



SKINKER- DEBALIVIERE/ DEBALIVIERE PLACE

**2023 NEIGHBORHOOD
PROFILE**

**WASHINGTON UNIVERSITY
MEDICAL CENTER
REDEVELOPMENT CORPORATION**

A PARTNERSHIP BETWEEN BJC HEALTHCARE AND WASHINGTON UNIVERSITY

WELCOME TO SKINKER-DEBALIVIERE / DEBALIVIERE PLACE

The Skinker-DeBaliviere and DeBaliviere Place neighborhoods are situated north of Forest Park with Lindell Avenue to the south, and Delmar Boulevard to the north. The city limits, just west of Skinker Boulevard, serve as the western boundary and Union Boulevard as the eastern.

The neighborhoods are home to the Delmar Loop, which contains many shopping and dining options, along with Forest Park and Washington University's historic Danforth Campus. Some of the most sought-after neighborhoods in St. Louis, these neighborhoods developed near the 1904 World's Fair.

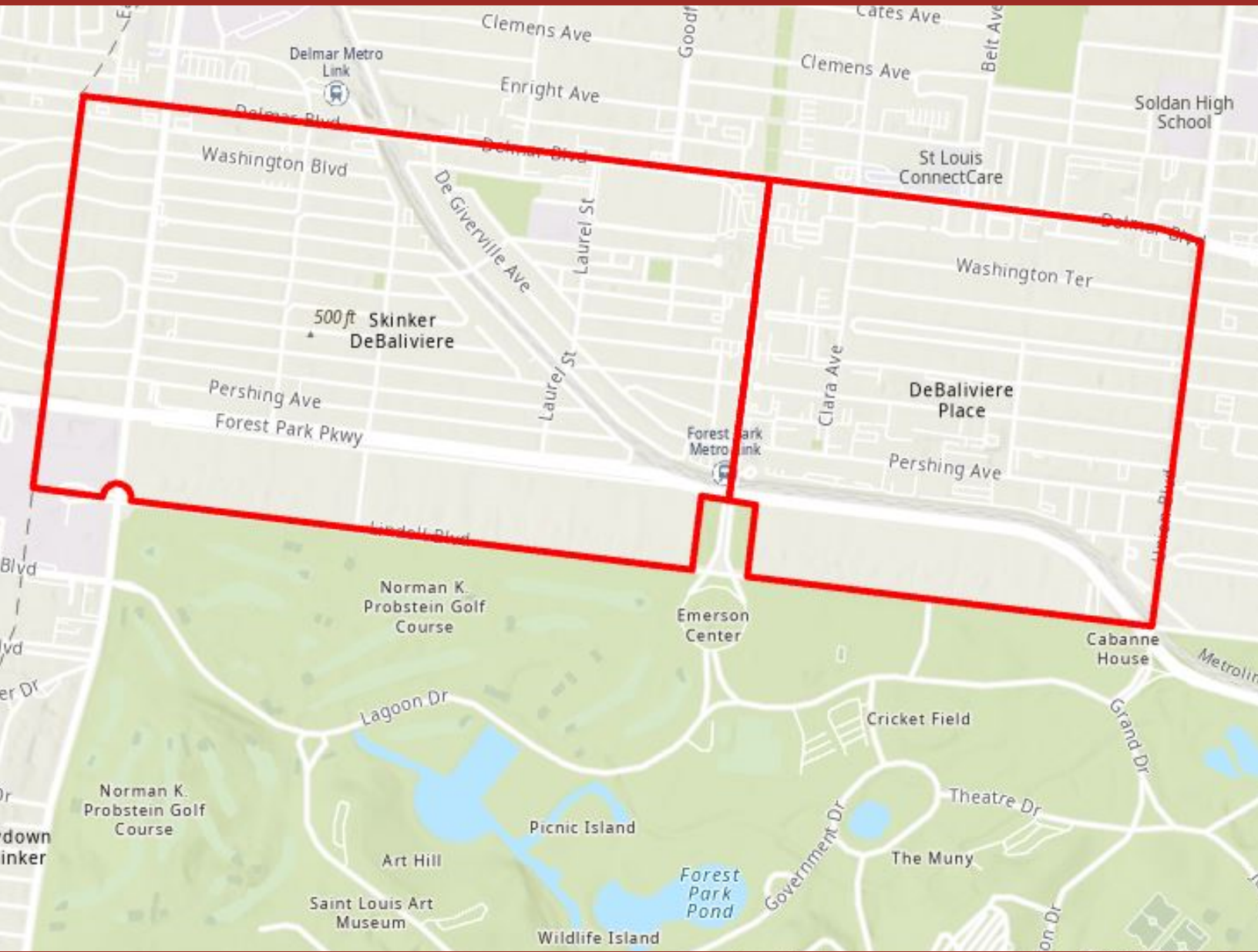
As the city boundaries moved westward, residents built now historic, single-family homes, two-family flats, and ornate apartment buildings. Today, dedicated residents maintain these buildings.

In the early half of the 20th century, the neighborhoods flourished as the Delmar streetcar line provided a commercial district for the community.

Today, life in the community is active with connections among neighbors. DeBaliviere Avenue, the boundary between the two neighborhoods, has been radically transformed over the last decade with new apartments and businesses.

The Skinker-DeBaliviere Community Council and the DeBaliviere Place Special Business District guide residents to build community involvement in decision-making in the neighborhood.

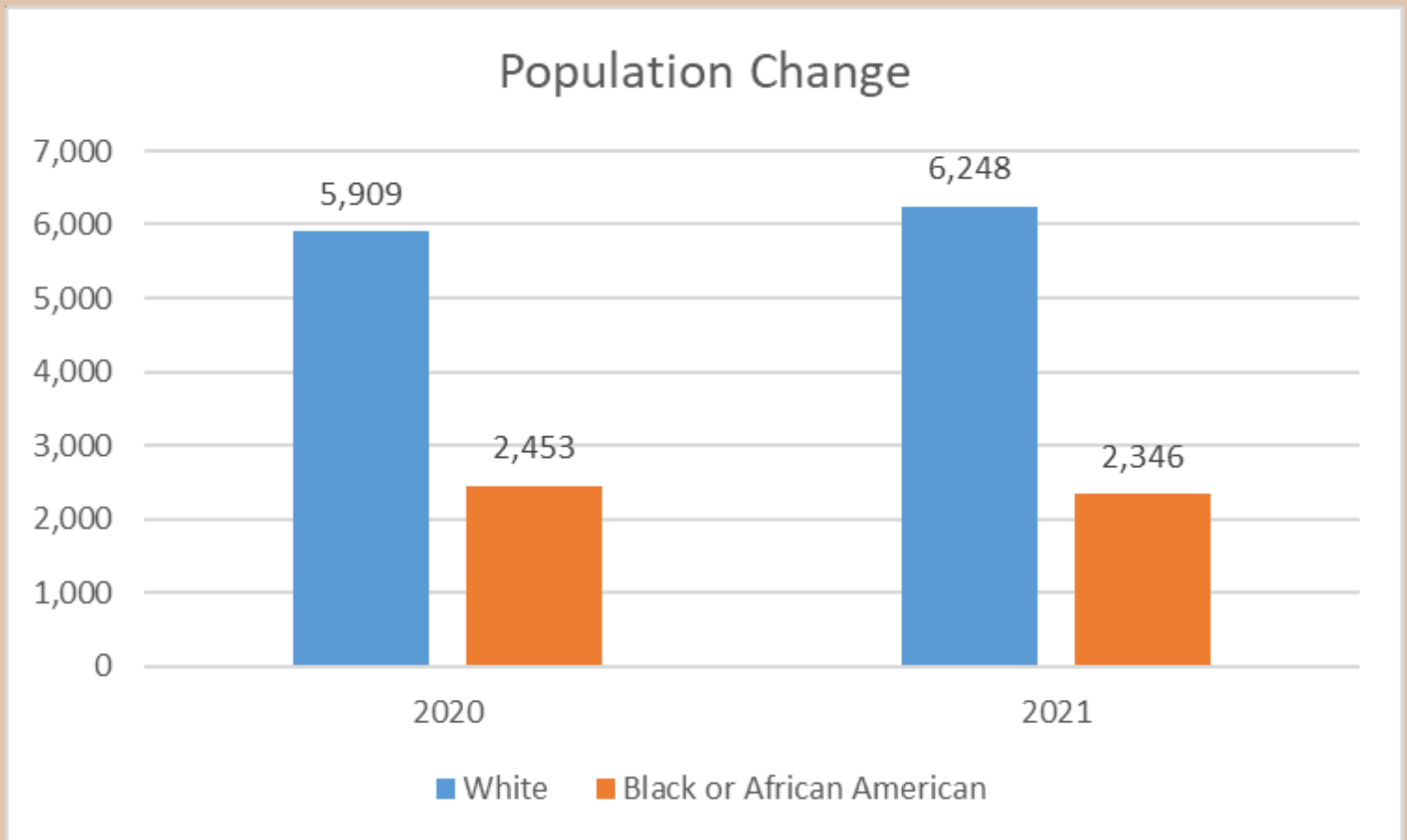
SKINKER-DEBALIVIERE/ DEBALIVIERE PLACE IN CONTEXT



DEMOGRAPHICS



POPULATION CHANGE

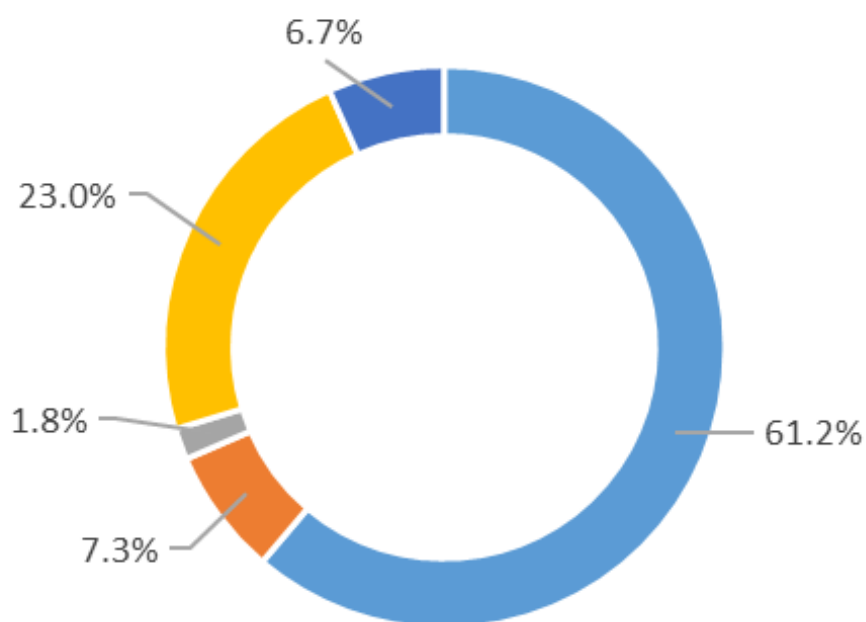


Shifting Demographics

There was a slight increase in the White American population and a slight decrease in the Black American population.

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

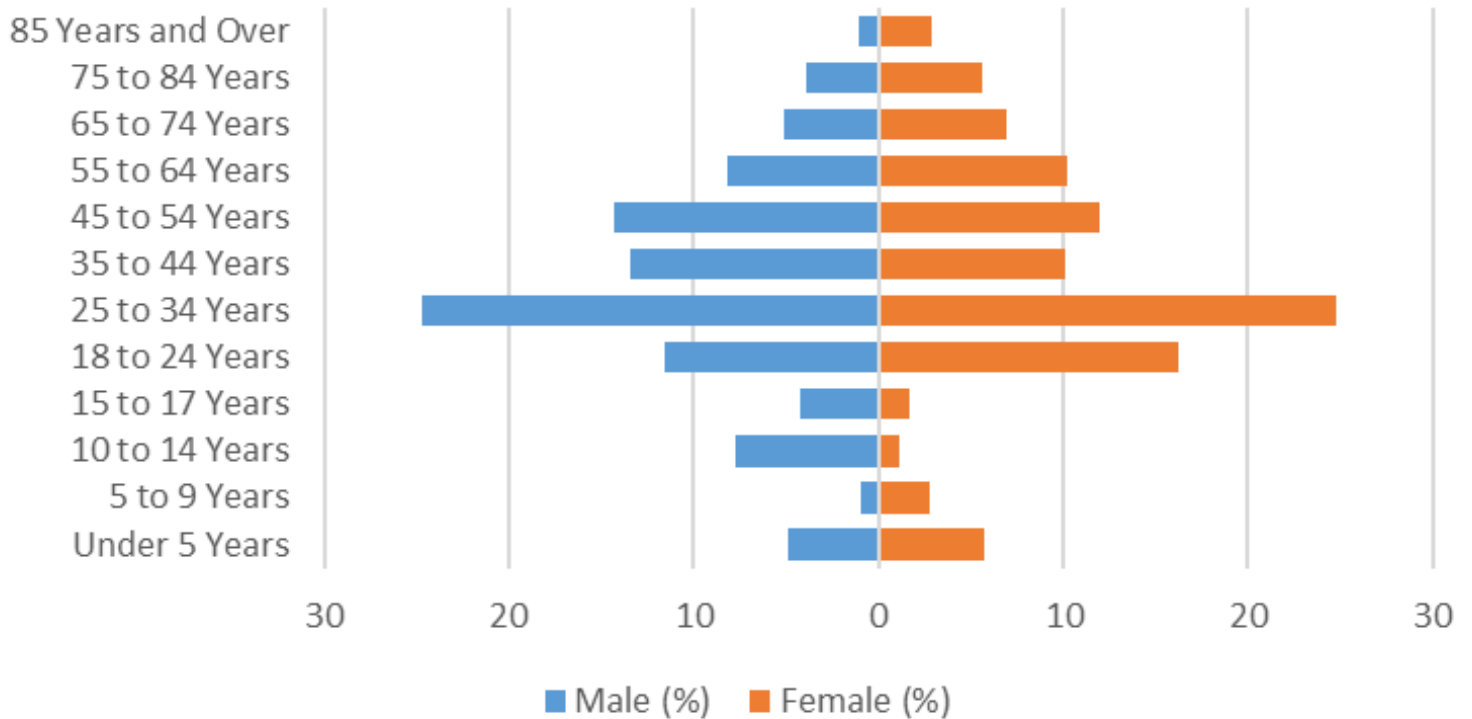


- White
- Asian
- Other Race or Ethnicity
- Black or African American
- Hispanic/Latino

Demographics of Skinker DeBaliviere

Skinker-DeBaliviere is a diverse population, with the majority being white Americans comprising 61.2% of the total population, followed by Black or African American at 23%. The Hispanic/Latino community represents the smallest percentage of the population at 6.7%.

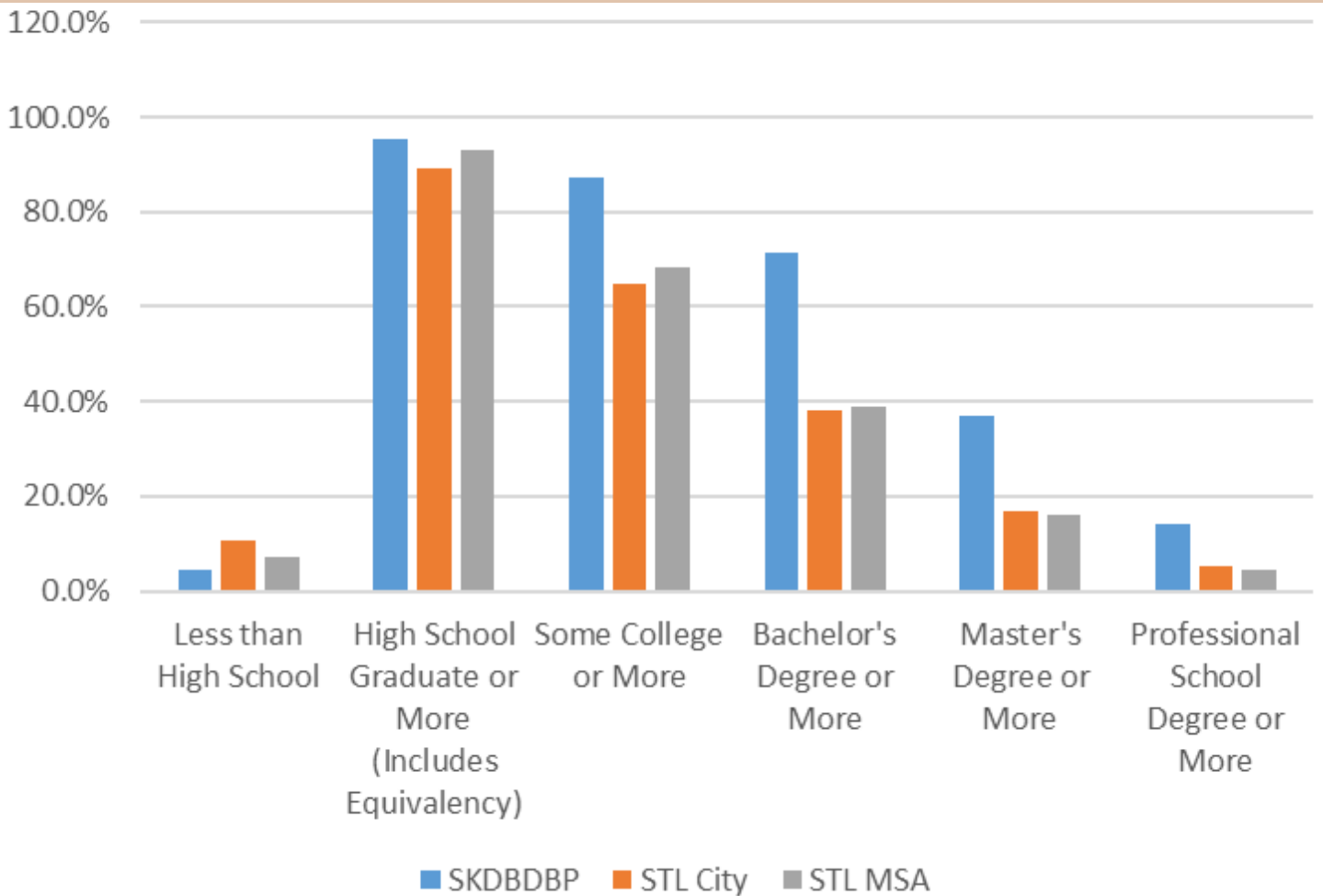
AGE BY SEX



Analyzing the Population Pyramid of Skinker DeBaliviere

Skinker-DeBaliviere 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

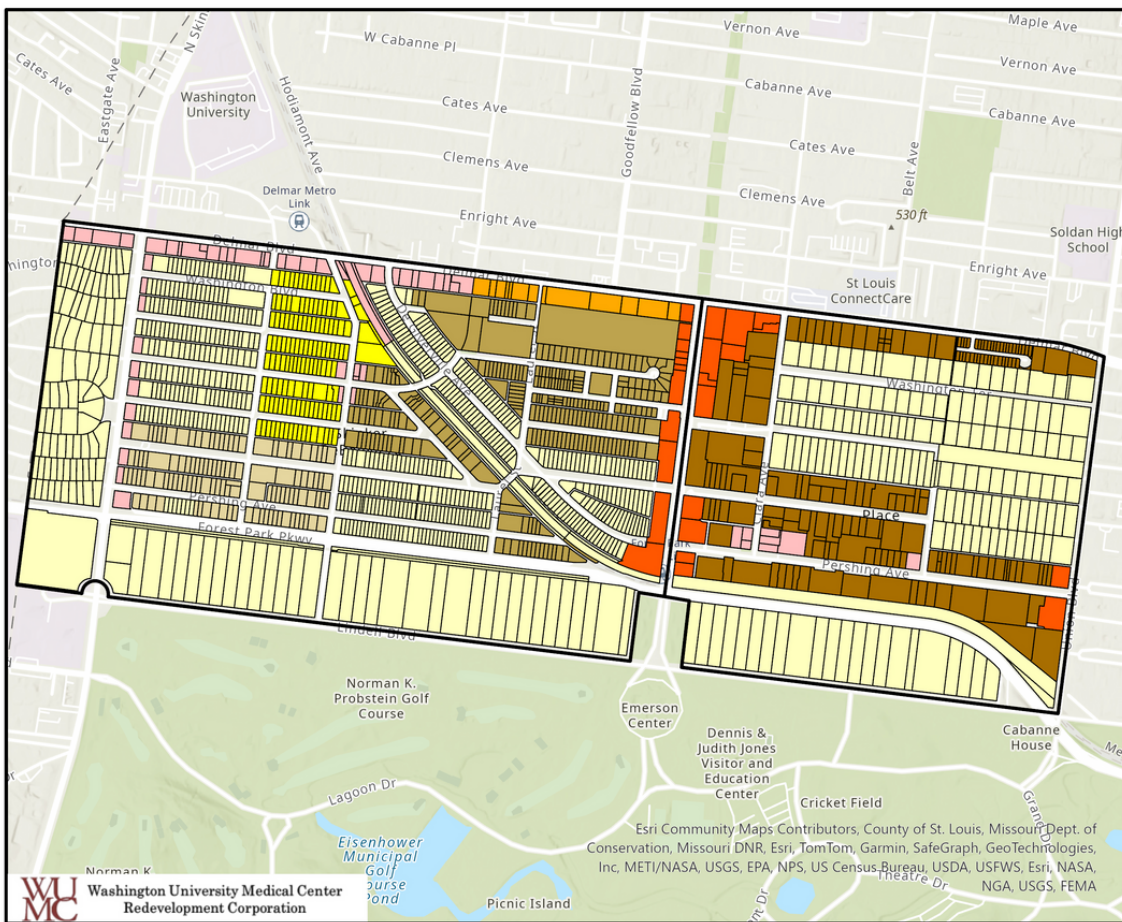


Educational Attainment Comparison

Comparing Skinker-DeBaliviere with STL city and the metro statistical area shows a higher rate of educational attainment across all levels of education. Additionally, the neighborhood has a significant number of holders with higher level degrees, with over 20% more than the other areas.

LAND USE

ZONING MAP OF SKINKER DEBALIVIERE & DEBALIVIERE PLACE NEIGHBORHOODS



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



EMPLOYMENT



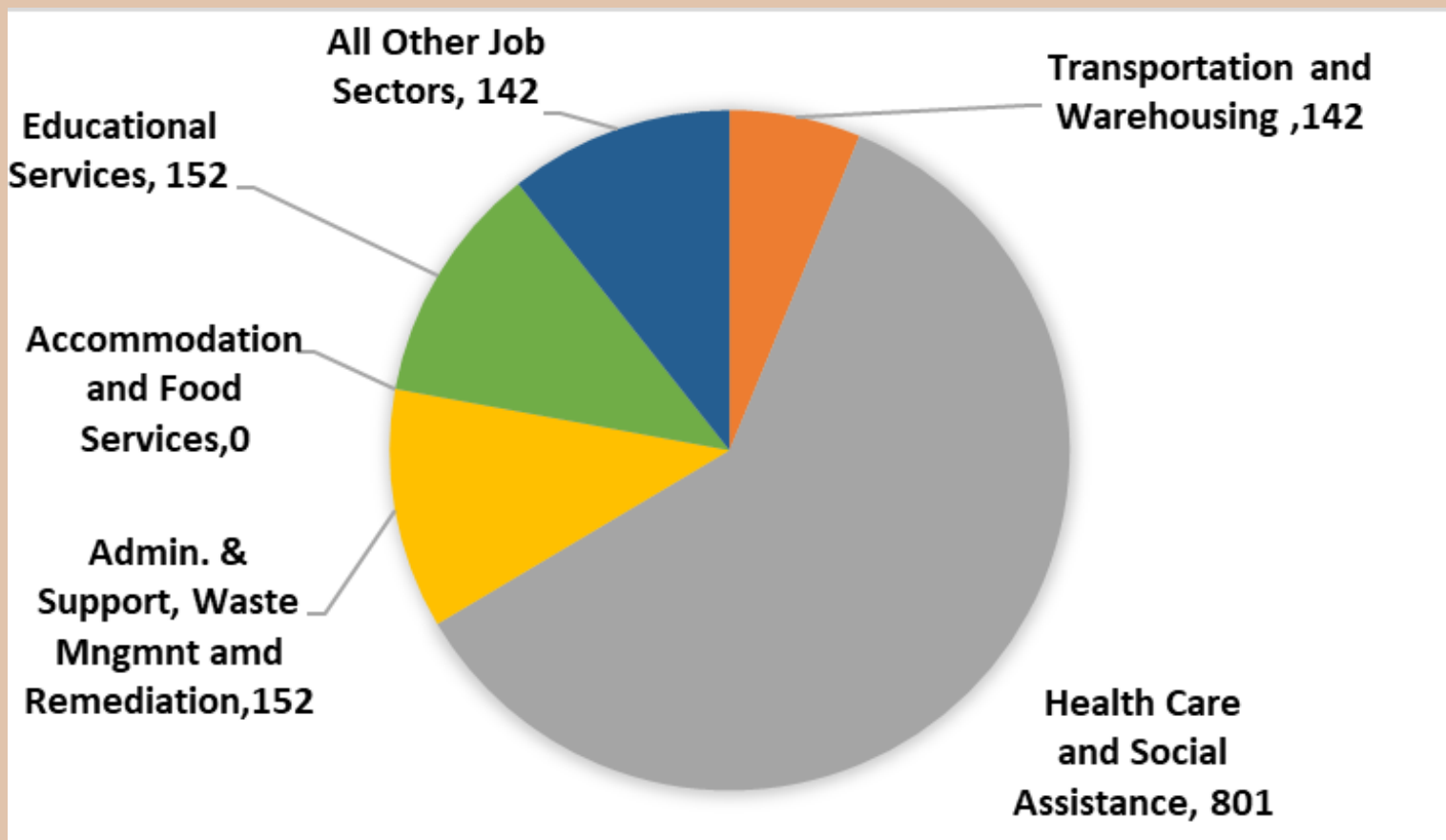
EMPLOYMENT



Residential Habits of Skinker-Debaliviere'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 there from other areas.

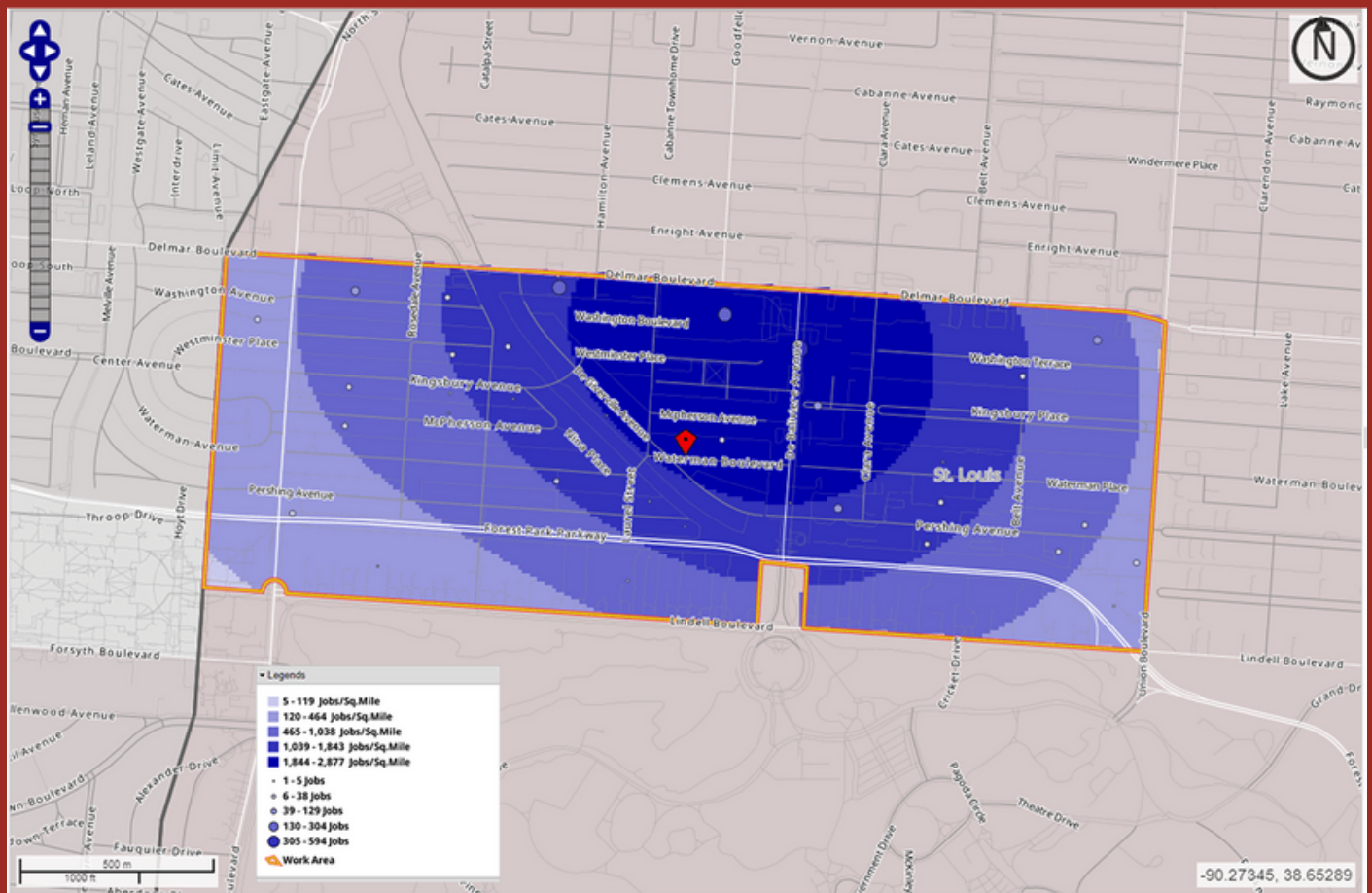
EMPLOYMENT



Job Categories in Skinker/Debaliviere

Skinker-Debaliviere has a large concentration of medical facilities. As a result, jobs fall under the health care and social assistance category. Professional scientific and technical services come next, with no positions available in the educational, management, accommodation, and food services industries.

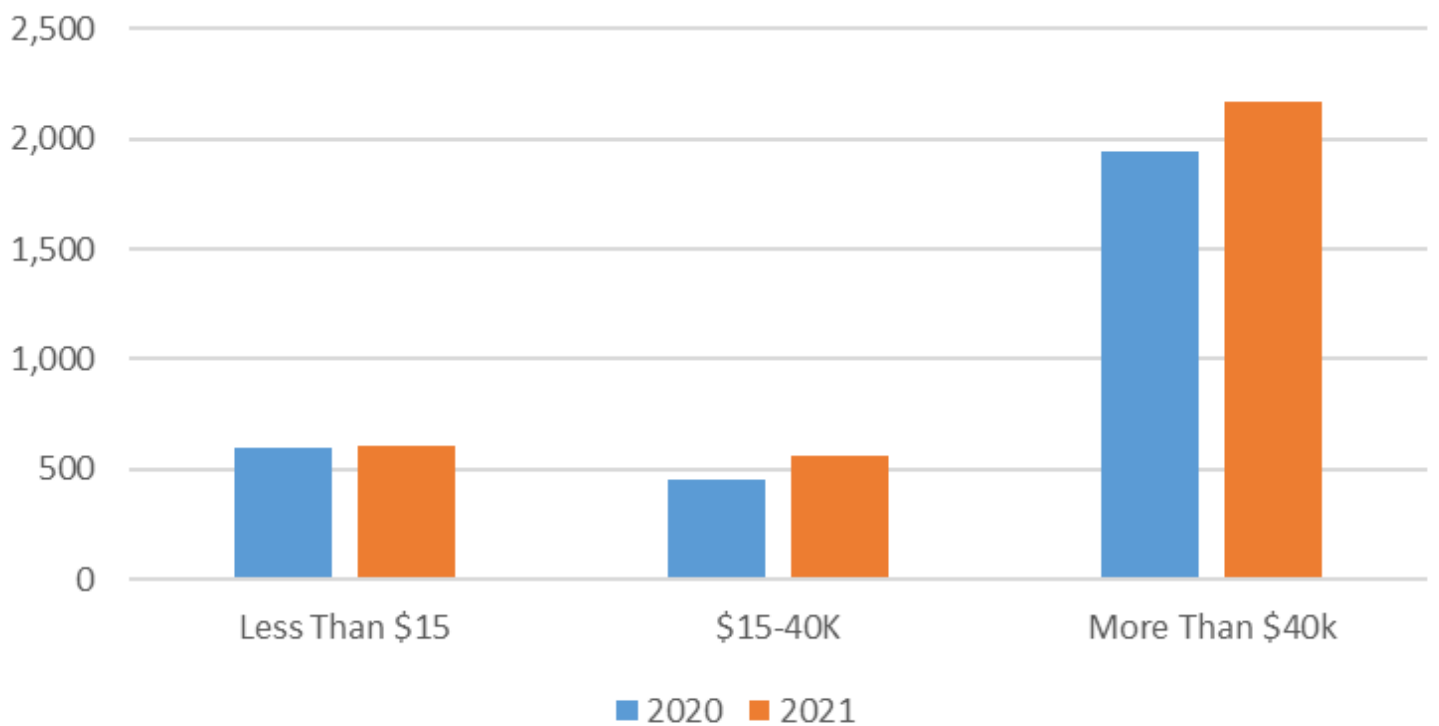
JOB GROWTH IN SKINKER/DEBALIVIERE BY INCOME



Identifying the Largest Employers in the Neighborhood

Based on this graph, the biggest employers in the Skinker-Debaliviere and Debaliviere places are on DeBaliviere Avenue.

JOB GROWTH IN SKINKER-DEBALIVIERE BY INCOME



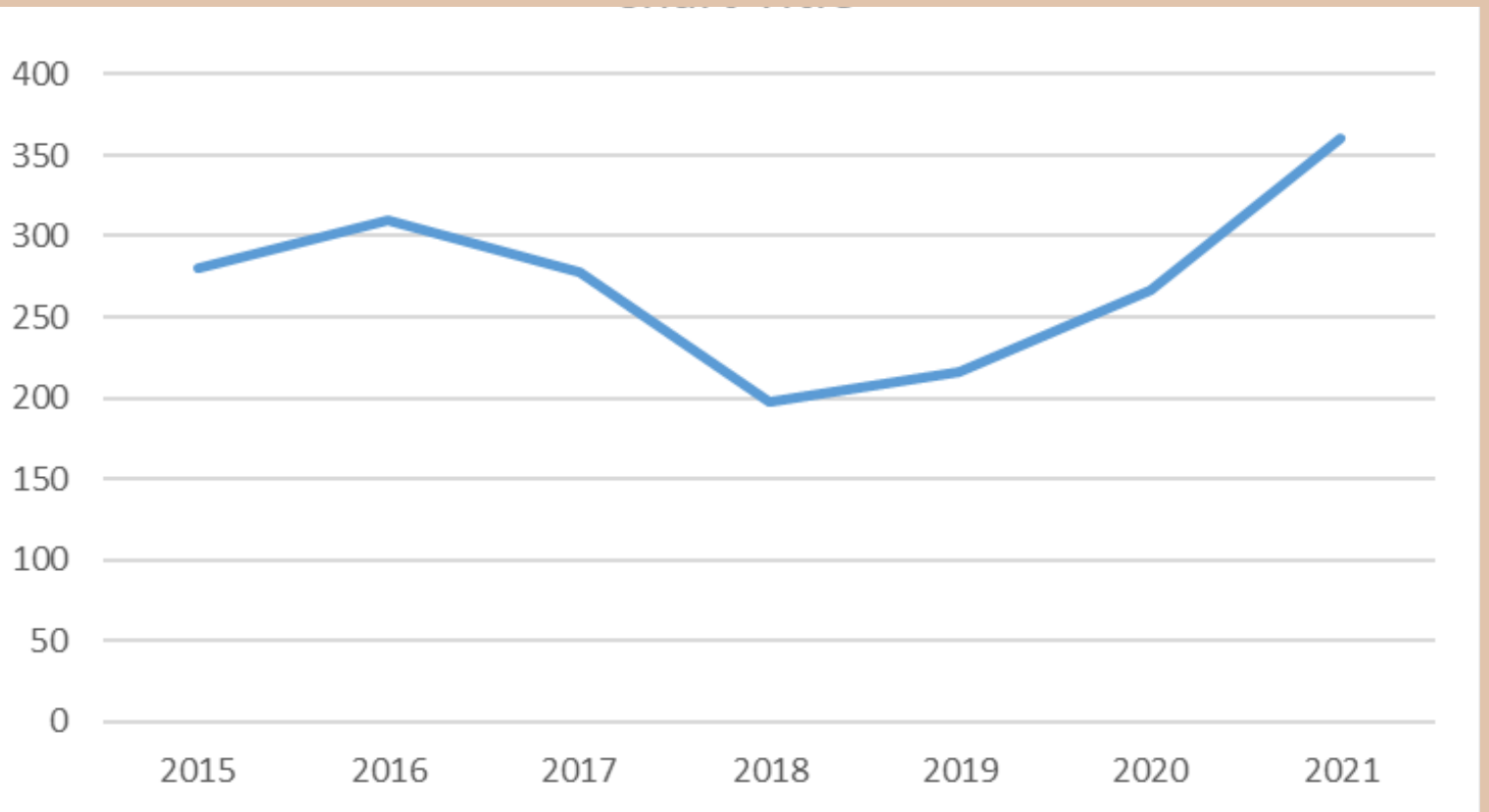
A Comparison of Job Growth Between 2020 and 2021

When comparing job growth between 2020 and 2021, there is no significant difference. However, there has been an increase in job growth for positions that earn between \$15-40K. High-earning jobs have seen a slight increase in job growth.

CRIME



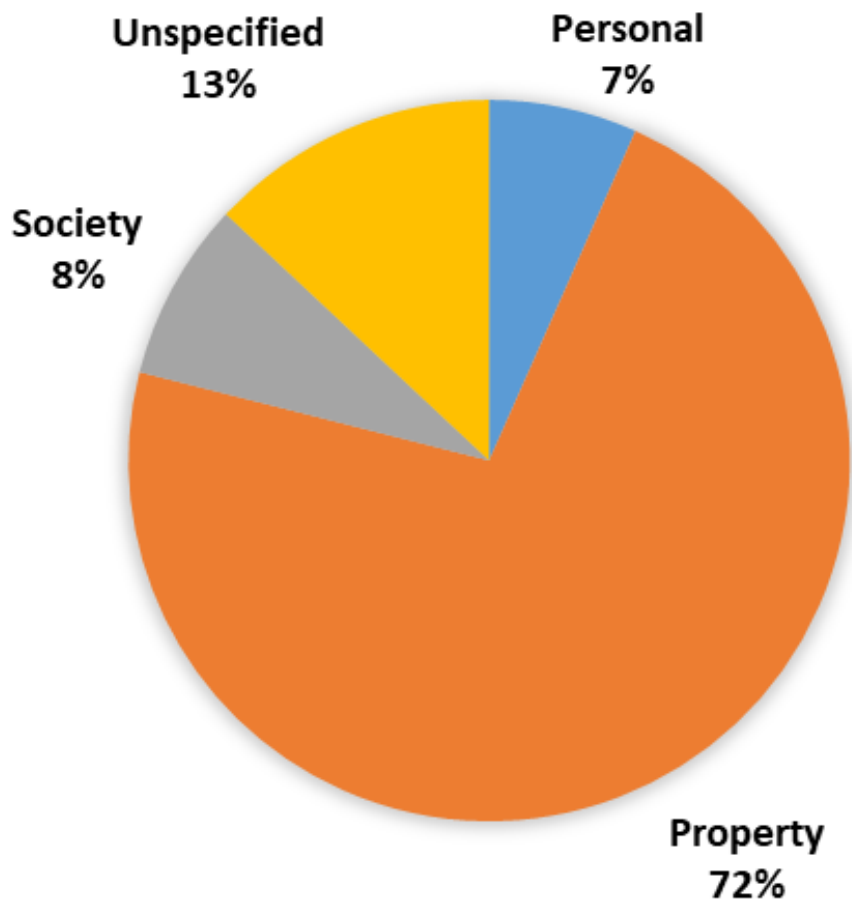
CRIME OVER THE PAST TEN YEARS



Analyzing Crime Statistics in Skinker-Debaliviere

The crime rate in this area has climbed annually since 2018. However, there was a significant surge in criminal activity from 2020 to 2021.

CRIME BY TYPE



Crime Statistics in Skinker Debaliviere

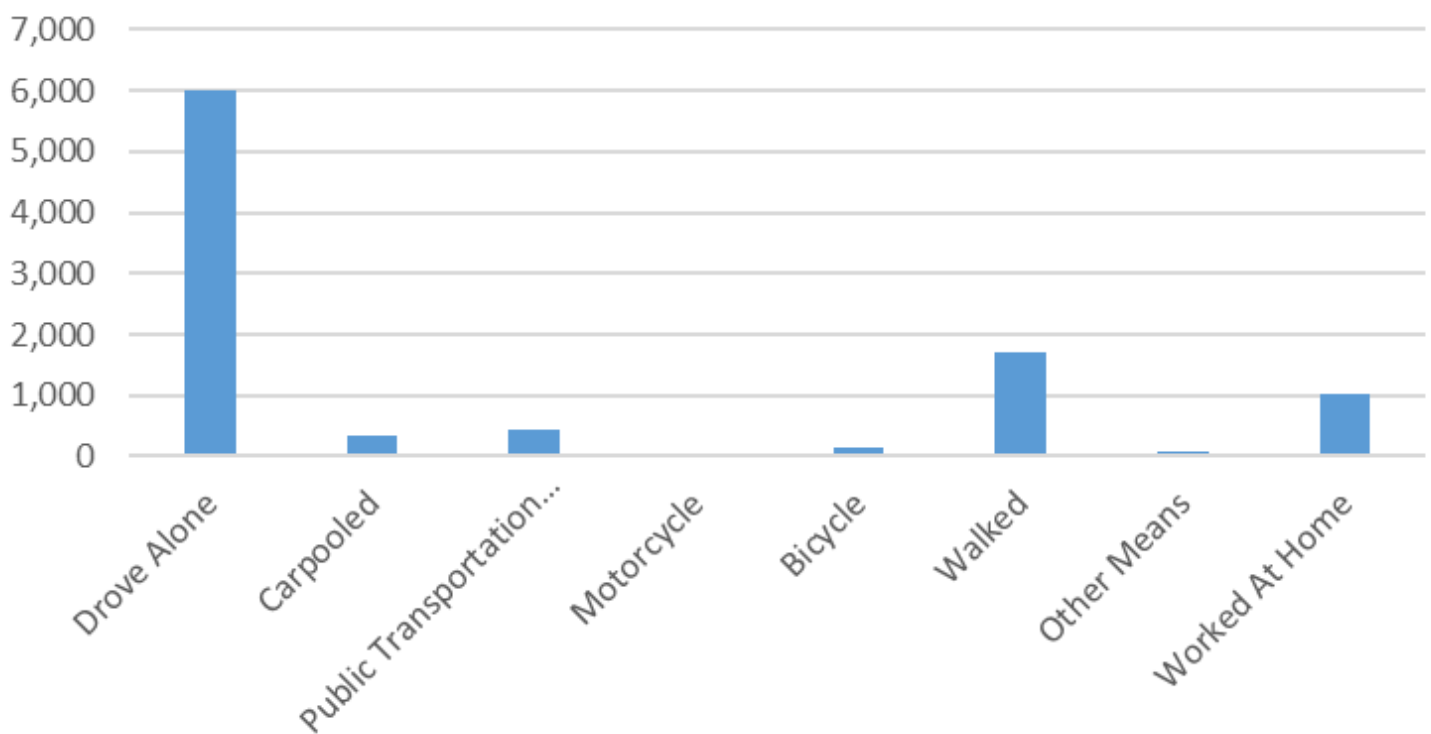
A majority of incidents in this area are property crimes, while unspecified, personal, and society-related crimes make up 13%, 7%, and 8% of the total, respectively.

TRANSPORTATION



MEANS OF TRANSPORTATION

Means of Transportation

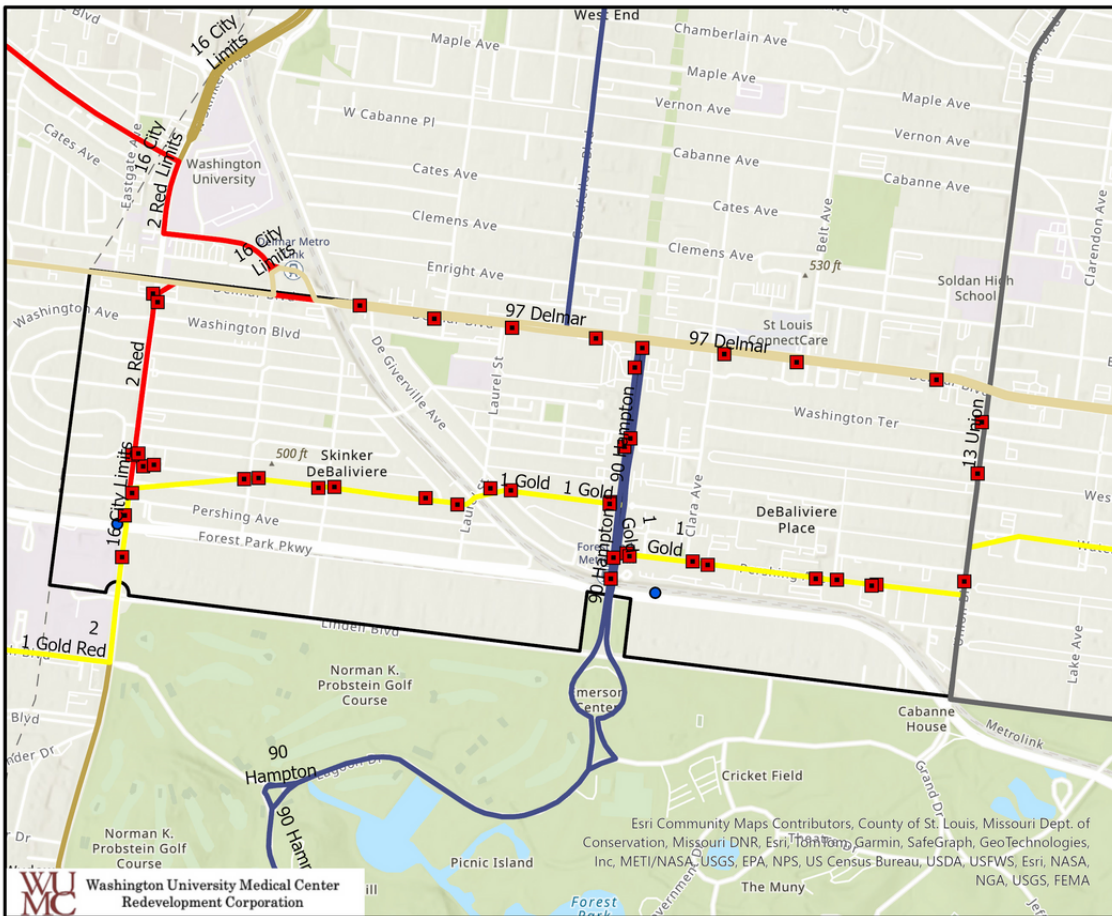


Analysis of Commuting Habits in the Neighborhood

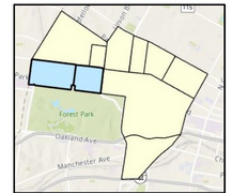
An average of 6000 workers drove alone in the region with walking second. Approximately 1000 citizens are working remotely in this area.

TRANSPORTATION

LOCATION OF BUS STOPS AND ROUTES (SKINKER DEBALIVIERE & DEBALIVIERE PLACE)



KEY MAP



N



LEGEND

- Bus Stations
- Bus Stops
- Bus Routes
- 1 Gold
- 13 Union
- 90 Hampton
- 97 Delmar
- 16 City Limits
- 2 Red
- Neighborhood Boundary

0 0.13 0.25 0.5 Miles

WU MC Washington University Medical Center
Redevelopment Corporation

Esri Community Maps Contributors, County of St. Louis, 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

DEVELOPMENT UPDATES

NEIGHBORHOOD

Expo at Forest Park

299 DeBaliviere Ave

287 apartments and 30,000 square feet of ground floor retail have been constructed on a former parking lot and strip mall. It serves the DeBaliviere MetroLink station, Starbucks, and several local businesses.

**\$92 MILLION INVESTMENT
COMPLETE**



Magic Mini Golf

6160 Delmar Blvd

This new development across the street from The Pageant has added a variety of entertainment options, including mini golf, shuffleboard, a Ferris wheel, arcade games, and more.

**\$3.8 MILLION INVESTMENT
COMPLETE**



Des Peres / Washington Project

521 Des Peres Ave

A new three-family project has been proposed at Des Peres and Washington Avenues which has been vacant since 1994. A building permit was issued in November 2023.

**\$3.1 MILLION INVESTMENT
PLANNED**



EVENTS

Delmar Juneteenth Festival - June

- Music, art, and food highlight this event for the whole family. There are also bounce houses, face painting, henna painting, and local vendors.

Breakfast Garden Tour - June

- The public is invited into the neighborhood every year to tour some of the community's private gardens. The tour starts at the McPherson Community Garden with a continental breakfast served.

Rags to Riches - August

- One of the city's largest and longest-running annual yard sales happens every year in the Skinker-DeBaliviere neighborhood.

Wintermarkt - December

- This annual, German-inspired holiday festival draws big crowds looking for unique crafts and holiday gifts, like jewelry, art, pottery, clothing, home decor items, candles, Christmas ornaments, and locally produced honey. You'll also find a variety of musical groups and German-flavored food.

THINGS TO SEE / ASSETS

Washington University Danforth Campus

The historic main campus of Washington University was formerly known as the Hilltop Campus until 2006 when it was renamed for the 13th chancellor of the university. It borders the west end of Forest Park and many of the original buildings were built for the 1904 World's Fair.



Regional Arts Commission of St. Louis

RAC is an arts-granting agency that strives to develop a vibrant, creative, and economically thriving community. It is the largest annual funder of nonprofit arts in the region.



Lucier Park

This park, located at Hamilton and Westminster, is frequently used by students from Hamilton Elementary. It was named after Phillip Lucier, who was mistakenly killed in a mob hit in 1970.



NEIGHBORHOOD RESOURCES

Skinker-DeBaliviere Community Housing Corporation

The Skinker-DeBaliviere Community Housing Corporation is a sister organization to the Skinker-DeBaliviere Community Council, focusing on property development and management

Skinker-Debaliviere Community Council (SDCC)

SDCC was formed in 1966 as a forum for neighbors to raise concerns, forge solutions, and address problems. The organization today performs a variety of functions, such as hosting events, improving public safety, welcoming new neighbors, and more. In 2014, the SDCC completed its Skinker-DeBaliviere Urban Design & Development Plan.

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.