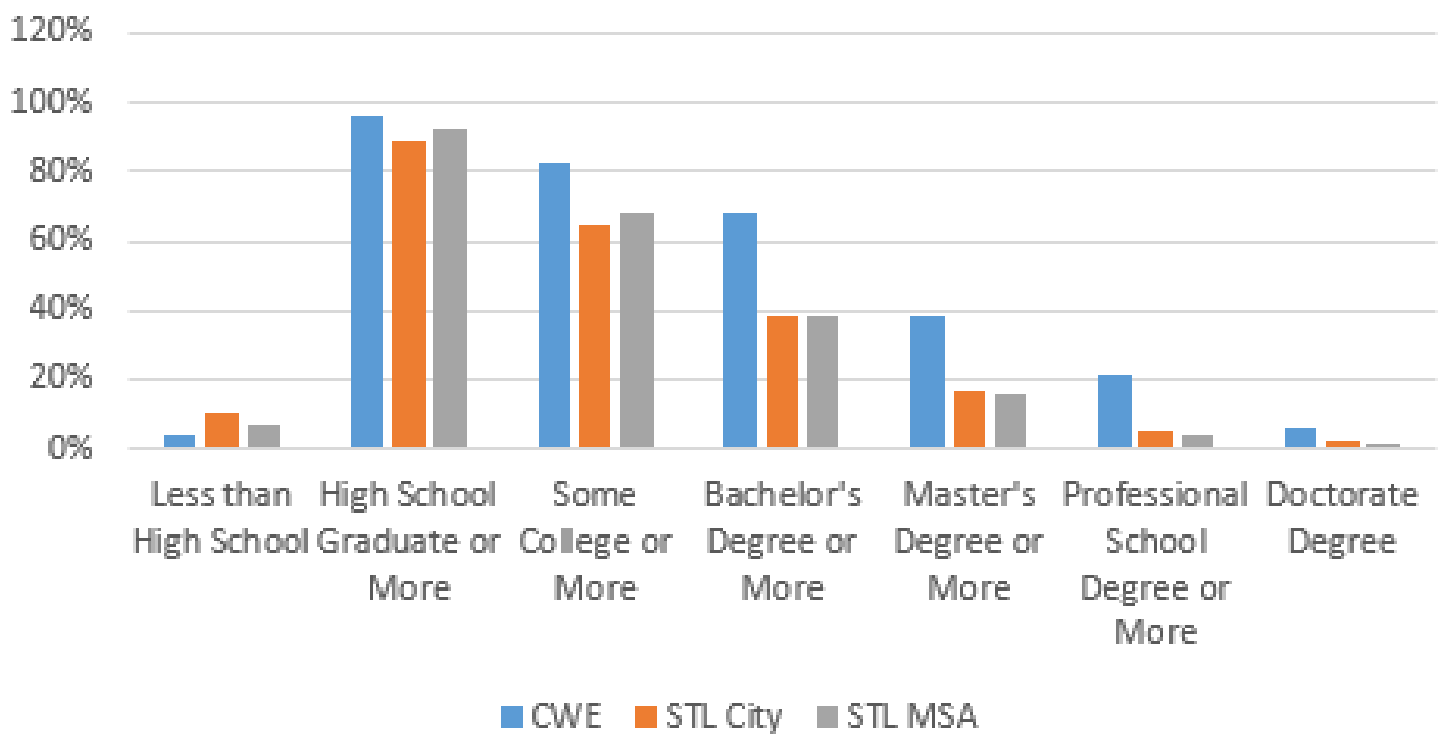


Analyzing the Population Pyramid of the Central West End

The Central West End exhibits low population growth, particularly in younger age groups. Interestingly, there is an almost equal distribution of both sexes, and the median age in this area is 33.7 years.

EDUCATIONAL ATTAINMENT

Educational Attainment

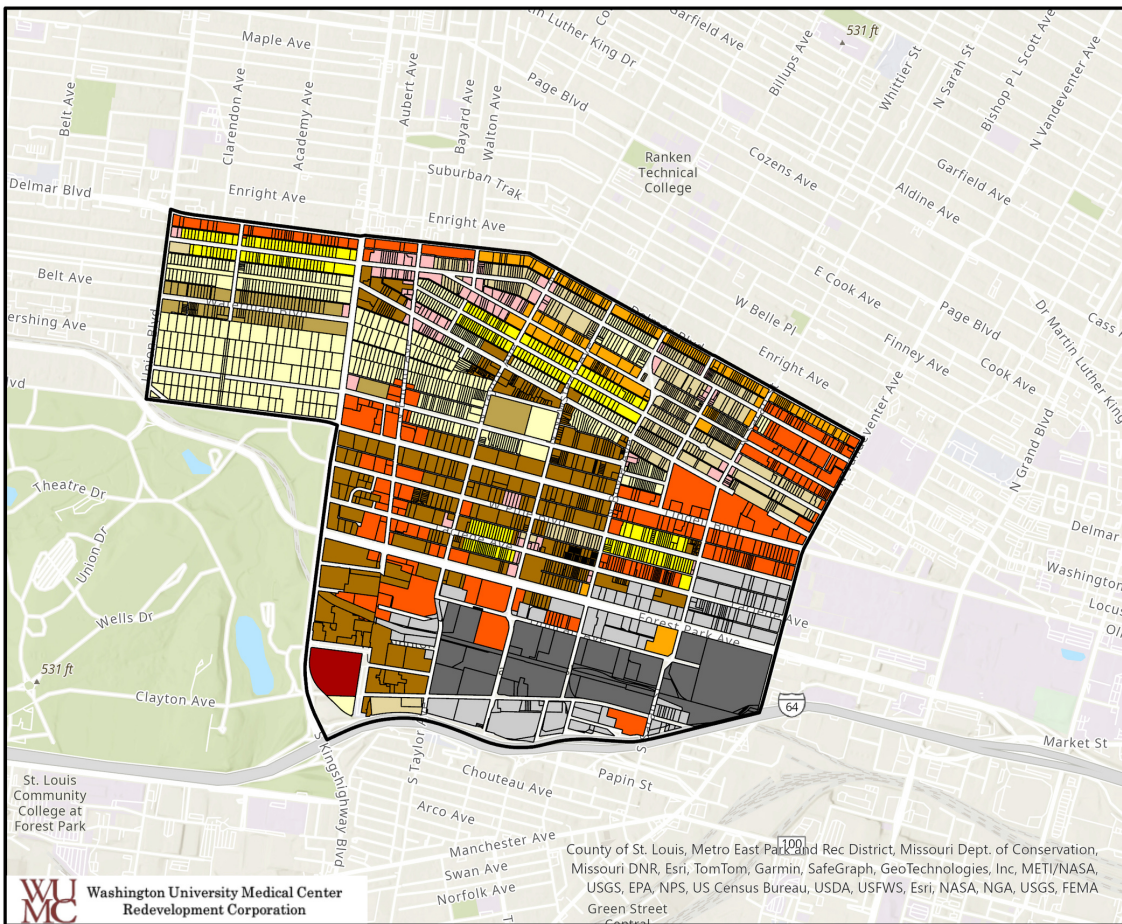


Educational Attainment Comparison

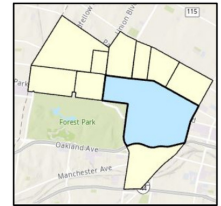
Comparing the Central West End with STL city and MSA shows a higher rate of attainment across all levels of education. Additionally, the neighborhood has a significant number of holders in higher level degrees, with over 20% more than the other areas.

LAND USE

ZONING MAP OF CENTRAL WEST END NEIGHBORHOOD

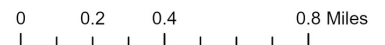


KEY MAP



Legend

- A Single-Family Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial and Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District



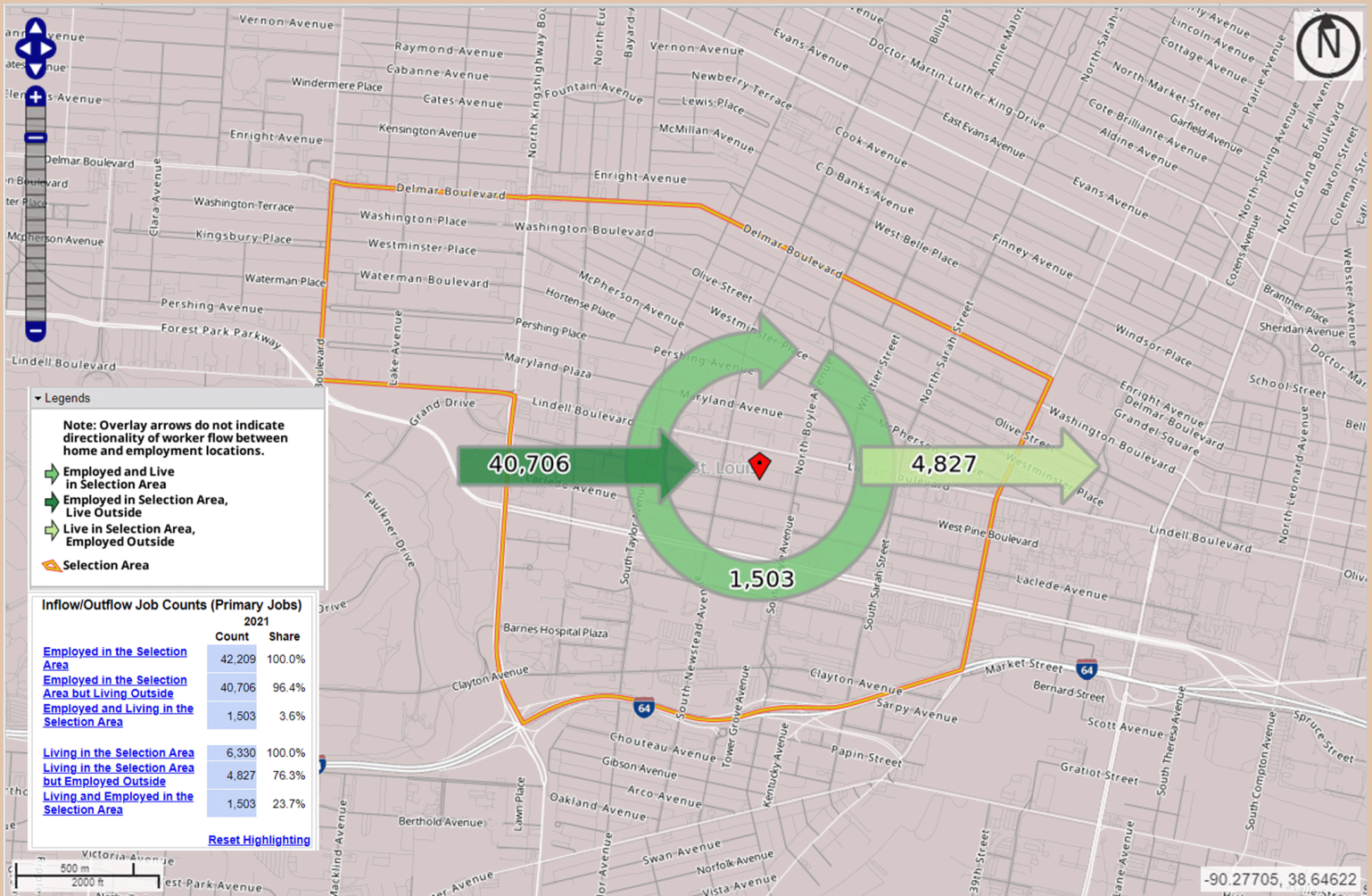
WU MC Washington University Medical Center
Redevelopment Corporation

County of St. Louis, Metro East Park and Rec District, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA Green Street

EMPLOYMENT



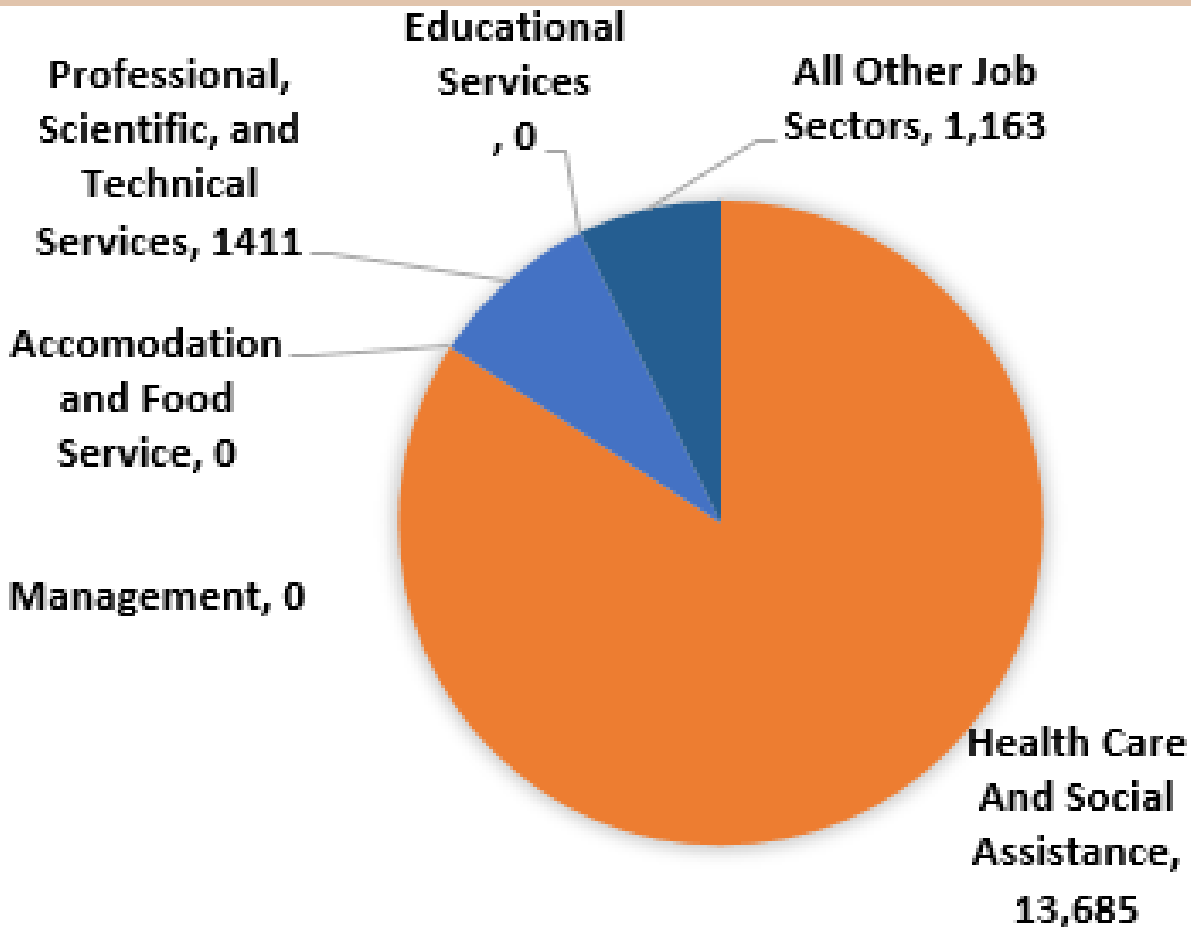
EMPLOYMENT



Residential Habits of Central West End's Working Population

The majority of the working population in the Central West End resides outside the neighborhood. While only 1,503 individuals, or 3.6% of the total working population, live and work in the neighborhood, over 40,000 people commute from other areas.

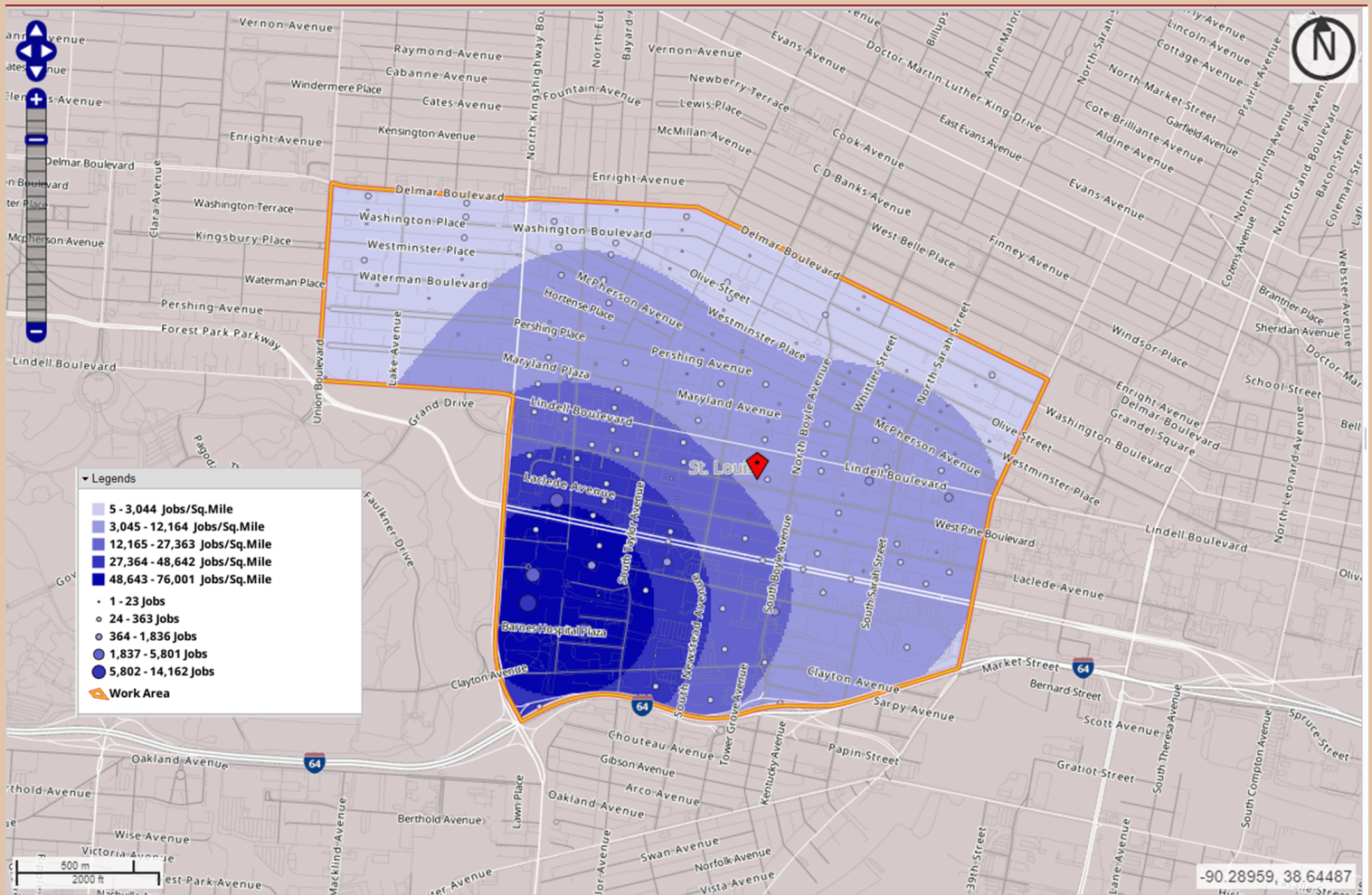
EMPLOYMENT



Job Categories in Central West End

The Central West End has a large concentration of medical facilities. Hence, jobs there fall under the health care and social assistance categories. Professional scientific and technical services come next in terms of job opportunities.

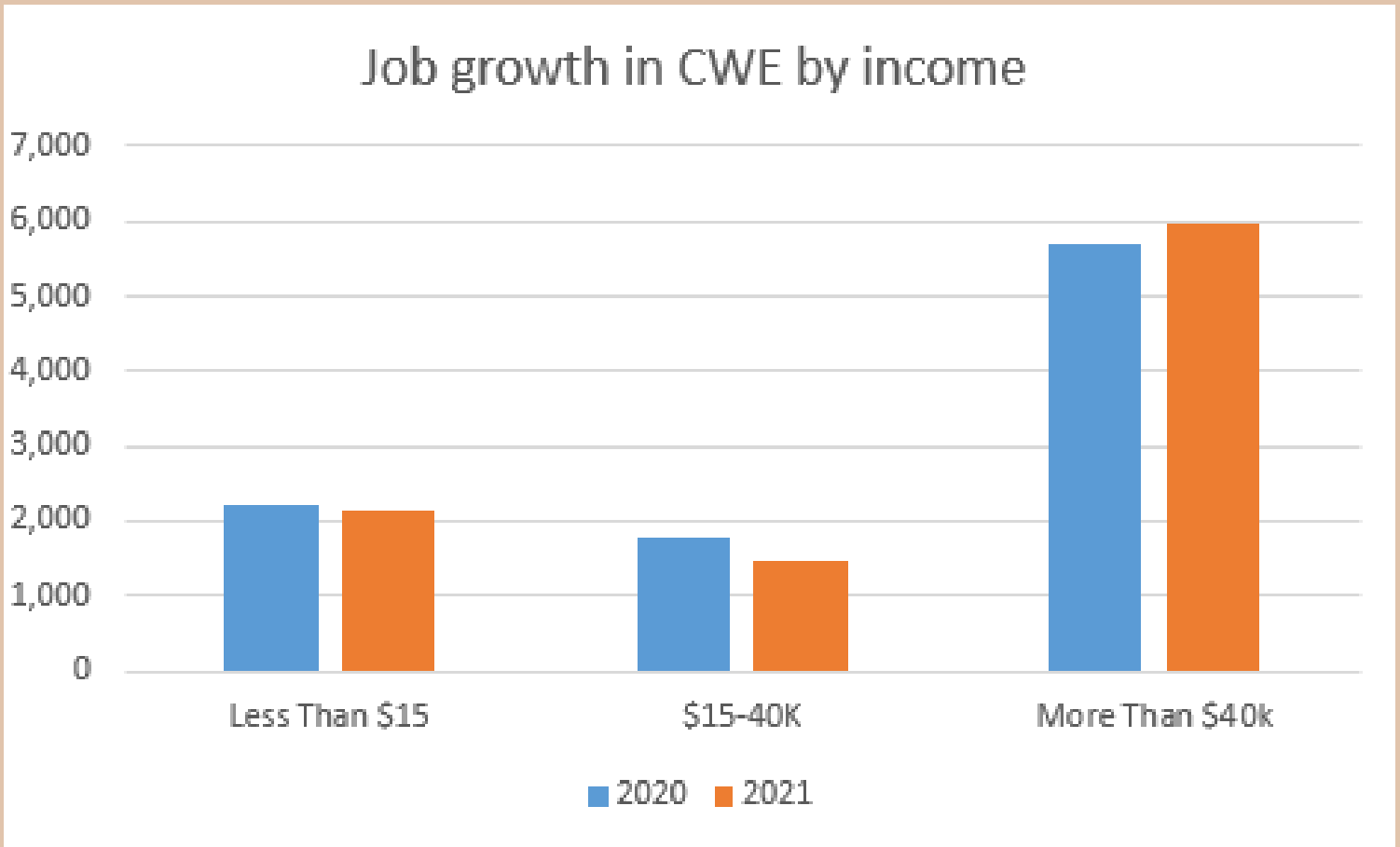
EMPLOYMENT



Identifying the Largest Employers in the Neighborhood

.Based on this graph, the biggest employers in the CWE are the Washington University Medical Center, other medical facilities, and the Cortex Innovation Center.

JOB GROWTH IN CWE BY INCOME



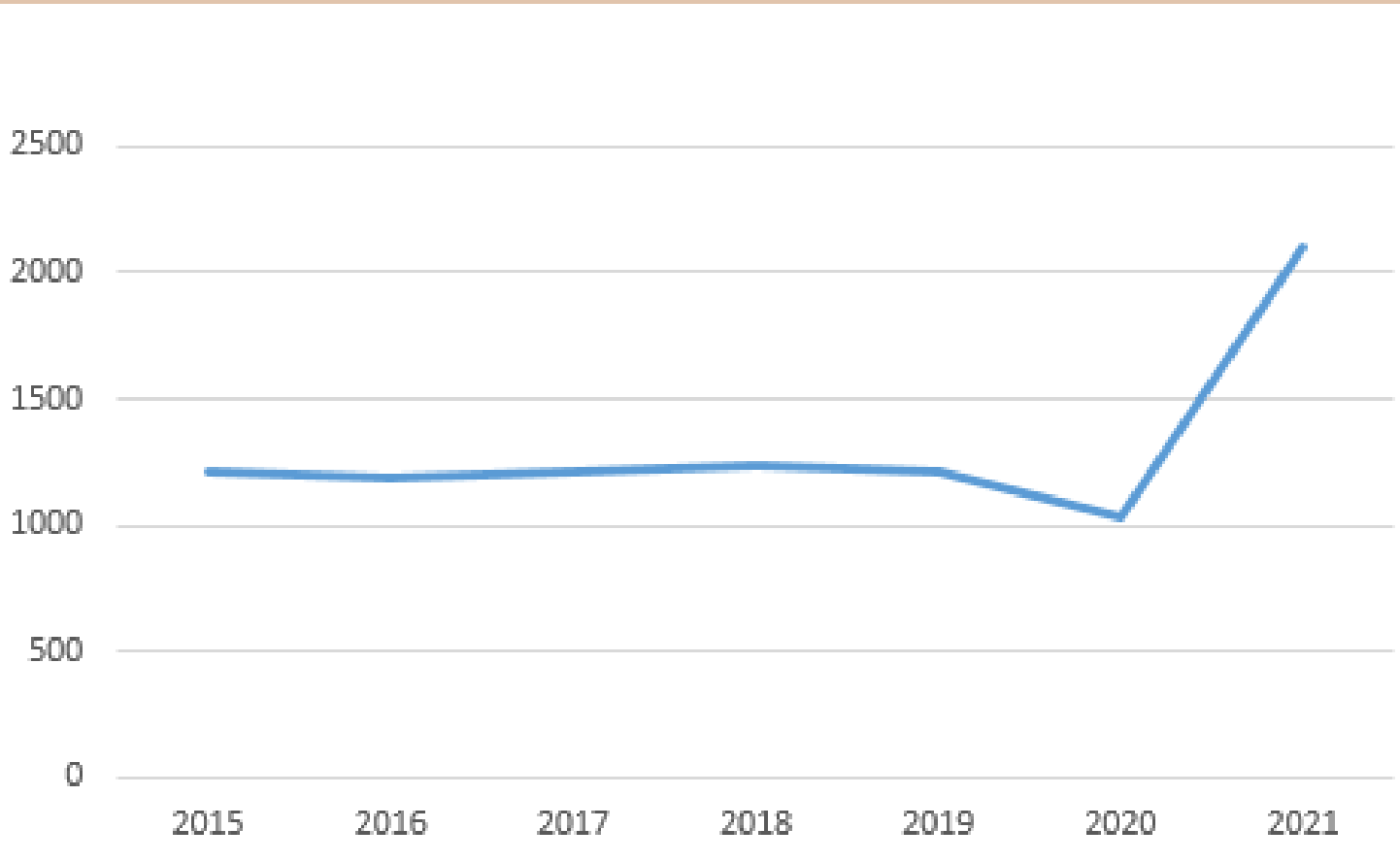
A Comparison of Job Growth Between 2020 and 2021

When comparing job growth between 2020 and 2021, there has been a decrease in job growth for positions that earn between \$15-40K. High-earning jobs have seen a slight increase in job growth.

CRIME



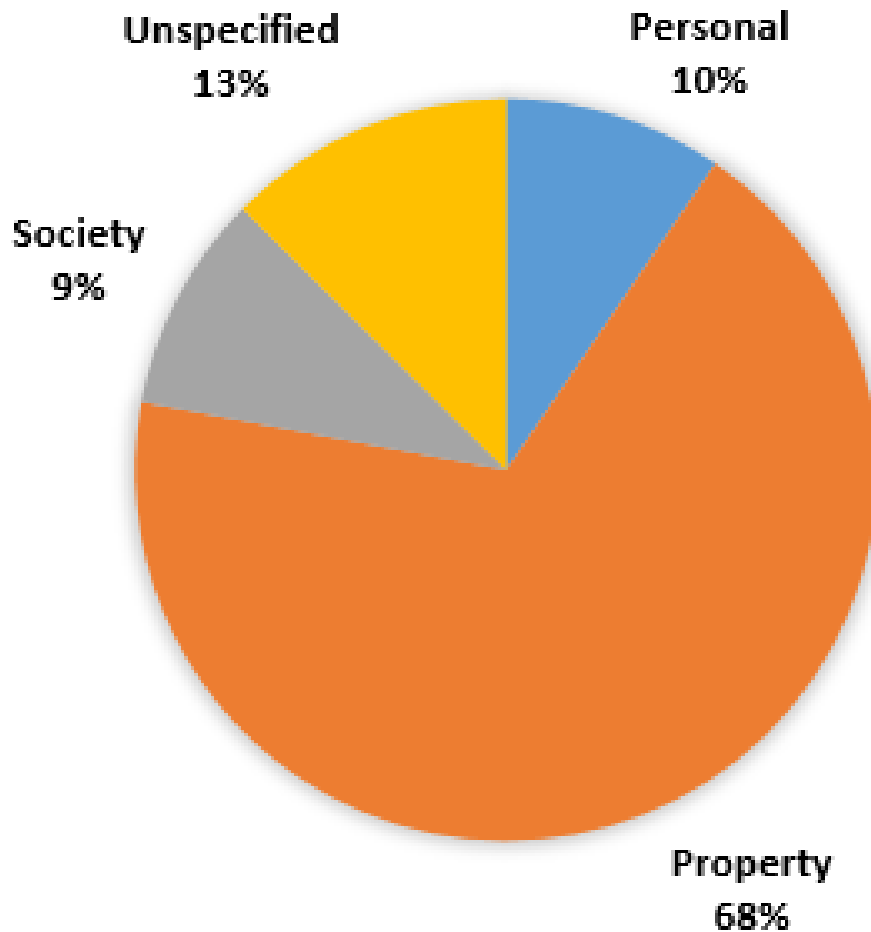
CRIME OVER THE PAST TEN YEARS



Analyzing Crime Statistics in Central West End Neighborhood

Looking back over the past decade, the crime rate in this area has remained stable with minor fluctuations annually. However, there was a significant surge in criminal activity in 2021, resulting in the rate doubling from 1,030 incidents in 2020 to 2,099 in 2021.

CRIME BY TYPE



Crime Statistics in Central West End Neighborhood

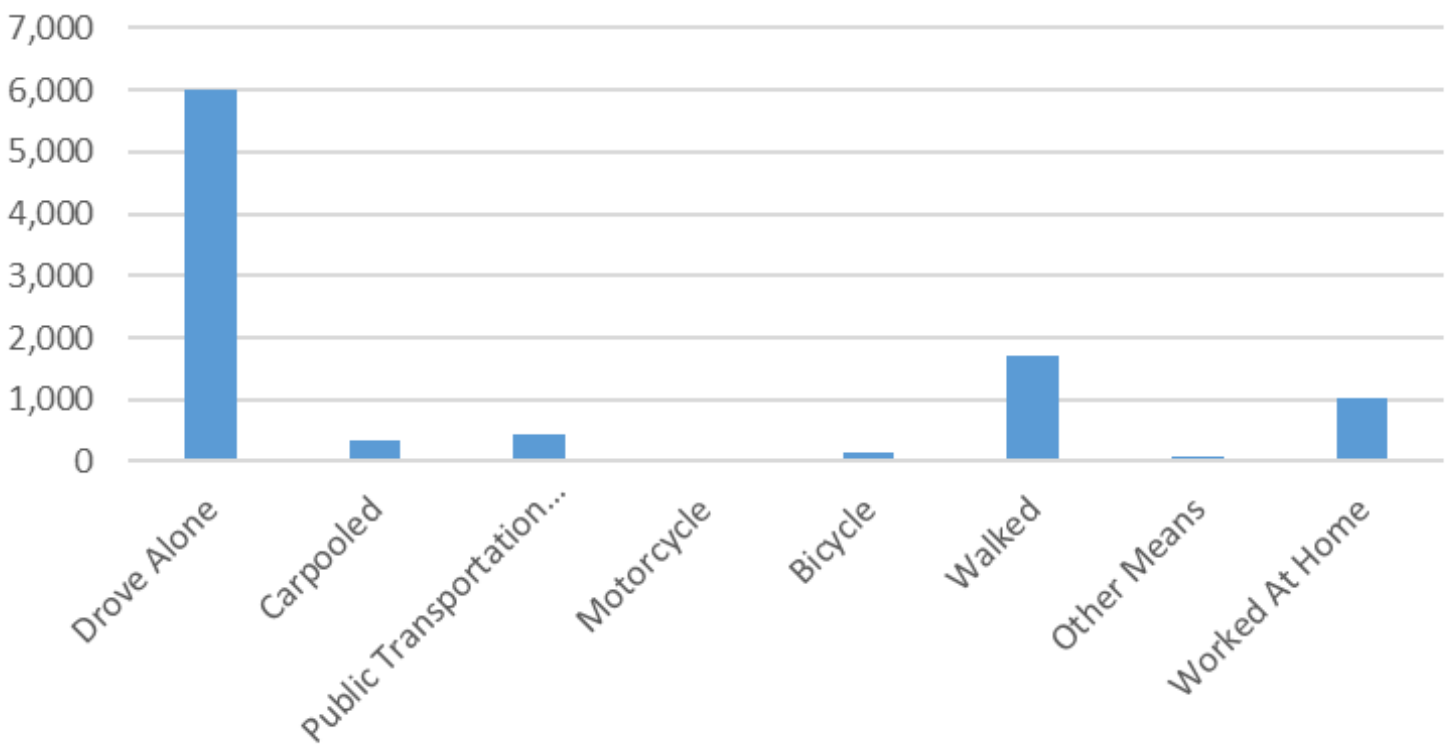
.According to official records, there have been 2,099 crime cases reported in the Central West End. Most are related to property crimes, while unspecified, personal, and society-related crimes comprise 13%, 10%, and 9% of the total.

TRANSPORTATION



MEANS OF TRANSPORTATION

Means of Transportation

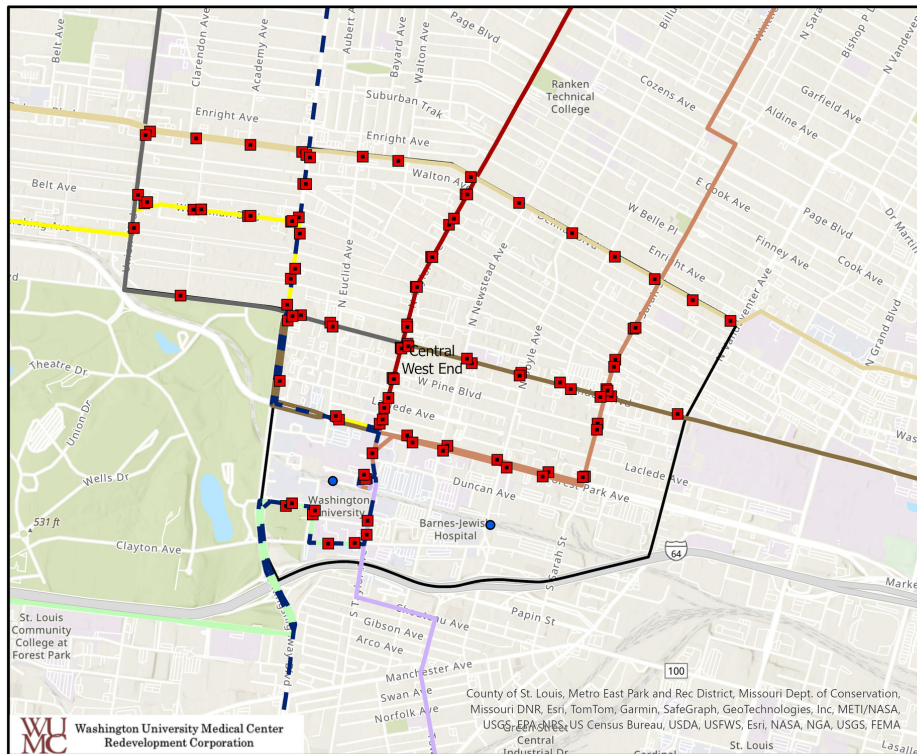


Analysis of Commuting Habits in the Neighborhood

Out of a total population of 9,767 workers, the majority (65%) prefers driving as their primary mode of transportation. Walking is second, with 1,716 people representing 17.6% of the population.

TRANSPORTATION

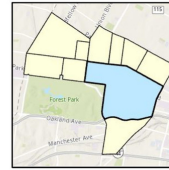
LOCATION OF BUS STOPS AND ROUTES (CENTRAL WEST END)




Washington University Medical Center
 Redevelopment Corporation

County of St. Louis, Metro East Park and Rec District, Missouri Dept. of Conservation,
 Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA,
 USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA


KEY MAP



LEGEND

-  Bus Stops
-  Bus Stations
- Bus Routes
-  1 Gold
-  10 Gravois-Lindell
-  13 Union
-  18 Taylor
-  42 Sarah
-  59 Oakland
-  8 Shaw-Cherokee
-  95 Kingshighway
-  97 Delmar
-  Neighborhood Boundary

0 0.2 0.4 0.8 Miles



DEVELOPMENT UPDATES

MEDICAL CENTER

Jeffrey T. Fort Neuroscience Research Building

4356 Duncan Avenue

Brain research in the Medical Center is being centralized into one location, encouraging collaboration and expanding capacity. More than 900 researchers and staff work in this state-of-the-art building.

**\$616 MILLION INVESTMENT
COMPLETE**

Ambulatory Cancer Center

4506 Forest Park Avenue

Washington University School of Medicine is constructing a new cancer center that will include five floors of clinic space, one floor of office space, and a parking garage for patients.

**\$99 MILLION INVESTMENT
UNDER CONSTRUCTION**

Patient Care Tower

4989 Barnes Jewish Hospital Plaza

This new building fronting Kingshighway will greatly improve the patient experience, adding brand new private inpatient rooms, private ICU rooms, a cafeteria, surgery preparation space, imaging facilities, and more.

**UNKNOWN INVESTMENT
UNDER CONSTRUCTION**

Institute of Health Expansion

425 S. Euclid Avenue

Washington University School of Medicine is currently adding six floors to a prominent building in the heart of the Medical Center to house various functions, such as high containment laboratory space for virus and vaccine research.

**\$150 MILLION INVESTMENT
UNDER CONSTRUCTION**



DEVELOPMENT UPDATES

NEIGHBORHOOD

Artizen

4101 W Pine Blvd

This development will bring 13 luxury townhomes to the neighborhood.

**\$150 MILLION INVESTMENT
UNDER CONSTRUCTION**



Marlowe

4545 Laclede Ave

The Koman Group has constructed a 205-unit site at the former Park East Apartments location. The building has seven stories, including two stories of garage parking.

**\$47 MILLION INVESTMENT
COMPLETE**



Independence Center

4221 Forest Park Ave

A new 4-story apartment building for seniors is being planned by the Independence Center and ND Consulting Group. It will contain 38 apartments. Demolition permits for the existing building were issued in October 2023.

**\$10.6 MILLION INVESTMENT
PLANNED**



Flats at Forest Park

490 N. Kingshighway Blvd

Pier Property Group plans to add 5 floors to the old Reliance Automotive building. The final product would include 120 luxury apartments. The most recent building permits were issued in December 2023.

**\$35 MILLION INVESTMENT
PLANNED**



Albion West End

4974 Lindell Blvd

This 30-story apartment tower at Lindell and North Kingshighway Blvd contains 293 luxury apartments and 365 parking spots.

**\$135 MILLION INVESTMENT
PLANNED**



EVENTS

Back in Bloom - April

- This event is marked by the full bloom of tulips throughout the neighborhood. It features live music, roaming street performers, balloon giveaways, special deals and discounts at participating businesses.

Friday Night Summer Music Series - May to September

- Every Friday night from 6PM to 9PM, the neighborhood celebrates the return of warm weather by bringing local live music and food to the streets of the CWE.

Cocktail Party - June

- The CWE is home to what many have claimed as the first cocktail party on record, held in 1917 by Mrs. Julius S. Walsh Jr. in her home at 4510 Lindell Boulevard. Each year, the CWE celebrates the neighborhood's history in style.

Home & Garden Tour - June

- For over 50 years, St. Louisans have had the chance to visit the CWE's historical houses. The self-guided tour lets participants explore the private mansions and gardens, mostly built around the 1904 World's Fair.

Halloween Party - October

- St. Louis' largest Halloween Party kicks off with family friendly activities throughout the day. The party continues as the sun sets and includes a costume contest, featuring elaborate, complex, and outrageous costumes.

Window Walk - December

- Every Saturday in December, visitors are invited to walk amidst decorated windows while shopping at boutiques, and enjoying seasonal drinks, and meals at local restaurants. Visitors can also enjoy holiday festivities like ice carvings, carriage rides, carolers, live music, street performers, a roaming Santa, and more.

THINGS TO SEE / ASSETS

Up-Down STL is a 21+ bar, featuring over 60 vintage arcade games and pinball machines. They offer a large selection of craft beers on tap, alongside cocktails.



The World Chess Hall of Fame commemorates one of the world's most ancient and beloved games by curating engaging exhibitions and innovative programming.



Maryland Plaza stands as a distinguished outdoor shopping and dining enclave situated at the center of the Central West End, encircled by Euclid, Kingshighway, Maryland, and Lindell avenues.



COMMUNITY ASSETS

Forest Park

- Located in the heart of the city, Forest Park is one of St. Louis' most treasured resources. (stl-mo.gov)



Washington University Medical Campus

- STL Children's Hospital
- BJC Healthcare
- Washington University Hospital
- Barnes-Jewish Hospital



DOORWAYS

DOORWAYS is an interfaith non-profit organization dedicated to offering housing and supportive services to enhance the quality of life and health outcomes for individuals impacted by HIV/AIDS.



Samuel Kennedy Park

This park features careful landscaping, and shaded resting spots that are peaceful and inviting from the sidewalk and interior. Gateway Contracting was the general contractor that built the park.



NEIGHBORHOOD RESOURCES

Central West End Association

The CWEA was founded in 1954 to “preserve and promote the best attributes of our vibrant community.” It serves as a resource for residents, visitors, and the institutions that call the Central West End home.”

Community Improvement Districts

Euclid North CID

- This CID was established in 2010 to enhance the Northern stretch of Euclid Avenue between Washington Boulevard and Lindell Boulevard.

Euclid South CID

- This CID was established in 2014 to focus on the stretch of Euclid Avenue between Lindell Boulevard and Forest Park Avenue.

Neighborhood Security Initiative

The Central West End Neighborhood Security Initiative (NSI) was formed in 2007 to respond more efficiently to crime. The initiative has brought accountability to its bicycle patrols and adopted the latest security tools and strategies.

