

Lewis Place & Fountain Park



Photo credit: St. Louis Public Radio

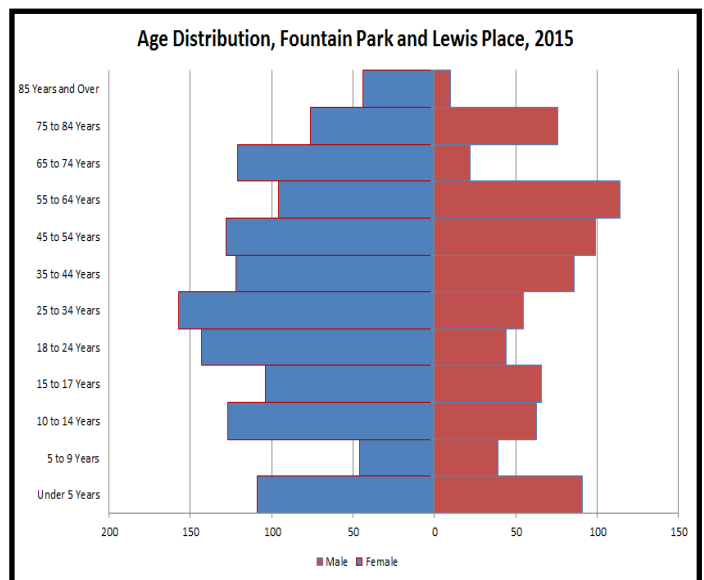
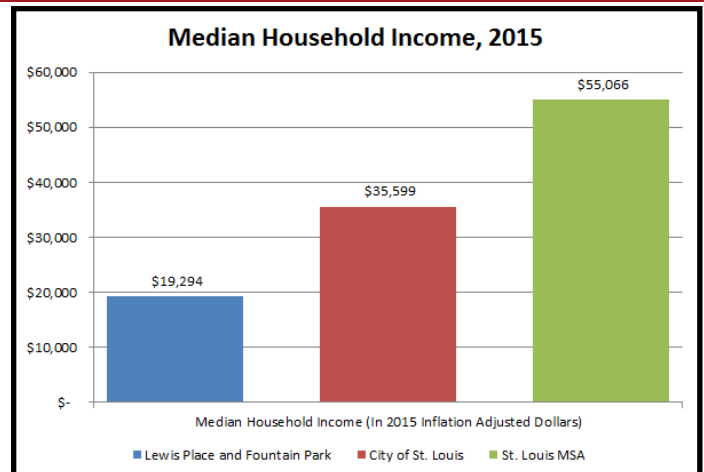
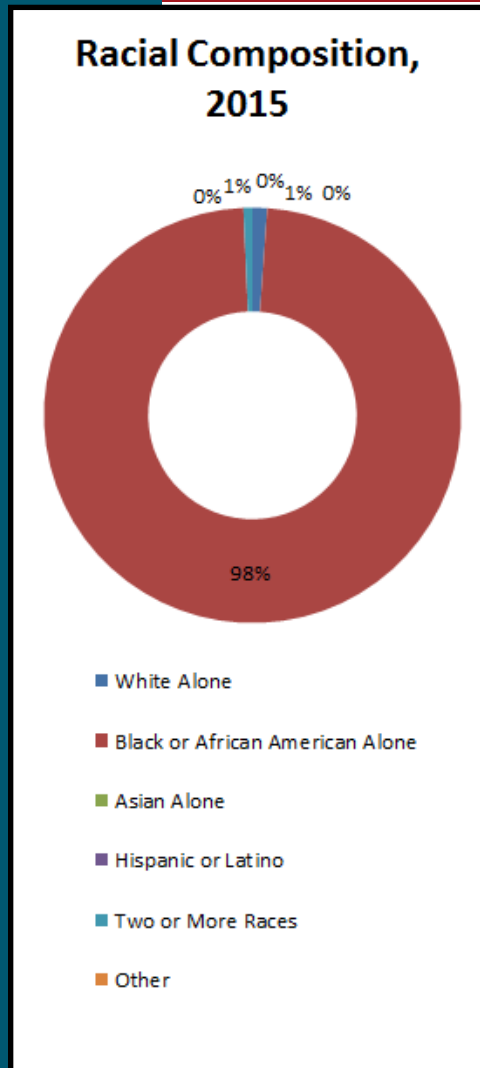


Washington University Medical Center

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

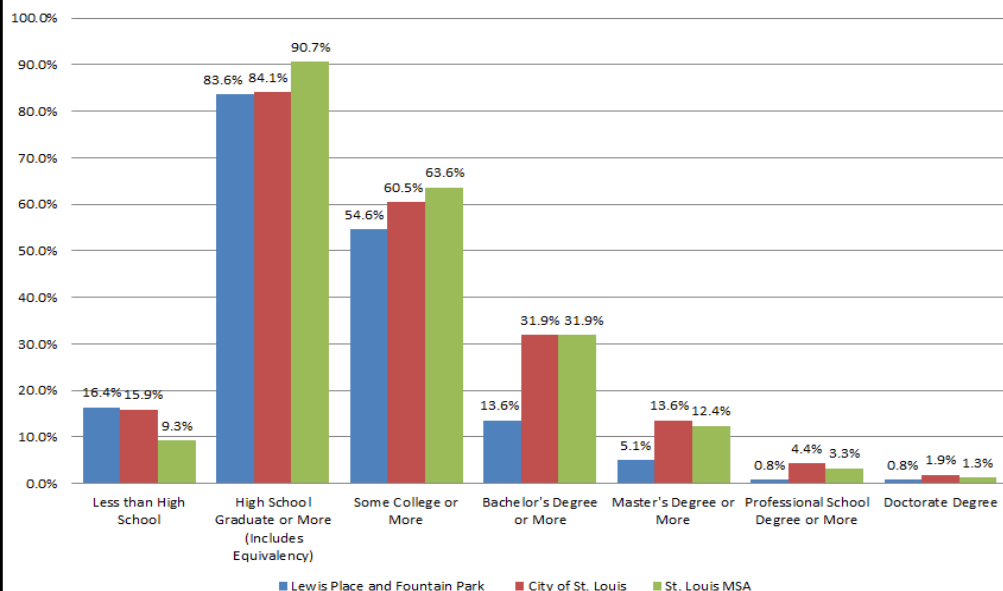
Lewis Place & Fountain Park

Demographics



- Lewis Place & Fountain Park had an estimated 2,038 residents in 2015.* Since 2000, these neighborhoods experienced a 26% population decline, in line with the overall rate of population decline experienced north of Delmar Ave during this period and greater than the rate of decline in the City of St. Louis at 9%.
- In 2015, population density in these neighborhoods was 6,196 residents/sq. mile, greater than the overall density of the City at 5,134 residents/sq mile.*
- Lewis Place & Fountain Park residents had a median age of 32.6 years in 2015.* The median age in the City was 34.6 years and the St. Louis MSA's median age was 38.7 yrs.

Highest Educational Attainment, Population 25+, 2015



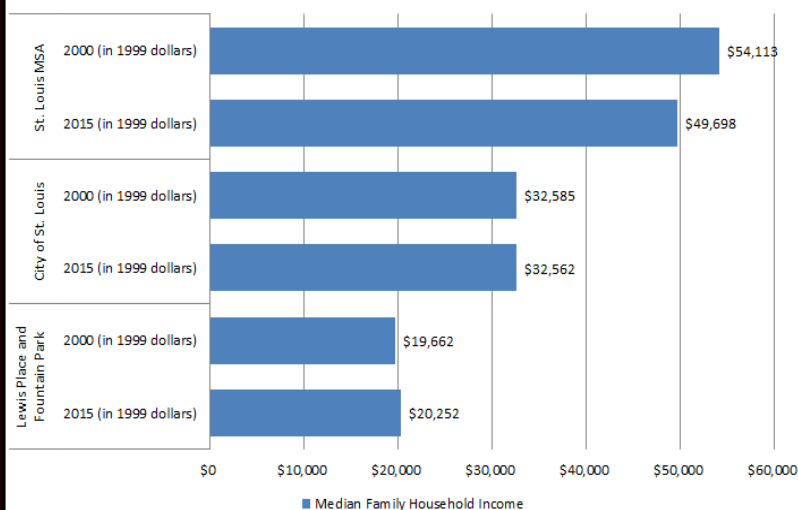
13.6%

13.6% of residents in LP&FP have a Bachelor's degree or higher level of education. This is less than half the overall rate of the City at 31.9%

3%

LP&FP experienced a 3% increase in inflation-adjusted median family household income from 2000 to 2015. This figure remained significantly lower than the City and MSA in 2015, however the MSA had experienced an overall 8% decline in this value since 2000.

Median Family Household Income, 2000 and 2015



39.1%

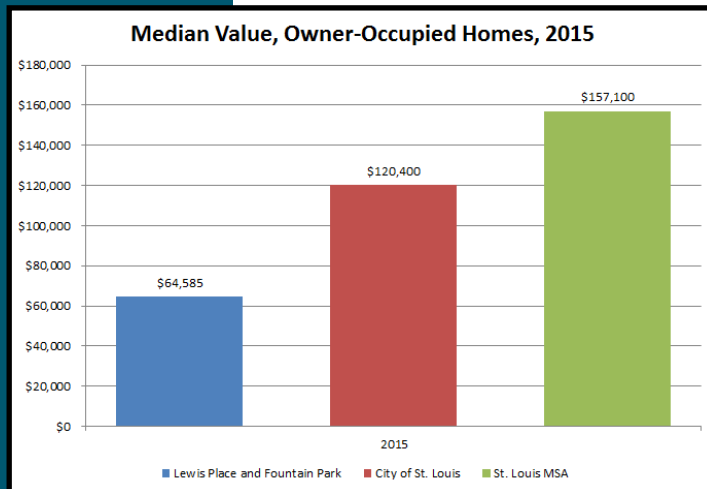
39.1% of families in LP&FP were below the poverty level in 2015. This concentration of families in poverty was greater than average for neighborhoods located north of Delmar and the City as a whole. However, this was a decrease from the 44.5% of families below poverty in 2000. This may suggest that a greater number of low income families have left LP&FP since 2000

| | Lewis Place & Fountain Park* | | North of Delmar | | City of St. Louis | | St. Louis MSA | |
|---|------------------------------|---------|-----------------|---------|-------------------|---------|---------------|-----------|
| | 2000 | 2015 | 2000 | 2015 | 2000 | 2015 | 2000 | 2015 |
| Total Population | 2,741 | 2,038 | 118,182 | 86,588 | 348,189 | 317,850 | 2,603,607 | 2,801,914 |
| Population Change | | -26% | | -27% | | -9% | | 8% |
| African American Population | 2,693 | 1,987 | 111,912 | 81,521 | 178,266 | 151,566 | 476,716 | 511,454 |
| African American Population Change | | -26% | | -27% | | -15% | | 7% |
| Population Density (persons/sq mile) | 8,486.0 | 6,196.0 | 4,794.0 | 3,645.6 | 5,622.9 | 5,134.2 | 407.3 | 324.9 |
| Population Density Change | | -27% | | -24% | | -9% | | -20% |
| Households | 1,121 | 813 | 43,440 | 33,671 | 147,076 | 139,555 | 1,012,419 | 1,104,672 |
| Household Density Change (HH/sq mile) | | -29.7% | | -19.6% | | -5.1% | | -19.1% |
| Percent of Families with Income Below Poverty Level | 44.5% | 39.1% | 29.0% | 32.6% | 20.8% | 21.7% | 7.4% | 9.6% |

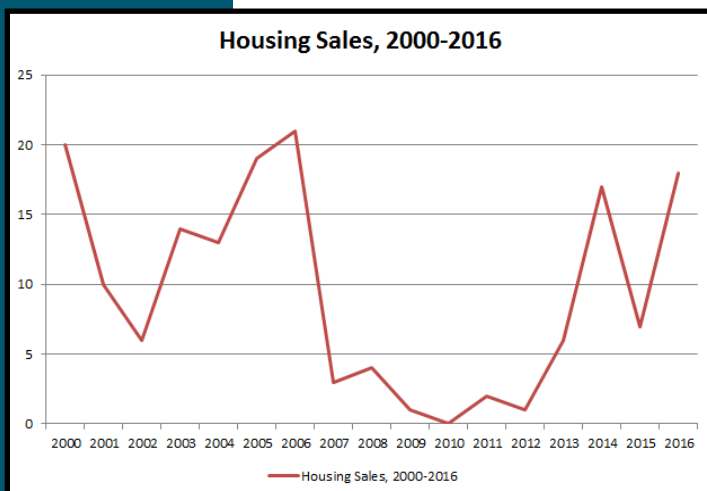
*based on Census Tract level data in 2015 5-year ACS, which do not conform to neighborhood boundaries and includes a significant margin of error

Lewis Place & Fountain Park

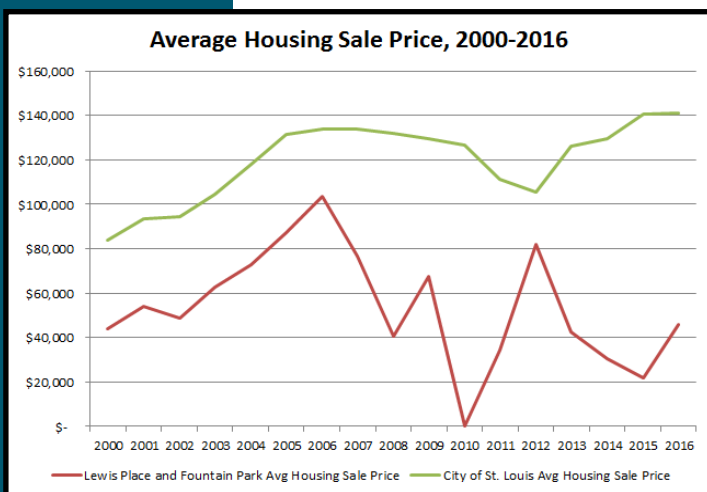
Development Summary



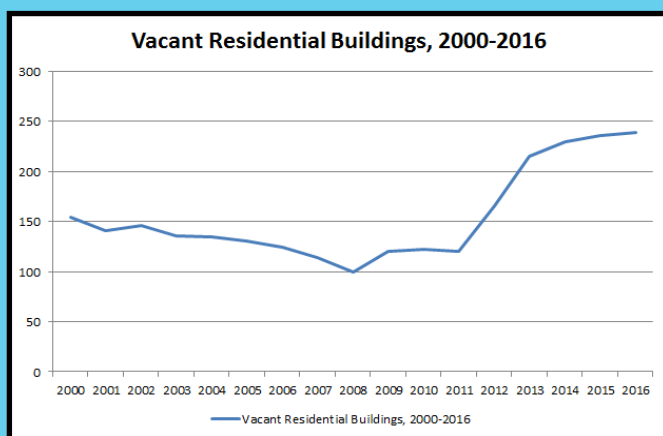
In 2015, the median value of owner-occupied homes in Lewis Place and Fountain Park was \$64,585 according to the 2015 5yr ACS. This was significantly lower than the overall median value of owner occupied homes in the City at \$120,400 and the St. Louis MSA at \$157,100.



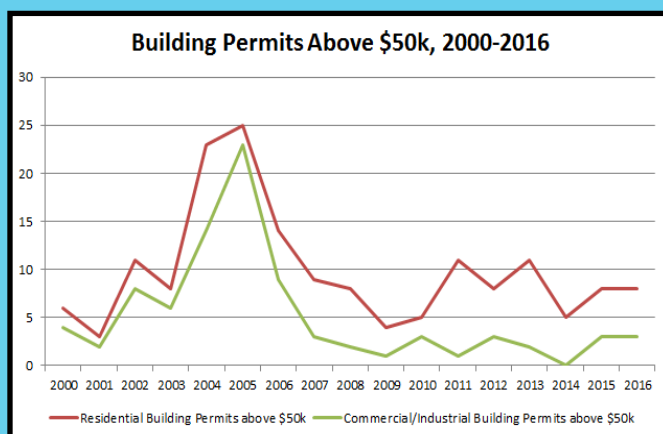
From 2009 to 2012, housing sales were very low in these neighborhoods as the national and local economies were climbing out of the recession and the global financial crisis of 2008. In recent years, the pace of housing sales has nearly returned to pre-recession levels. However, average sales prices remain far below their pre-recession peaks. According to the data available on Geo St. Louis, there were 18 home sales in Lewis Place and Fountain Park in 2016 with an average sales price of \$45,689. This was significantly lower than the average home sale price in the City of St. Louis in 2016 at \$141,238 and also below these neighborhoods' pre-recession sales price peak in these of \$103,655 that was hit in 2006.



The number of vacant residential buildings has been increasing in Lewis Place and Fountain Park since 2008. According to data available on Geo St. Louis, there were 99 vacant residential buildings in Lewis Place and Fountain Park in 2008. This figure grew to 239 vacant residential buildings by 2016.



There were 11 building permits issued for projects costing over \$50k in 2016. The total estimated value of these projects was just over \$1 million. This level of permitting activity is consistent with building activity in the neighborhood since 2007. These neighborhoods hit a peak in building activity in 2005 when there were 48 permits issued for projects above \$50k with a total value of \$14,220,000. There has been \$64,262,422 invested in construction in these neighborhoods since 2000.

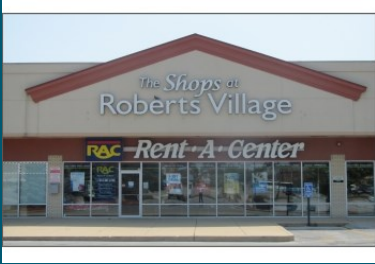


Lewis Place & Fountain Park

Development Summary

2000—Present

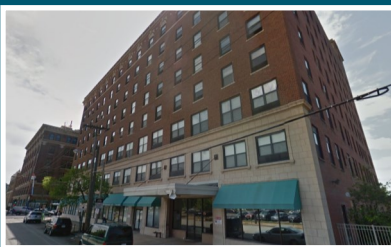
Total Development Investment :
\$64,262,422



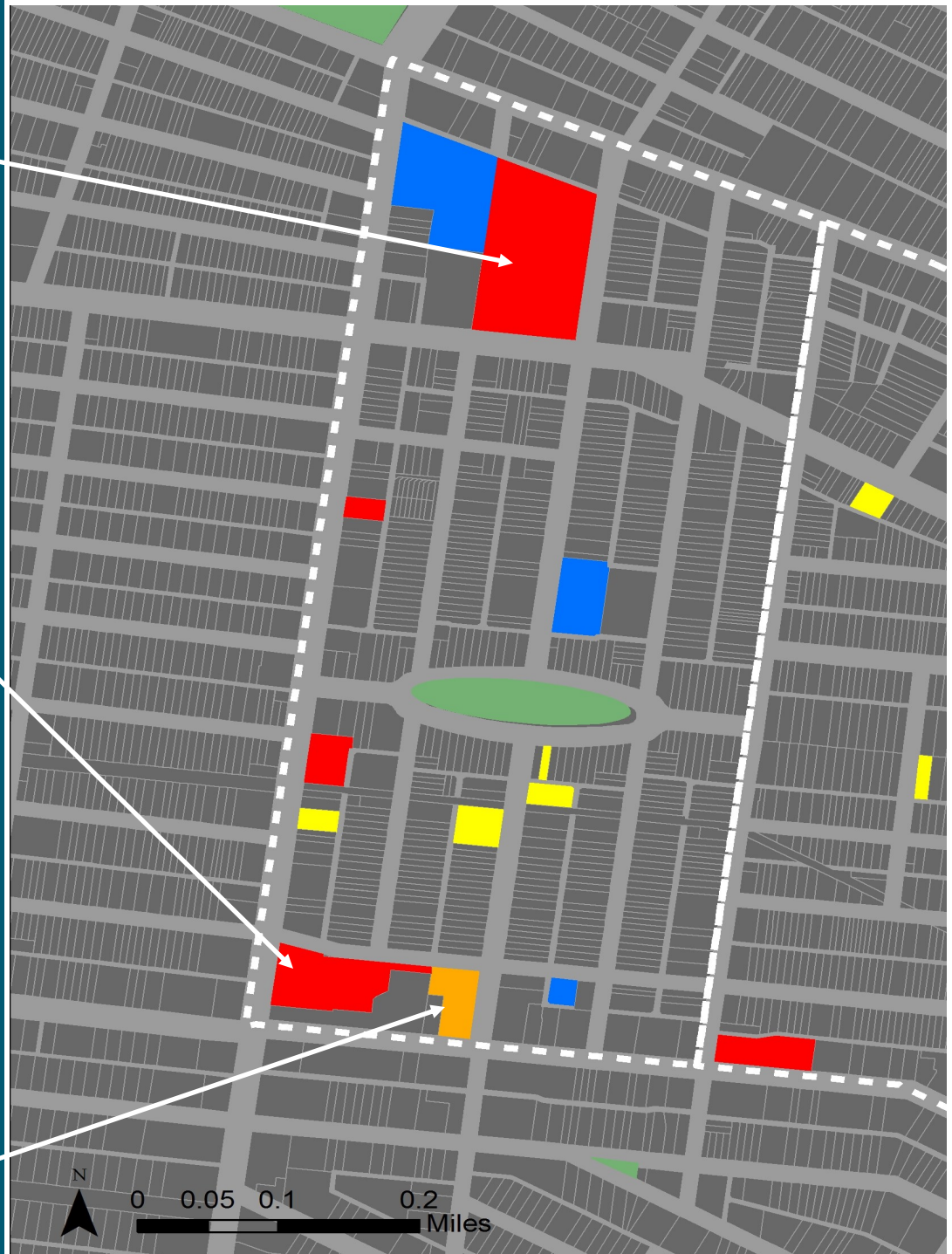
Shopping center
\$2.5 million
2003



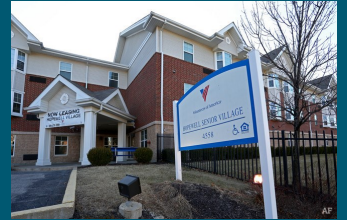
Aldi Grocery Store
\$1.8 million
2013



Apartment Building Renovation
Roosevelt Towne Apts
\$3.5 million
2005



Map displays developments of \$100,000 +



Hopewell Village Apts
53 units
\$2.9 million
2005



Student Residence Hall
at Ranken Technical College
\$10.5 million
2009



Rodenheiser Automotive Ctr
at Ranken Technical College
\$3 million
2012

Lewis Place & Fountain Park

Employment Summary

42%

42% of jobs located in LP&FP were in Educational Services in 2014

25%

25% of jobs located in LP&FP were in Public Administration in 2014

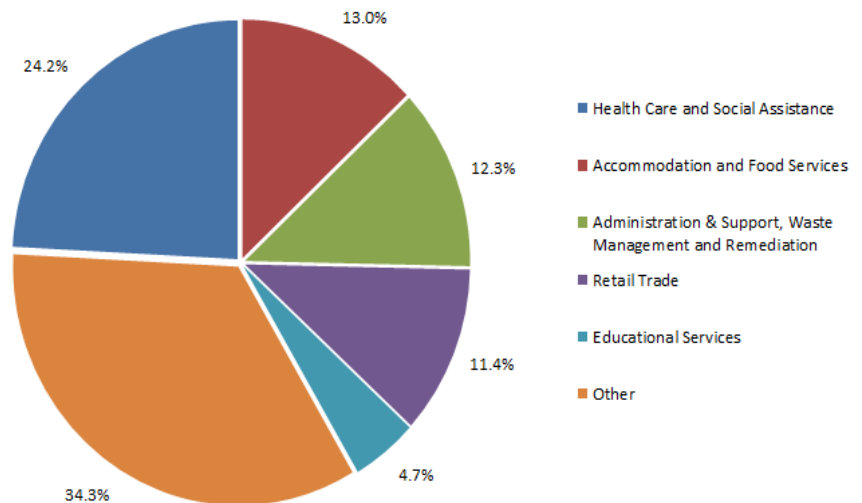
31%

31% of jobs located in LP&FP were filled by individuals with no college experience

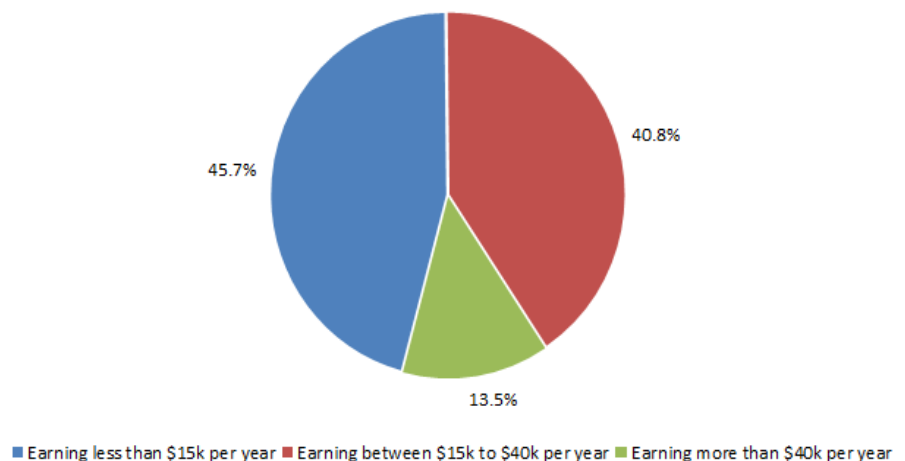
40%

40% of jobs located in LP&FP earned more than \$40k per year in 2014

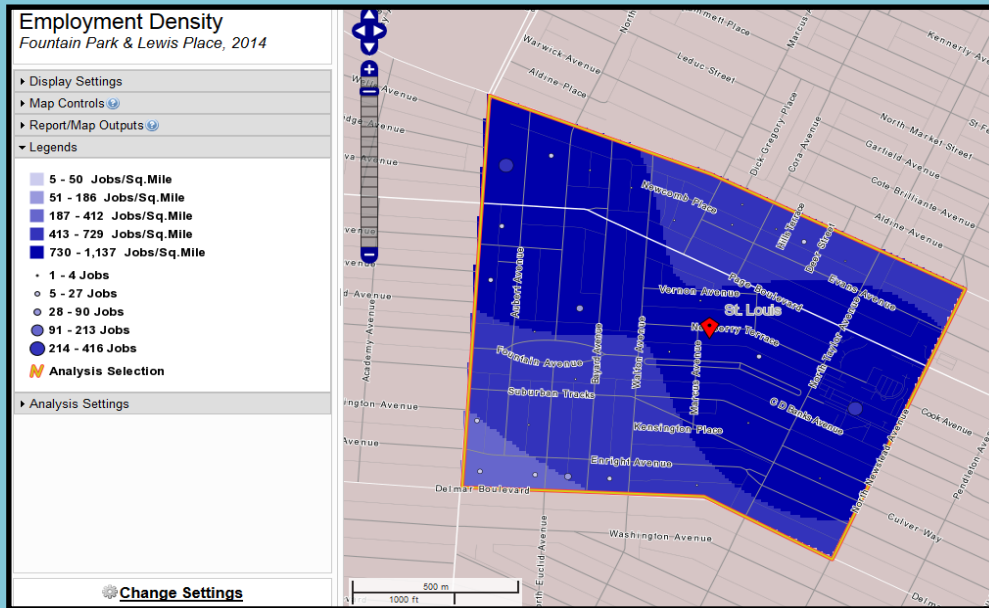
**Top Economic Sectors of Employment,
Lewis Place and Fountain Park Residents, 2014**



**Earned Income,
Lewis Place and Fountain Park Residents,
2014**



2014 Employment Inflow/Outflow



◇ 1,009 LP & FP residents commuted outside of the neighborhood for employment

◇ 1,005 individuals from elsewhere in St. Louis commuted into Lewis Place & Fountain Park for employment



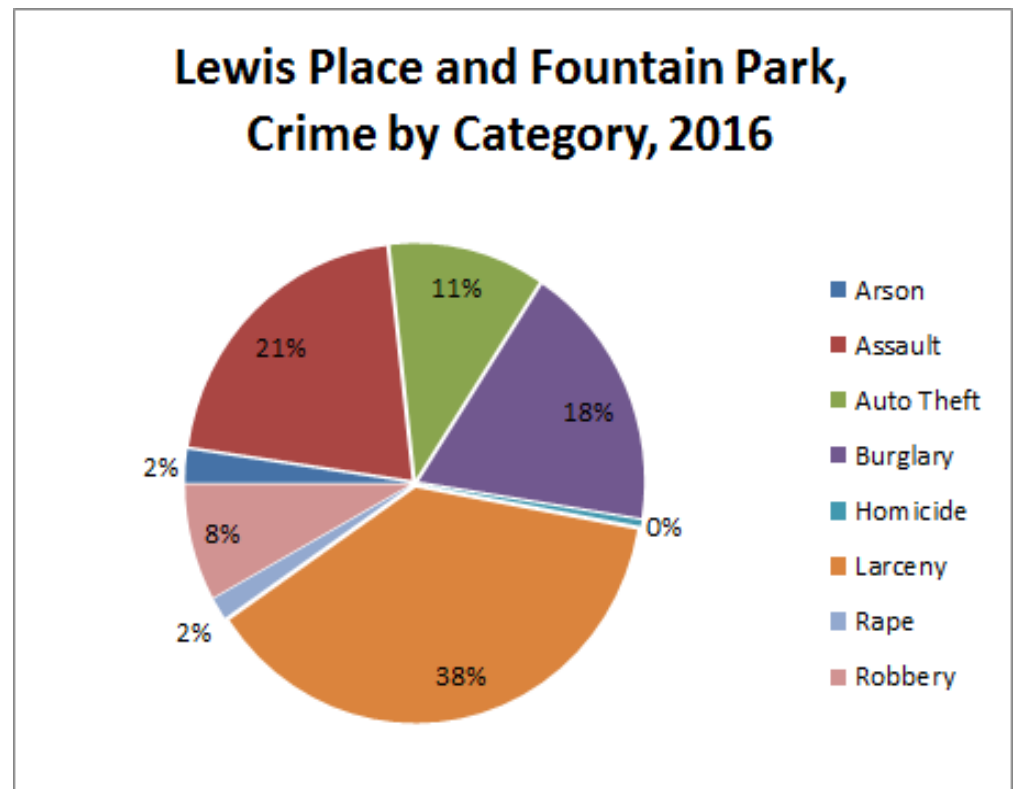
◇ 5 Fountain Park and Lewis Place residents lived and worked within the neighborhood

◇ 37% of individuals working in LP & FP live less than 10 miles away

◇ 37% of employed LP&FP residents worked in the regional central corridor in St. Louis City and St. Louis County

Lewis Place & Fountain Park

Neighborhood Safety



From 2015 to 2016, Lewis Place and Fountain Park experienced an 18% decrease in reported crime, according to the St. Louis Metropolitan Police Department. There were 263 crimes reported in these neighborhoods in 2016, down from 322 in 2015. The greatest decrease occurred in the number of aggravated assaults, which dropped from 83 to 55, and larcenies, which were reduced from 188 to 99. Sixty nine percent of crimes reported in 2016 were nonviolent in nature. The greatest of these were larcenies, which accounted for 38% of reported crime these neighborhoods in 2016.

Community Infrastructure



Kingsway Development

Kingsway Development is an outgrowth of the years of thought and effort on the part of the Kingsway Merchants Association to develop an organized and concerted effort to stimulate the redevelopment of the area defined as the Kingsway Merchants District. Founded by merchants who live and work in the target area, and guided by experienced developers, the KDC takes on the mission of raising capital, technical expertise, training, and information to develop thriving business communities that spur economic development, affordable housing, and safe neighborhoods.



Washington University Medical Center

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



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