

# Skinker Debaliviere

## 2016 Neighborhood Profile



**Washington University Medical Center**

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

# *Skinker Debaliviere*

## Neighborhood Introduction

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



Built up 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 as well as in any neighborhood in St. Louis. 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 very pro-active Skinker Debaliviere Community Council, a nonprofit organized by residents since the 1960s to empower community involvement in decision-making in the neighborhood.



From 2012-2014, residents engaged in the Skinker Debaliviere Urban Design and Development Planning process to set a vision for their community and guide the continued revitalization of the neighborhood incrementally over the coming generation. With the work of dedicated residents, the neighborhood had already become one of the most desirable, walkable, and transit-friendly neighborhoods in the city. However, with commercial development in the Delmar Loop expanding eastward with the introduction of the Delmar Loop Trolley, residents wanted to further integrate and connect the continued revitalization of the Skinker Debaliviere neighborhood with the growth of the Delmar Loop in an inclusive, sustainable, and community-oriented manner. As the community's growth continues and connections with its neighbors grow stronger, it is clear their plan is progressing towards success.

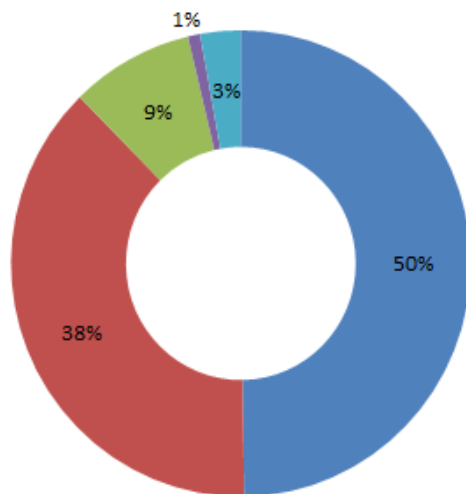




# Skinker Debaliviere

## Demographics

**Skinker-Debaliviere  
Racial Composition,  
2014**

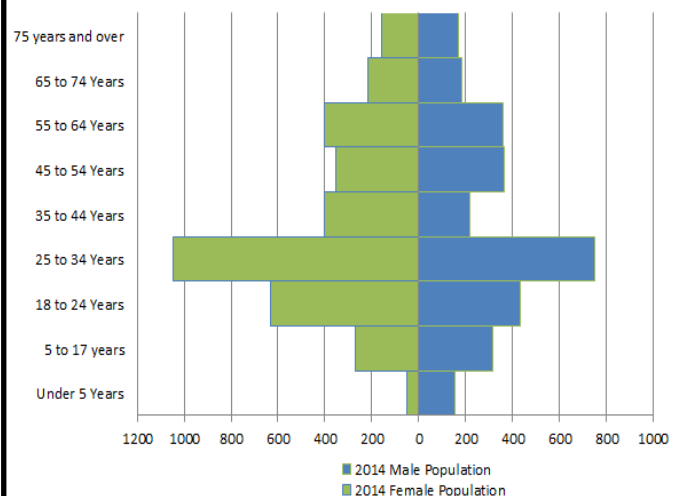


■ White Alone  
■ Black or African American Alone  
■ Asian Alone  
■ Other  
■ Hispanic or Latino:



Photos courtesy of Skinker Debaliviere Community Council

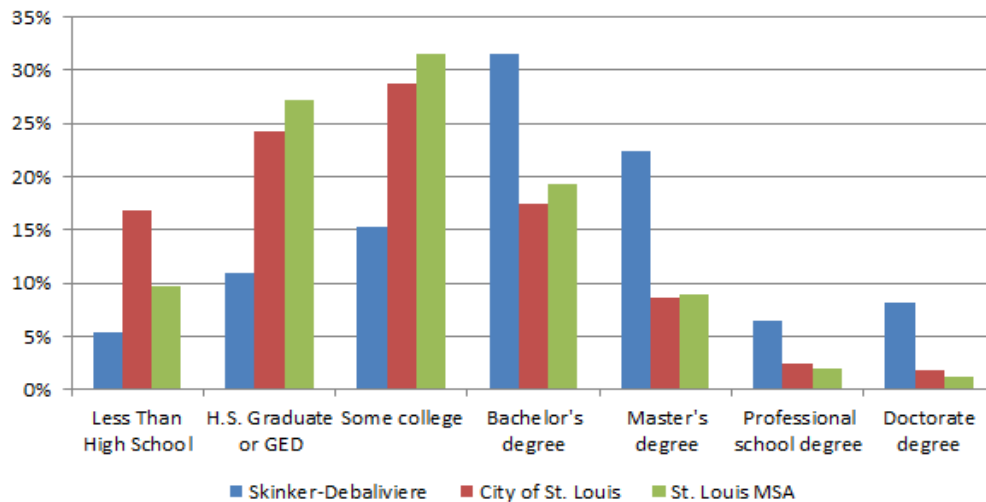
**Skinker-Debaliviere Age Distribution, 2014**



- Skinker Debaliviere had approximately 5,196 residents in 2015. Population density was 8,670 residents per square mile, greater than the overall density of the City at 5,134 residents/sq mile.\*
- In 2015, Skinker Debaliviere had a median family household income of \$67,781, greater than the City's median family income of \$46,334 and in line with the St. Louis MSA at \$70,718\*
- Skinker Debaliviere had a median age of 31.0 years, younger than the City at 34.6 years and the St. Louis MSA at 38.7 years.\*

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

## Educational Attainment Population 25 years and older, 2014



### 2010 Household Income Data

Skinker-Debaliviere	1 mile radius	3 mile radius	5 mile radius
Population	21,398	153,573	403,679
Total Households	8,818	66,347	169,648
Avg Annual HH Income	\$ 43,981	\$ 51,137	\$ 48,320
Households with Annual Income above \$40k per year	3,200	28,580	70,966
Households with Annual Income above \$50k per year	2,412	22,554	54,729
Households with Annual Income above \$60k per year	1,954	17,822	42,492
Households with Annual Income above \$100k per year	1,120	8,660	17,835
Household Income per Sq Mile	\$ 158,700,767	\$ 122,043,853	\$ 104,098,144
Households per Sq Mile	3,608	5,524	2,154

# 68%

68% of S-D residents above the age of 25 have received a Bachelor's degree or higher level of educational attainment. This is over twice the St. Louis MSA rate of 31.5%

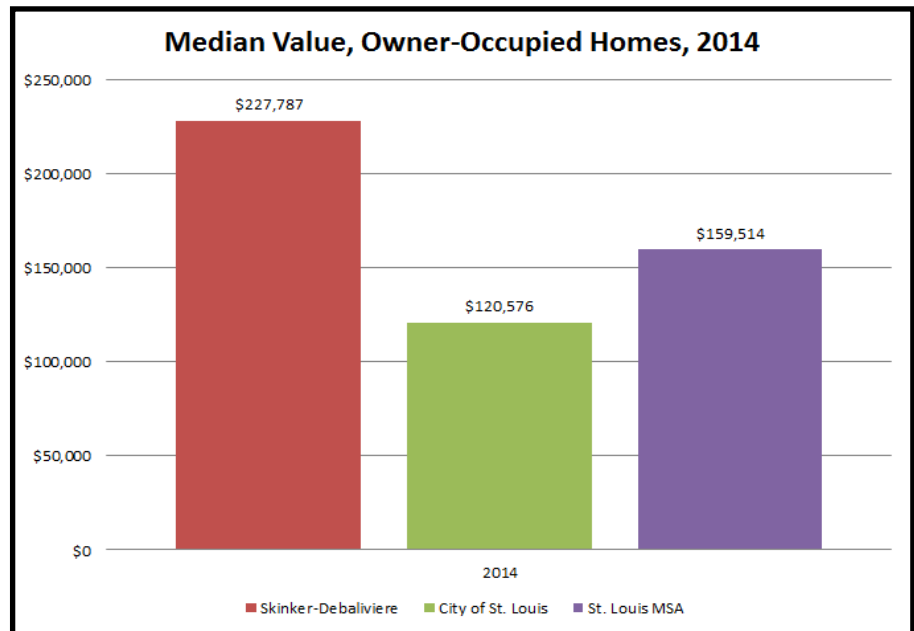
# 2,400+

There are over 2,400 households with an annual income over \$50k within 1 mile of the center of Skinker Debaliviere

# *Skinker DeBaliviere*

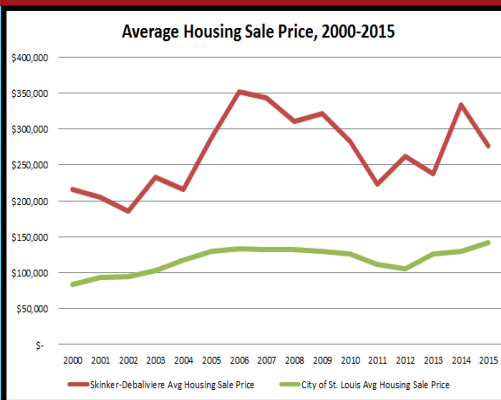
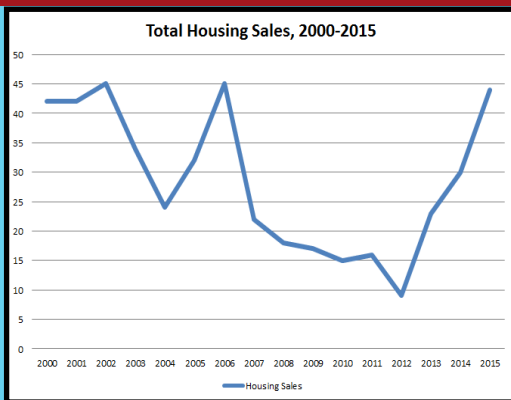
## Development Summary

The Skinker DeBaliviere neighborhood continues to experience strong reinvestment. Residential rehab and new construction continues to push the neighborhood forward, where over the past 10 years \$83,776,562 in private capital has been invested. Throughout the interior of Skinker DeBaliviere, new infill construction is filling in former gaps in the street fabric offering updated housing amenities in the neighborhood.



In 2014, median housing value in the neighborhood was \$222,787, which was much higher than both the city and regional averages. The neighborhood's close proximity to Washington University, Forest Park, The Loop and its central location will continue to drive values in this historic community higher.

Reflecting the strong market for housing in the neighborhood, housing sales have been climbing since 2012, and the average sales price of a home in Skinker DeBaliviere has consistently been significantly greater than the average home sale price in the City overall since 2000.



Delmar Boulevard, which forms the northern border of the neighborhood, offers unique opportunities for continued growth and prosperity in the neighborhood. The new Loop Trolley, presently under construction along Delmar and DeBaliviere, is expected to attract hundreds of millions of dollars in new development. The redevelopment of this important corridor will offer a unique opportunity to reconnect the neighborhood to the West End neighborhood to the north and create greater economic prosperity on both sides of Delmar. If successful, this will create one of the first opportunities to bridge the “Delmar Divide”, the longstanding social, economic and racial divide in the city.



Image courtesy of Skinker Debaliviere Community Council and H3 Studios

# *Skinker Debaliviere*

## Development Summary 2005—Present

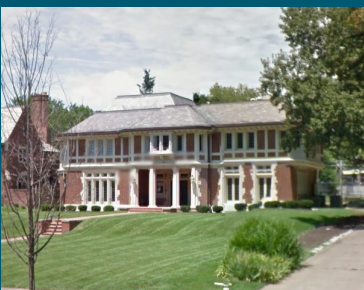
Total Development Investment :  
**\$83,776,562**



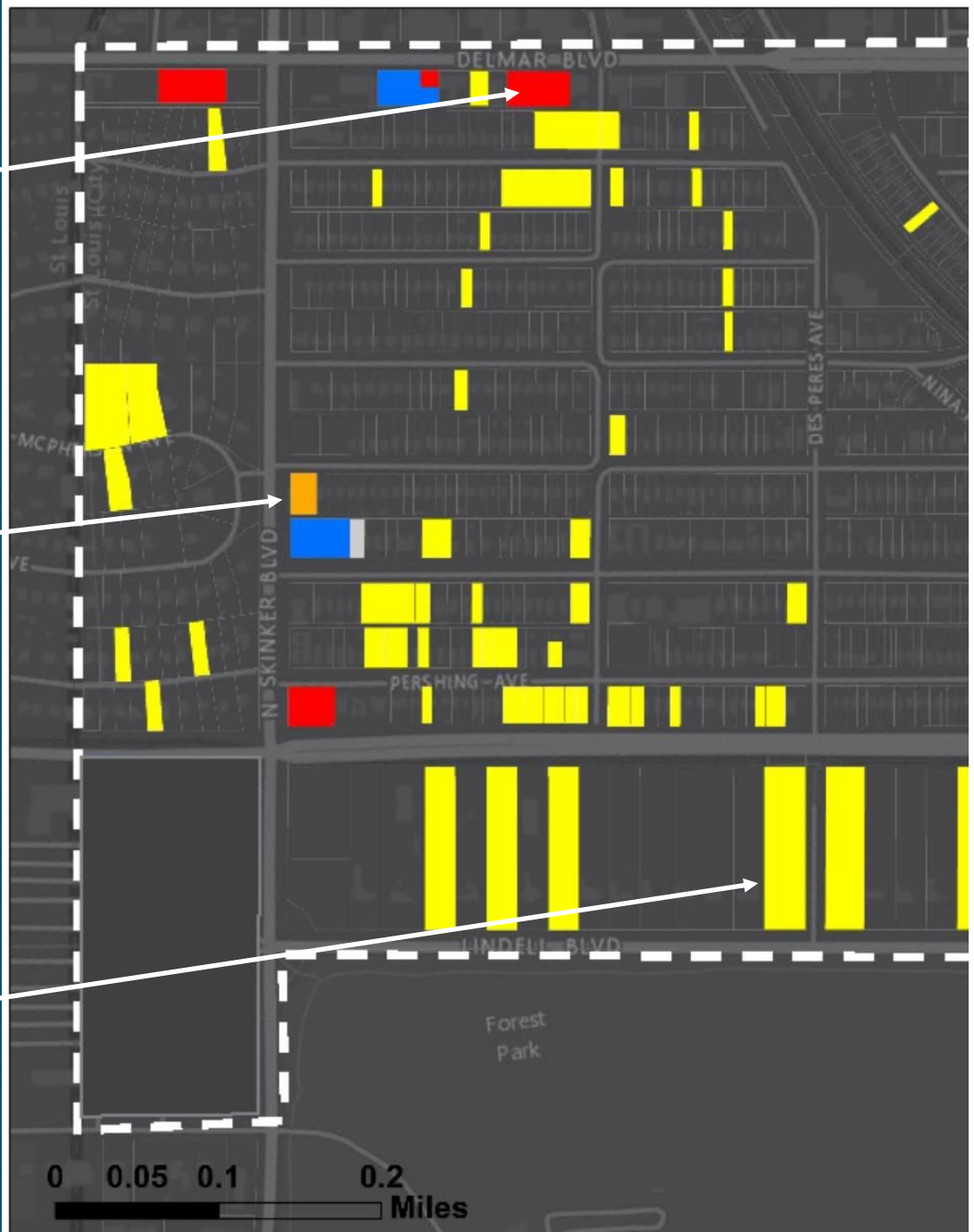
6100 Delmar:  
Commercial Developments  
Over \$6 Million



6188 McPherson  
Mixed-Use Renovation  
\$6.1 Million



6127 Lindell:  
Residential Renovation  
\$425,000





***Map displays developments of \$100,000 +***



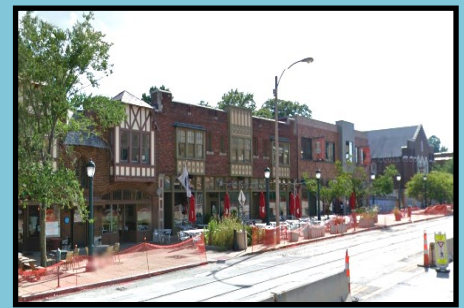
Hamilton elementary School  
Renovations  
\$1 Million



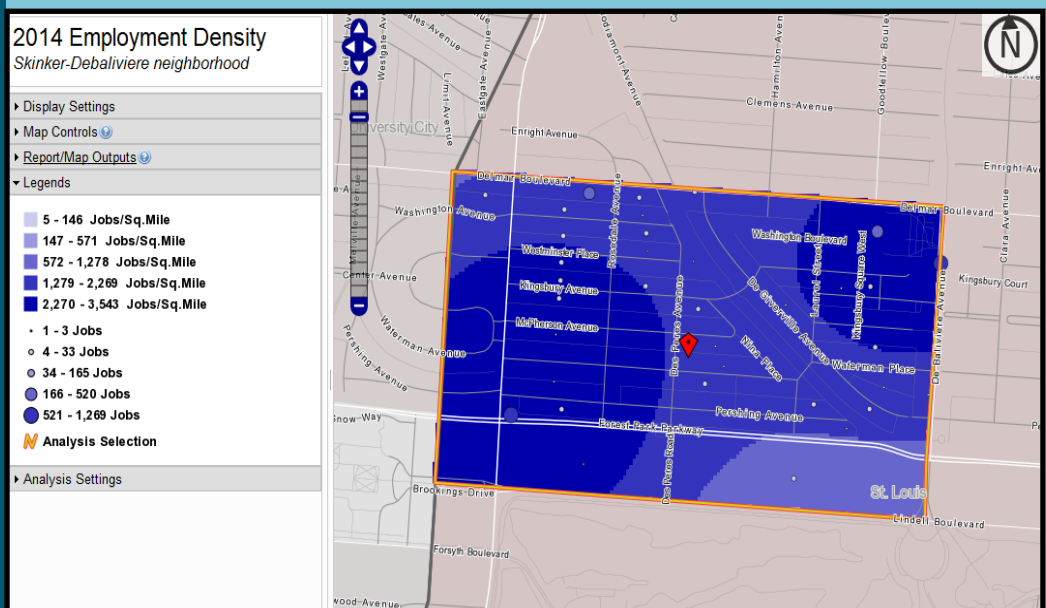
7 New Single Family Homes  
\$200,000 Each

# Skinker Debaliviere

## Employment Summary

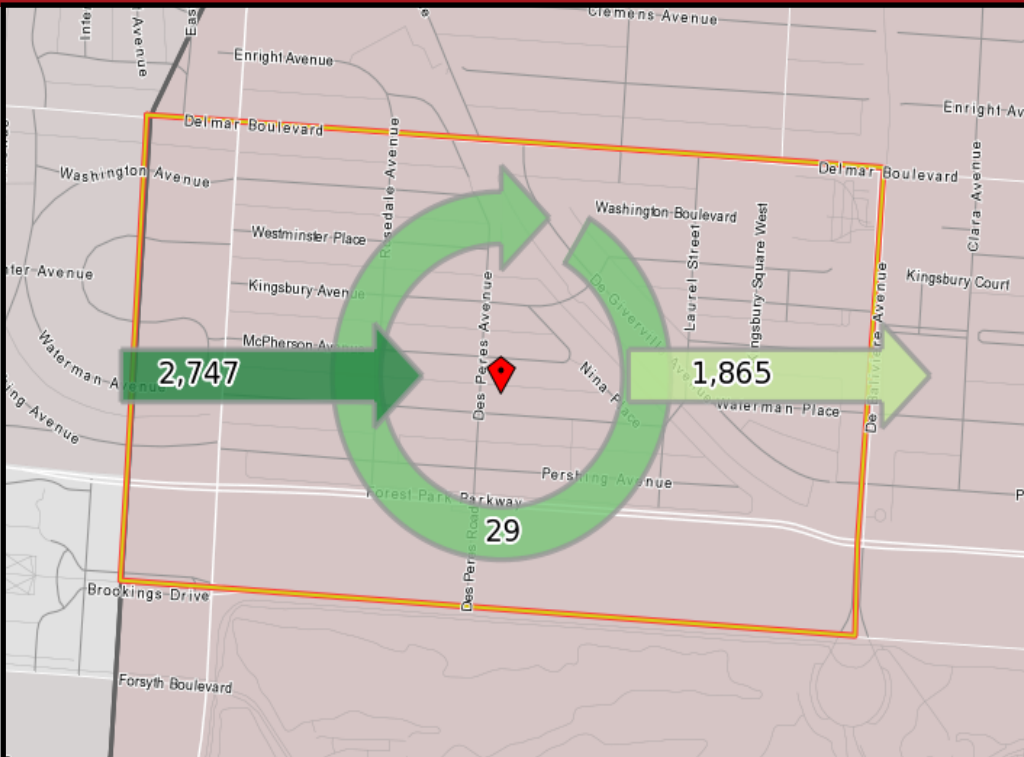


As of 2014, there were approximately 2,776 jobs located in the Skinker Debaliviere neighborhood. The neighborhood experienced strong employment growth coming out of the recession, adding 2,003 net jobs from 2006 to 2014, including 1,207 net jobs added in the Arts, Entertainment, and Recreation sector and 796 net jobs added in the Transportation and Warehousing sector during this period.





## 2014 Employment Inflow/Outflow



- ◇ 2,747 employees commuted into Skinker Debaliviere from elsewhere in St. Louis
- ◇ 29 Skinker Debaliviere residents lived and worked within the neighborhood
- ◇ 1,865 Skinker Debaliviere residents commuted outside of the neighborhood for employment
- ◇ Over 50% of employed residents from Skinker Debaliviere worked in the regional central corridor in St. Louis City and St. Louis County



# Skinker Debaliviere

## Employment Summary

**44%**

Of jobs in S-D were in the Arts, Entertainment and Recreation sector, the largest single sector of employment in the neighborhood in 2014

**1,207**

Jobs were added in the Arts, Entertainment, and Recreation sector in S-D from 2006 to 2014

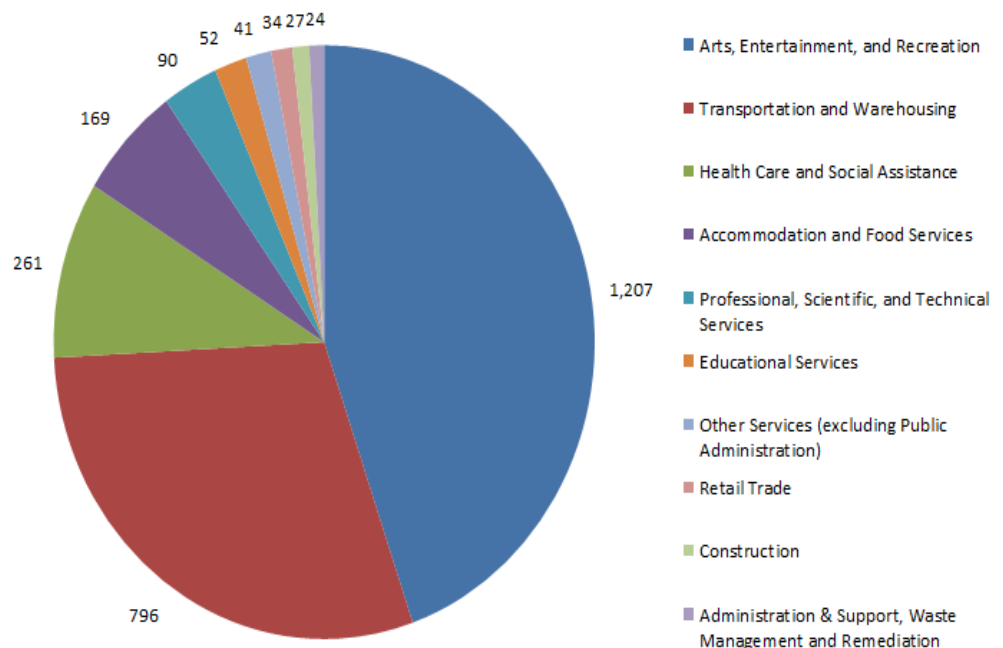
**33%**

Of jobs in S-D earned an annual wage or salary above \$40k per year in 2014

**467%**

Increase in the number of jobs earning over \$40k per year from 2006 to 2014

Top Ten Economic Sectors by Employment, Skinker-Debaliviere, 2014



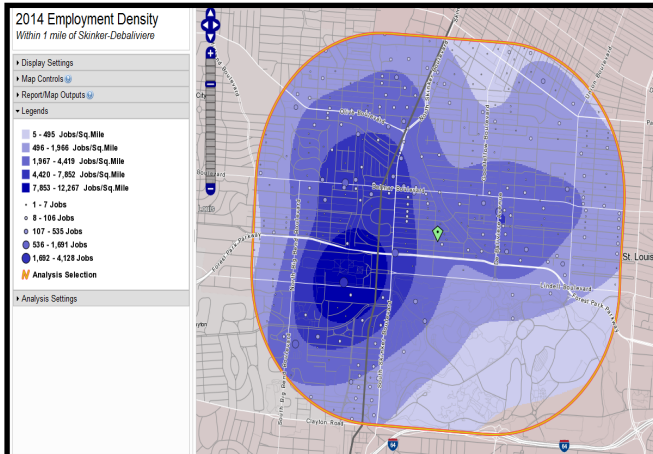
Total Jobs by Annual Earnings, 2006 and 2014





## Within 1 mile of Skinker Debaliviere

- ◇ There were 16,887 jobs within 1 mile of Skinker Debaliviere in 2014
- ◇ 5,359 of these jobs were in the Educational Services sector, many located at Washington University in St. Louis
- ◇ 1,167 residents lived and worked within 1 mile of Skinker Debaliviere, while 12,578 residents commuted outside of the area for employment
- ◇ 15,720 people were commuting into this area for work
- ◇ 5,845 of the jobs located within 1 mile of Skinker Debaliviere earned over \$40k per year
- ◇ 38.6% of employed residents within this area earned over \$40k per year



## Neighborhood Resident Labor Force Profile 2014

**1,894**

Total Employed Residents in Skinker Debaliviere

**45%**

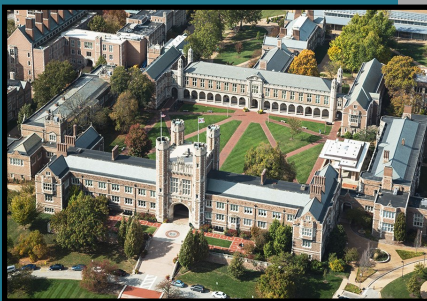
Of employed residents earned over \$40k per year

**21%**

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

**23%**

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



### Washington University Danforth Campus

Washington University in St. Louis, located southwest of Skinker Debaliviere employs over 14,000 employees as faculty, administration, and support staff, making it the 4th largest employer in St. Louis

### Delmar Loop

With dozens of shops, restaurants, and nightlife spots, the Delmar Loop sees millions of visitors a year, employing over 1,600 workers throughout its numerous venues for entertainment, dining and fun



# ***Skinker Debaliviere***

## **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:**

Skinker Debaliviere currently does 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 Debaliviere Place 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:**

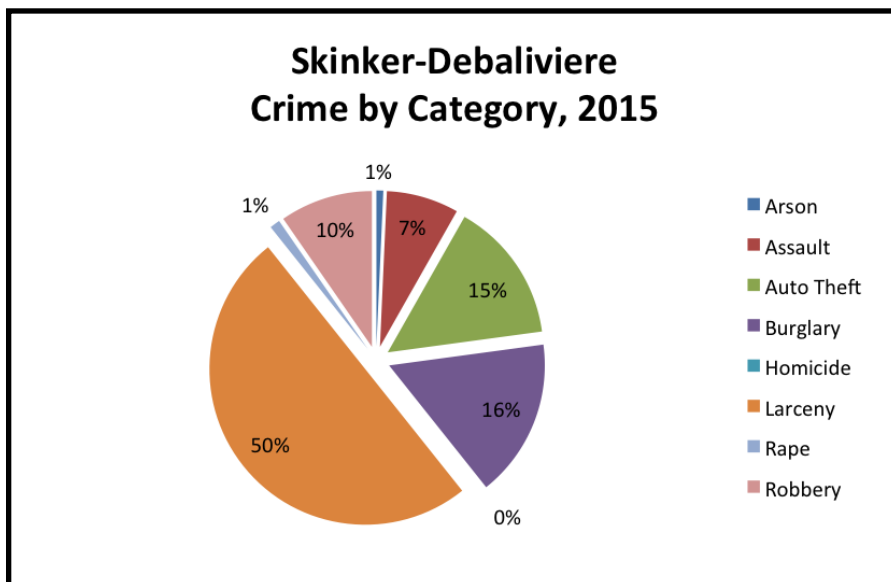
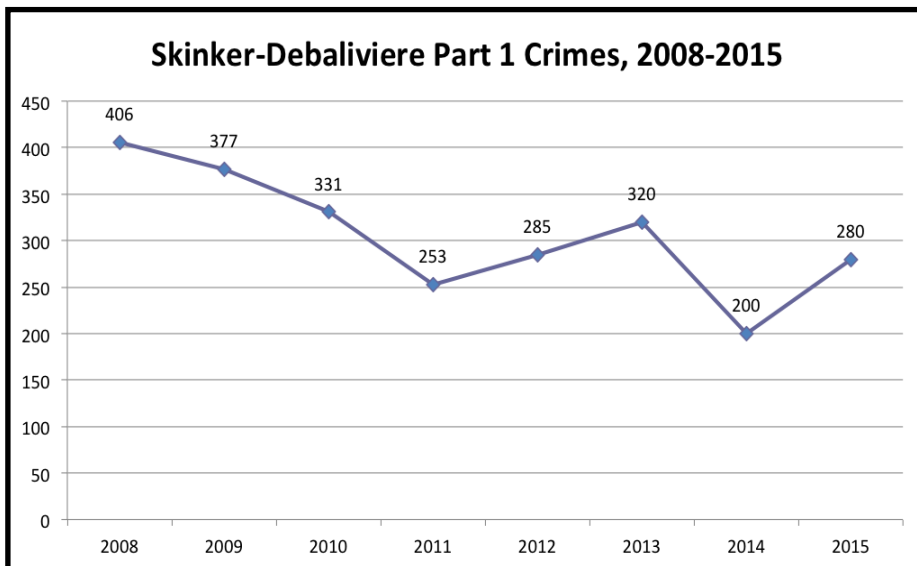
Skinker Debaliviere does not contain special taxing districts. There have been discussions regarding the potential use of this mechanism to enhance the community development infrastructure within the community.

#### **Neighborhood Organizations:**

Skinker Debaliviere has a very involved residential community, largely centered around the Skinker Debaliviere Community Council. Through dedicated staff and resident volunteers who have organized a grassroots-level committee structure, residents take the lead in doing the work and guiding the decision-making upon wide array of issues important to the community such as development, safety, public improvements, community services and beautification. SDCC has been critical in ensuring that the community engagement process within the neighborhood stays consistent and representative of the area's needs.

## Safety and Security:

Following the national trend, Skinker– Debaliviere has experience a downward trend in crime for many years with an increase in 2013 and a large decrease in 2014. There were 280 crimes in 2015, which is a 31% decrease compared to 2008. The majority of crime was nonviolent in 2015, with 82% of crime being nonviolent.



## Community Development:

Community development in the neighborhood is led by the Skinker Debaliviere Community Council. The mission of SDCC to serve and promote the community and advocate on behalf of the residents to enhance their quality of life.

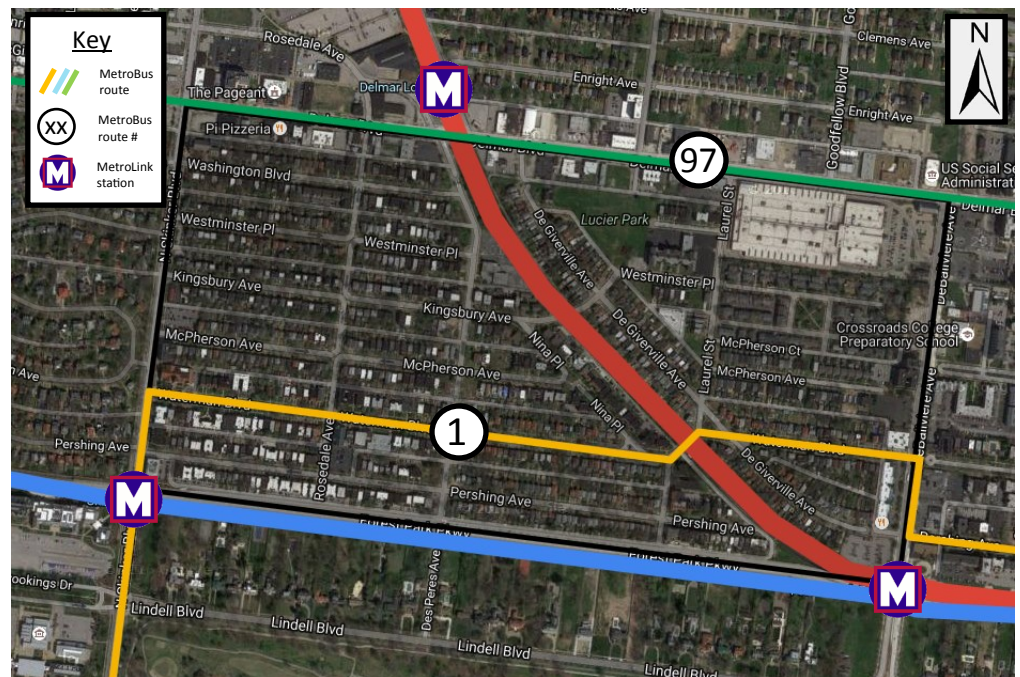
The Skinker DeBaliviere Community Council aims to be the connector, coordinator and facilitator of all aspects necessary to maintain and enhance the diverse, desirable and thriving community of Skinker DeBaliviere.

Additionally, the neighborhood is served by the Skinker Debaliviere Community Housing Corporation which has successfully built up the community's assets by working with residents to preserve historic structures and land for homes and cherished community space.

# Skinker Debaliviere

## Transportation

Located in the Central Corridor of the St. Louis region, Skinker Debaliviere is located just north of Forest Park, between the park and the Delmar Loop. It is near three MetroLink stations and is accessible from Interstate 64, located approximately 1 mile to the south.



The neighborhood is serviced by 2 MetroLink lines, the Red Line and the Blue Line which converge at the Forest Park– Debaliviere Station. The Blue MetroLink line runs west and south to Clayton and near South County, while the Red Line runs west and north to the airport. In addition to the Forest Park-Debaliviere station, the Skinker MetroLink Station and Delmar MetroLink station are nearby.

The neighborhood is also served by the #1 Gold and #97 MetroBus routes. The #1 connects the main campus of Washington University to the Washington University Medical Center, while the #97 runs along Delmar from Hwy 170 in St. Louis County to Downtown St. Louis.

In 2017, the neighborhood will also connect to the Delmar Loop Trolley which will run along Delmar to the Missouri History Museum in Forest Park at Debaliviere.





## Data Sources

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

# *Skinker Debaliviere*

## Community Photos







Photos courtesy of Skinker Debaliviere Community Council





# Washington University Medical Center

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



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