

2016 Neighborhood Profile

Vandeventer



Washington University Medical Center

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

Neighborhood Introduction

The Vandeventer neighborhood is bound by Vandeventer Avenue to the east, Delmar Boulevard to the south, Newstead Avenue to the west, and Dr. Martin Luther King Drive to the north. While many dedicated residents remain, Vandeventer experienced a loss of nearly 50% of its population



from 1990 to 2010. With such significant population loss in recent decades, the neighborhood has fought hard to alleviate issues that have been brought by high levels of vacant and abandoned property.

Recent developments give reason to believe that positive change has begun and that momentum is building in the neighborhood. In the late 1990s, community stakeholders and residents partnered with the City of St. Louis to develop the 2000 North Central Redevelopment Plan to guide a strategy for generating new civic, educational, commercial, and residential investment in Vandeventer. Since then, committed city and community stakeholders have been working hard to achieve small victories along the



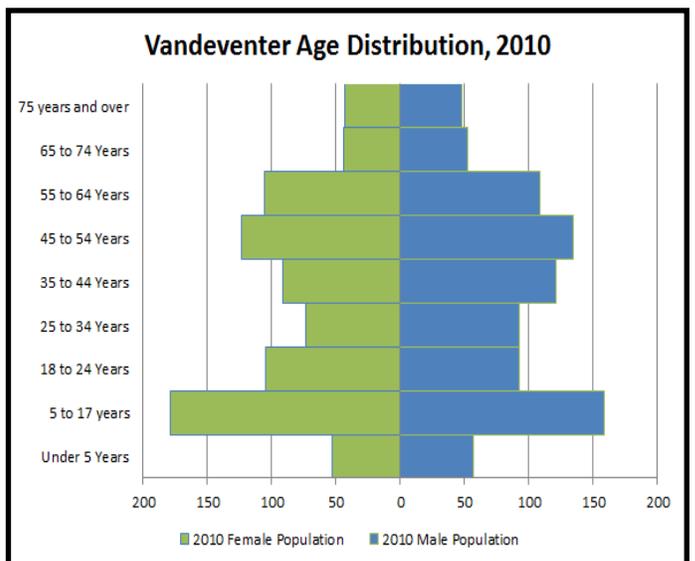
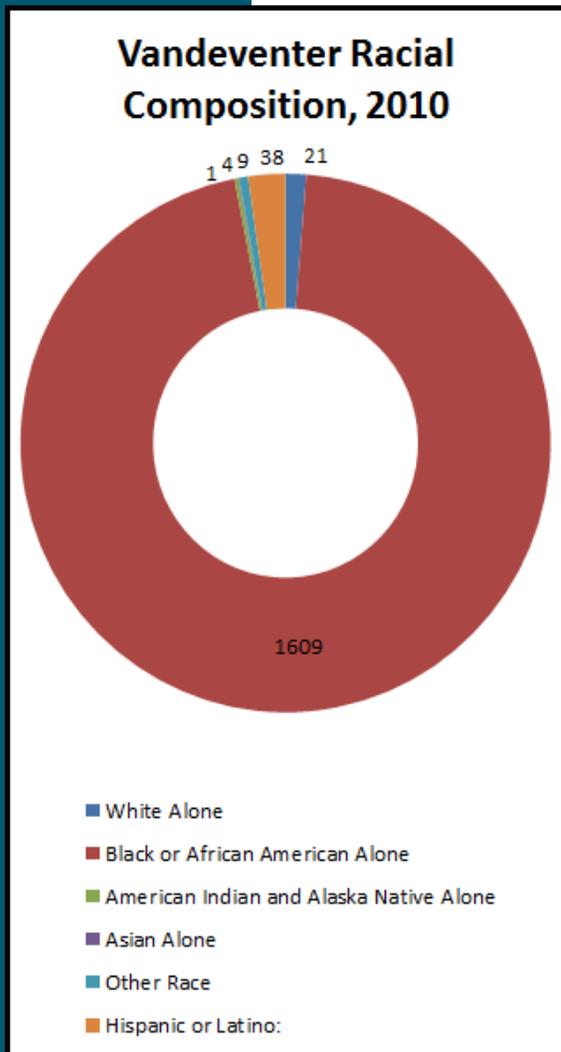
way, gradually making progress towards realizing the goals and vision of the 2000 plan through efforts to remove dangerous abandoned structures, clean up neighborhood parks, and adding new services residents desired such as a high quality early childhood education center.

In 2011, a significant step was taken when McCormack Baron Salazar broke ground on the transformative multi-phase North Sarah Apartments development, presenting a rare opportunity to catalyze additional new development and investment in the community. With this project alone, McCormack Baron Salazar has added over 220 high-quality, mixed income housing units and over 18,000sf of commercial and community space to the promising North Sarah corridor, with additional phases of development planned.

In addition, with the support of the Washington University Medical Center Redevelopment Corporation, community stakeholders in Vandeventer have been working across neighborhood boundaries with residents in the Central West End and Lewis Place to establish a special business district to generate additional revenue to pay for increased public services and improvements in public safety, beautification, and infrastructure in the community. There exists optimism among many residents in the Vandeventer neighborhood that a successful SBD may help to establish the conditions and infrastructure for positive community change and investment to take root in the neighborhood.

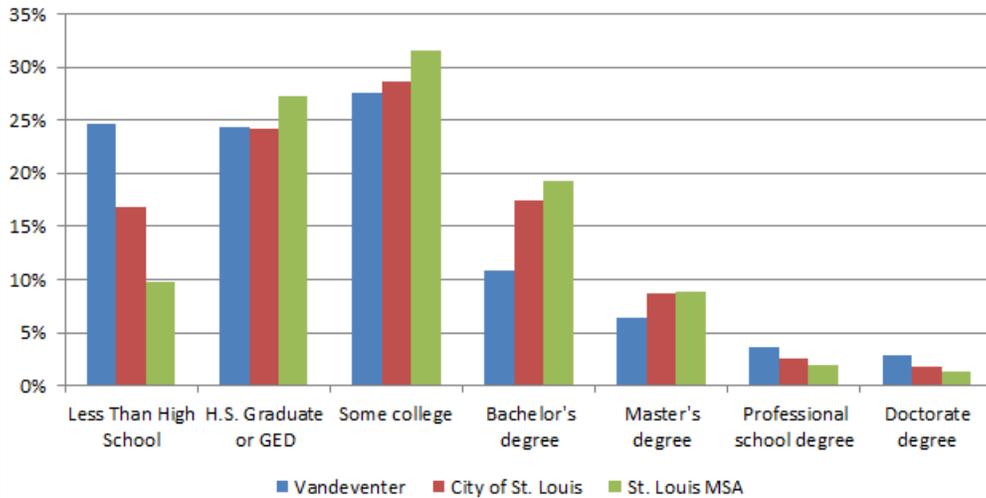


Demographics



- 2010
 Vandeventer had a population of 1,682 residents in 2010. Population density was 2,915 residents per square mile, lower than the City's overall density of 5,158 residents per sq mile.
- The median household income in Vandeventer was \$32,054 in 2014, lower than the City at \$34,800 and the St. Louis MSA at \$54,959.*
- The median age in Vandeventer was of 40.2 years in 2014, older than the City at 34.4 years and the St. Louis MSA at 38.5 years.*

Educational Attainment Population 25 years and older, 2014



Vandeventer	1 mile radius	3 mile radius	5 mile radius
Population	19,094	152,935	363,335
Total Households	7,958	63,786	149,188
Avg Annual HH Income	\$ 31,829	\$ 34,547	\$ 39,860
Households with Annual Income above \$40k per year	2,157	17,950	51,888
Households with Annual Income above \$50k per year	1,504	12,987	38,056
Households with Annual Income above \$60k per year	1,184	9,522	28,474
Households with Annual Income above \$100k per year	437	3,674	10,656
Household Income per Sq Mile	\$ 85,649,667	\$ 74,569,777	\$ 78,222,988
Households per Sq Mile	2,691	2,158	1,962

24%

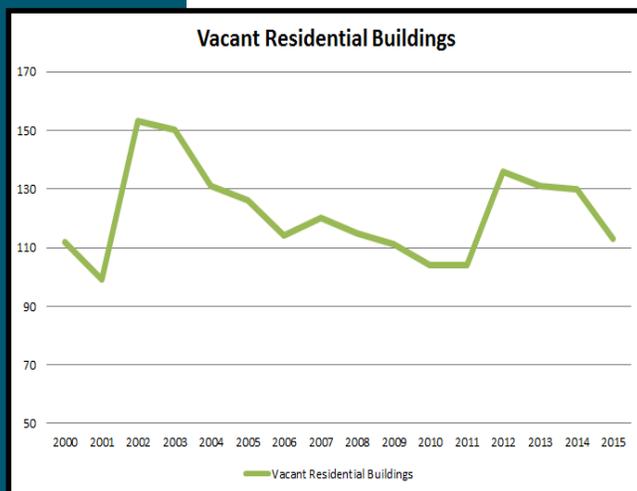
24% of Vandeventer residents above the age of 25 have earned a Bachelor's degree or higher level of education. This is lower than the St. Louis MSA rate of 31.5%

1,500+

There are over 1,500 households with an annual income over \$50k within 1 mile of the center of the Vandeventer neighborhood

Development Summary

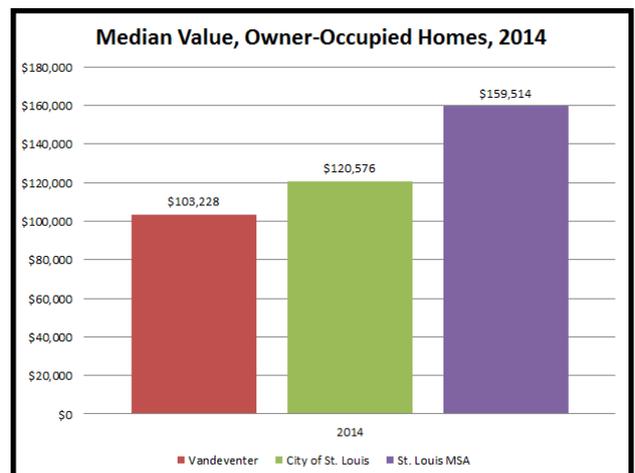
As Vandeventer has been rapidly losing population in recent decades, the neighborhood currently contains a great amount of vacant land and abandoned property. The graphic below demonstrates that the neighborhood experienced a significant spike in the number of vacant residential buildings in the year 2001, indicating the rapid increase in vacancy in that year in particular may have been due to foreclosures during the national economic

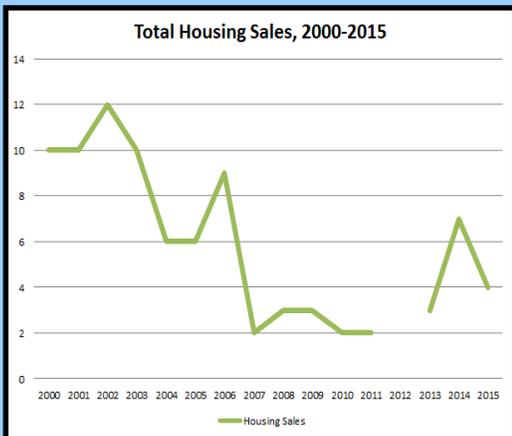


recession of the early 2000s. While the number of vacant residential buildings decreased by nearly 30% from 2002-2011, because the neighborhood's population continued to drop precipitously during this decade, it may be assumed that the decrease in vacant buildings during this time was the result of efforts to demolish vacant and abandoned structures in the area rather than from re-occupancy.

In 2011, the neighborhood again experienced a brief increase in vacancy, which may be related to the efforts of McCormack Baron Salazar to assemble a number of scattered occupied sites amidst otherwise vacant land for redevelopment for their large North Sarah Apartments development. Since 2012, the number of vacant residential buildings has trended downward, possibly indicating an increase of market interest in the neighborhood with the success of the North Sarah development.

In 2014, the median home value of owner occupied homes in Vandeventer was \$103,228, notably below the citywide median value of \$120,576 as well as the St. Louis metropolitan area at \$159,514 at that time.





Overall, the average home sale price in Vandeventer has trailed the citywide average for much of the time since the year 2000, except for in 2011 and 2013. However, there were only two recorded home sales in 2011, none in 2012 and three in 2013, which is demonstrative of the overall low market interest in the neighborhood in recent decades.

The weak market in Vandeventer in recent decades illustrates the extraordinary nature of the North Sarah development as well as the transformative impact this development may have in a corner of the city which has not seen investment or even much interest from developers as it appeared to be hemorrhaging population over the past several decades. By featuring an environment that once again feels like a community, with attractive, urban-scaled homes, revitalized neighborhood parks, and even community-oriented commercial opportunities and public spaces, the North Sarah development feels as if it is only the beginning of the neighborhood's revitalization. With the new momentum created by North Sarah's success and the neighborhood's proximity to regional assets such as Saint Louis University and the growing institutions at Grand Center and Cortex, the time seems ripe for additional investment to find its way to Vandeventer soon.

Development Summary 2005—2015

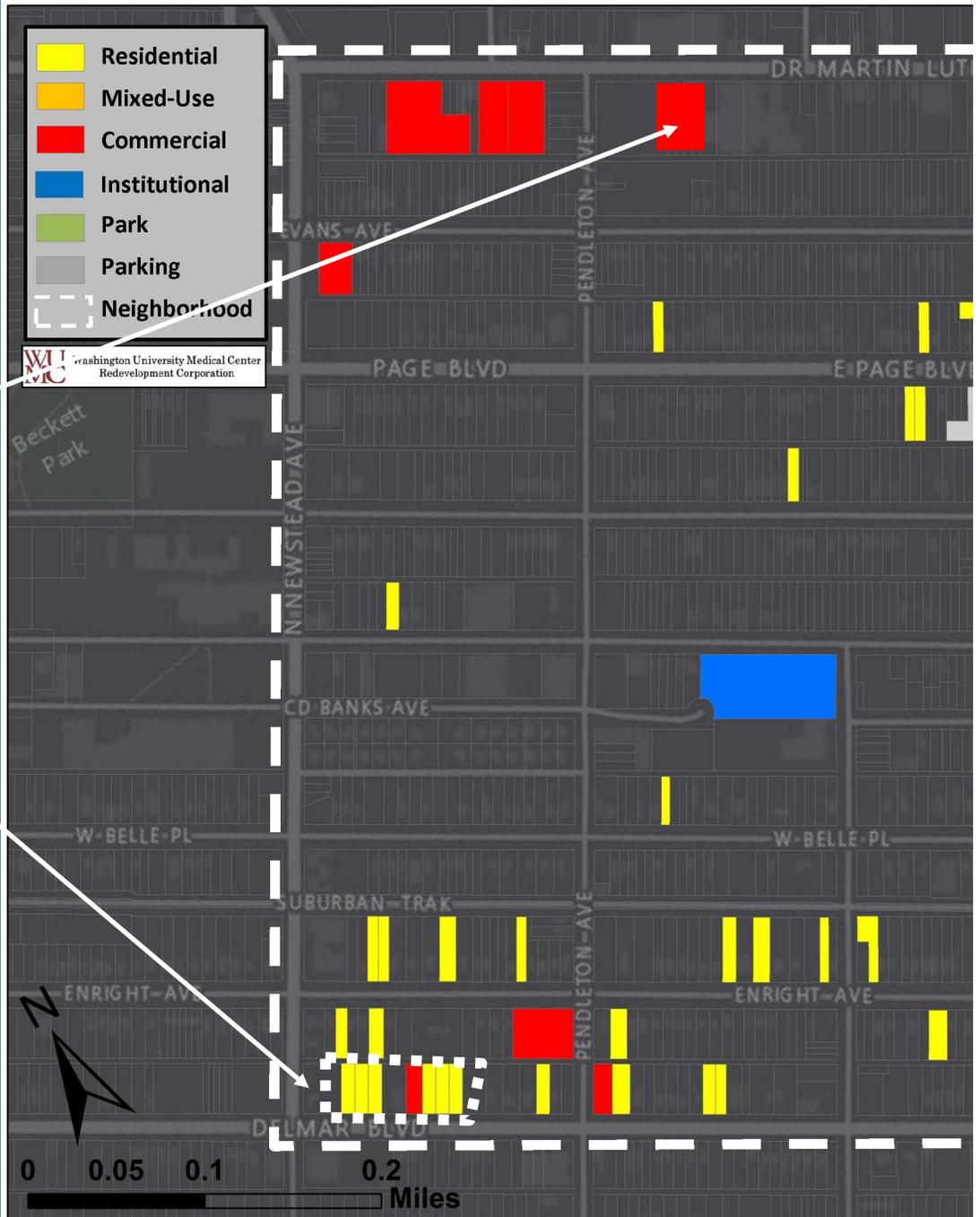
Total Development Investment in Vandeventer:
\$68,918,205

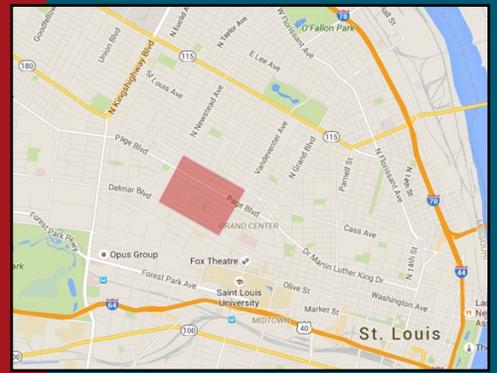


Senior Citizens Apts.
54 Units
\$6 Million
Under Construction



Single Family Res. Dev.
7 Homes
\$105,000 Each Dev. Cost





Map displays developments of \$25,000+



**North Sarah Apartments
Over \$7 Million**



**Guardian Angel
Child Development Center
\$32.1 Million**



**North Sarah Apartments
30 Units
\$3.7 Million**

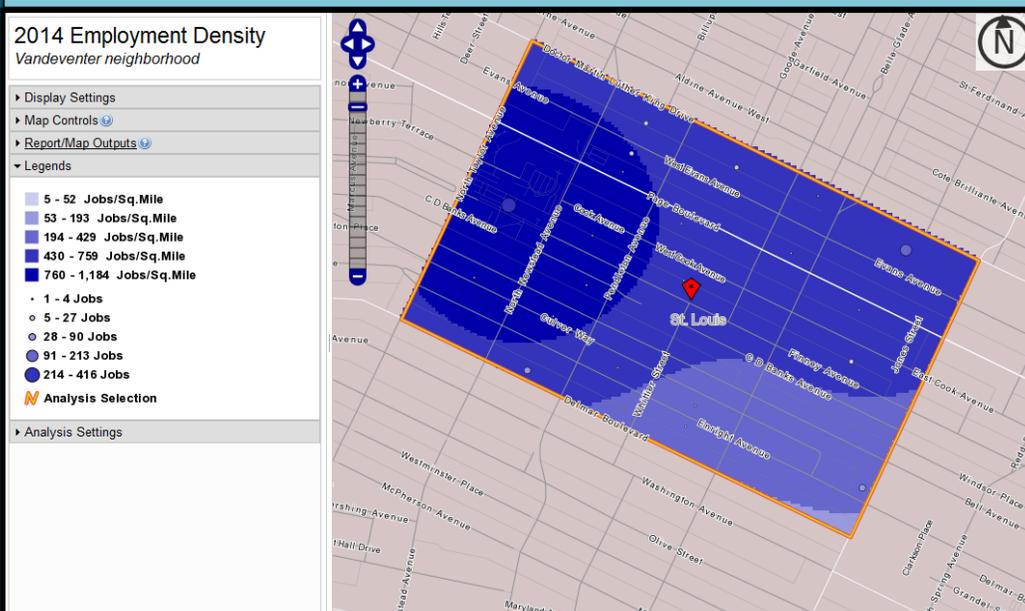


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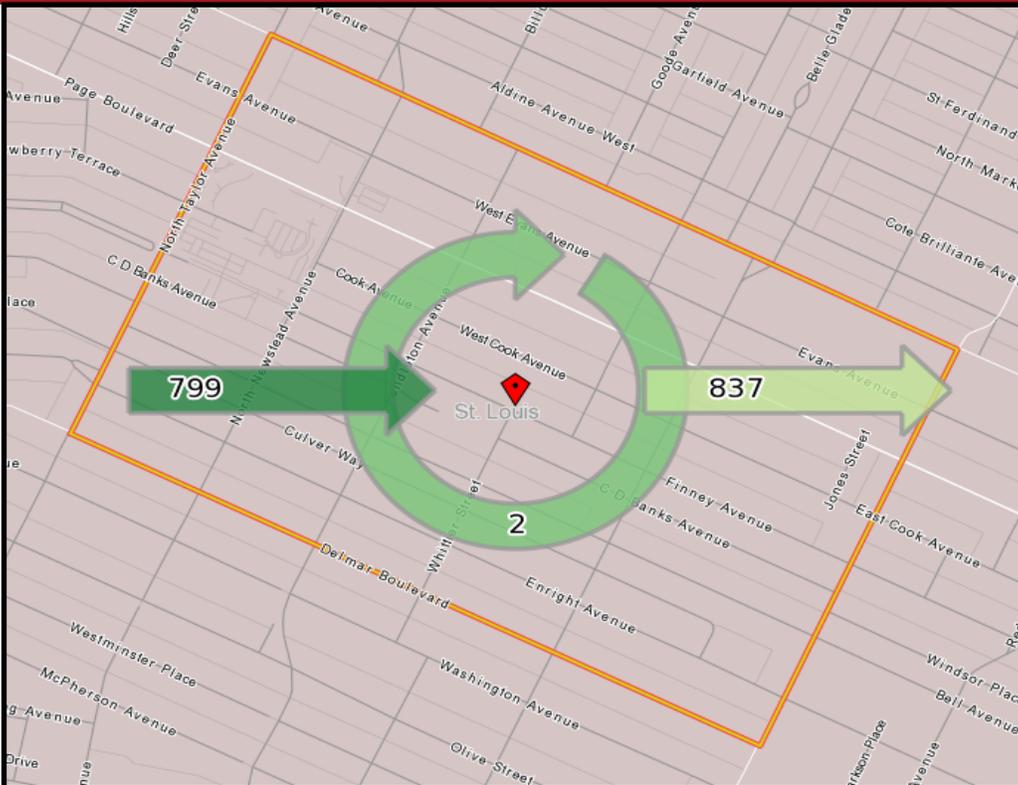
Employment Summary



As of 2014, there were approximately 801 jobs located in the Vandeventer neighborhood. Overall, 425 net jobs were added between 2006 and 2014 in Vandeventer— a 113% increase. 161 net jobs were added in the Educational Services sector, 153 net jobs were added in the Manufacturing sector, and 93 jobs were added in the Healthcare and Social Assistance sector.



2014 Employment Inflow/Outflow



- ◇ 799 people commuted into Vandeventer for work from elsewhere in the St. Louis area
- ◇ 2 Vandeventer residents lived and worked within the neighborhood
- ◇ 837 Vandeventer residents commuted outside of the neighborhood for employment



Employment Summary

53%

53% of jobs in Vandeventer were in the Educational Services sector, the largest single sector of employment in the neighborhood in 2014

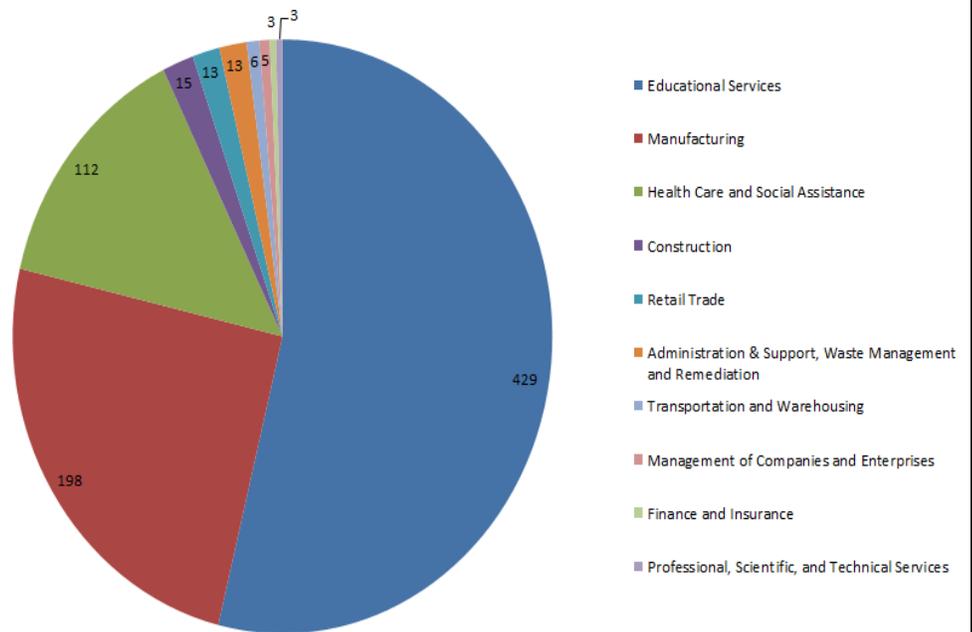
41%

41% of jobs in Vandeventer earned an annual wage or salary above \$40k per year in 2014

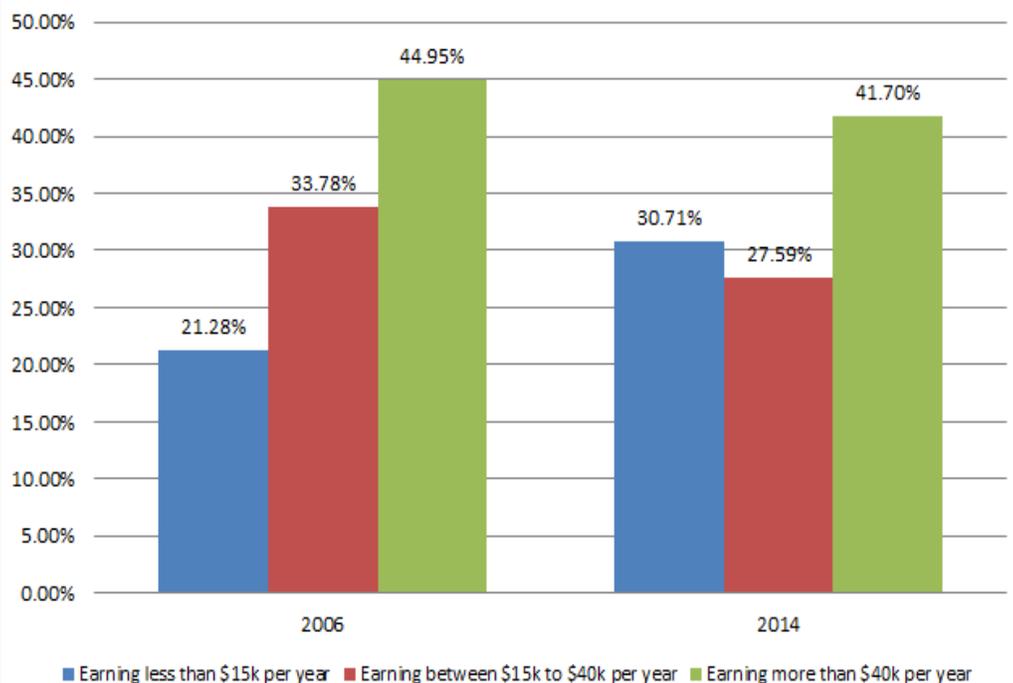
113%

There was a 113% increase in the total number of jobs located in Vandeventer from 2006 to 2014

Top Ten Economic Sectors by Employment, 2014

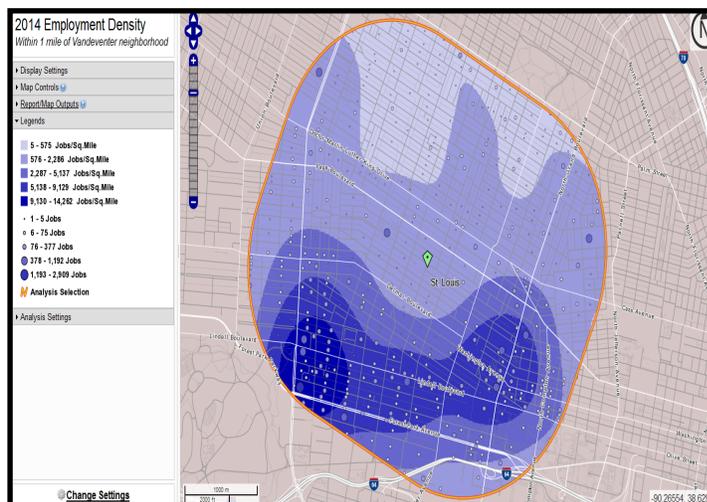


Total Jobs by Annual Earnings, 2006 and 2014



Within 1 mile of Vandeventer

- ◇ There were 22,854 jobs located within 1 mile of Vandeventer in 2014
- ◇ 6,376 of these jobs were in the Health Care sector
- ◇ 1,168 residents lived and worked within this area, while 14,343 residents were travelling outside of the area for employment
- ◇ 21,686 people were commuting into this area for work, many from the I-44 corridor
- ◇ 8,176 of these jobs earned over \$40k per year
- ◇ 28% of employed residents within this area earned over \$40k per year



Neighborhood Resident Labor Force Profile 2014

839

Total Employed Residents in Vandeventer

19%

Of employed residents earned over \$40k per year

10.7%

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

26%

Of employed residents were age 29 or younger



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 southwest of Vandeventer.

Saint Louis University

Over 8,000 faculty and staff are employed at Saint Louis University, located southeast of the Vandeventer neighborhood on North Grand Blvd.



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:

The neighborhood does not contain a Community Improvement District, or CID. A CID collects a local sales tax and/or special assessment from businesses and property owners to support an array of additional services for the area, including marketing, public improvements, beautification and additional public safety services. These districts can be run by a nonprofit board or governed by a board of property and business owners appointed by the mayor of the City of St. Louis.

Special Business Districts:

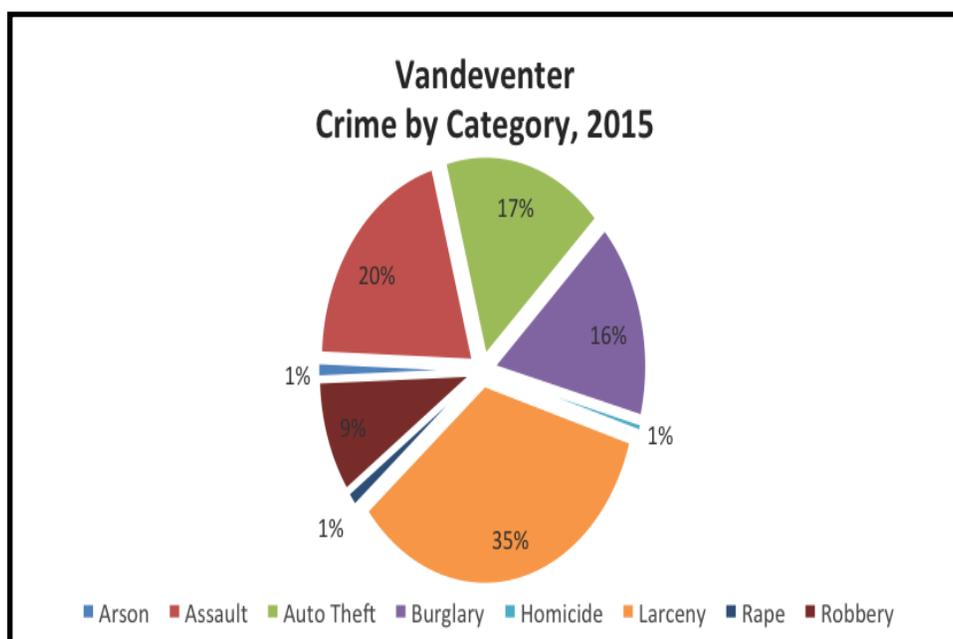
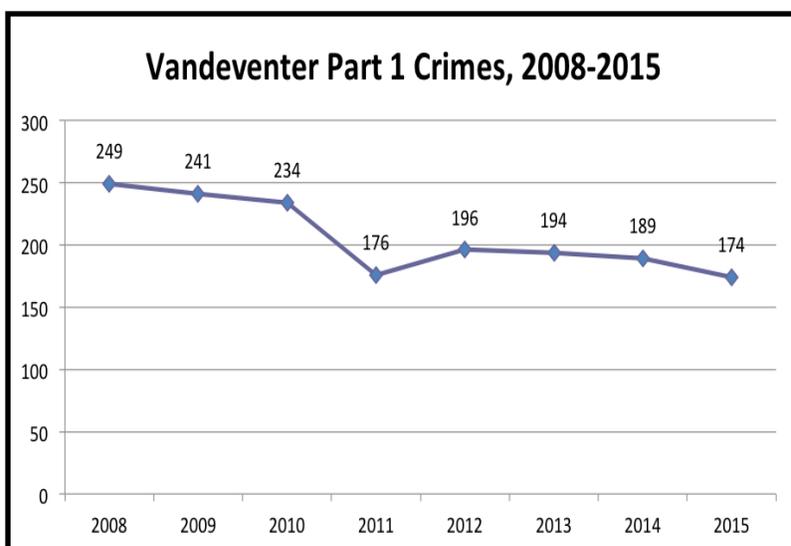
The Vandeventer neighborhood does not currently contain a special taxing district. There have been recent discussions regarding the potential use of this tool to enhance the community development infrastructure within the neighborhood.

Neighborhood Organizations:

Vandeventer does not have an active, formally-recognized Neighborhood Association. In many areas of the City, these volunteer based groups serve at the grassroots level providing critical feedback and ownership of a wide array of decisions on development, safety, public improvement, 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.

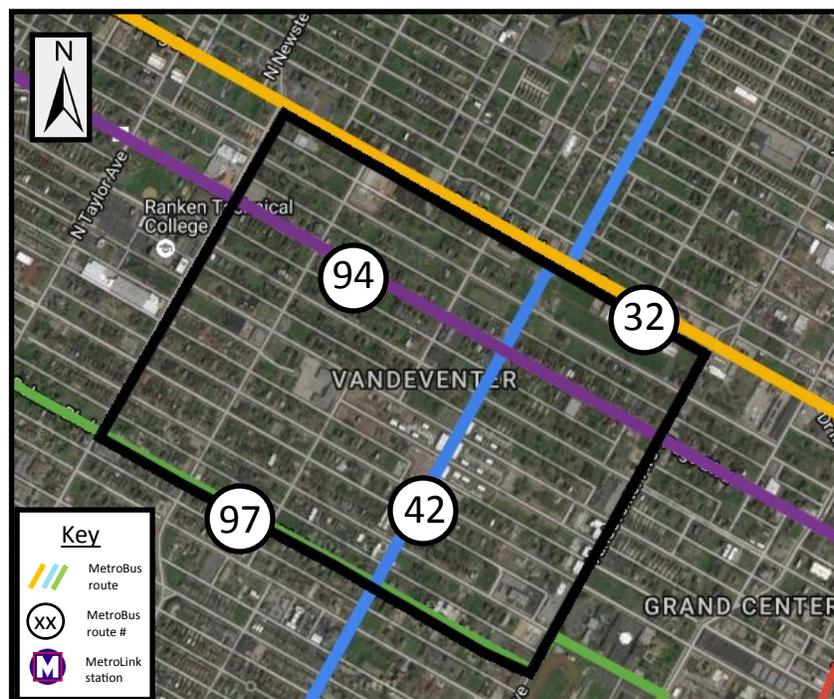
Safety and Security:

Following the national trend, Vandeventer has experienced a downward trend in crime since 2008. There were 174 crimes in 2015, which represents a 30% decrease from 2008. The majority of crime in 2015 was nonviolent, with over a third of the crime classified as larceny.



Transportation

Vandeventer is located about 1 mile north of Interstate 64, with MetroBus service to two MetroLink Stations in the Central West End and Downtown St. Louis.



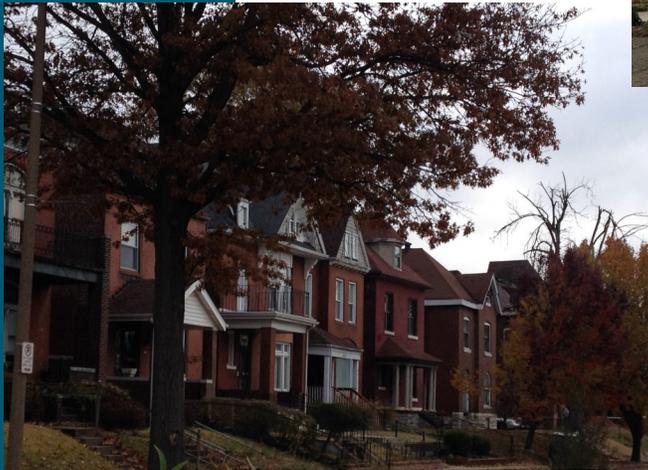
The neighborhood is serviced by 4 MetroBus lines- the #32, #42, #94 and #97.



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
- Metro/ Bi-state Development Agency
- McCormack Baron Salazar

Neighborhood Photos

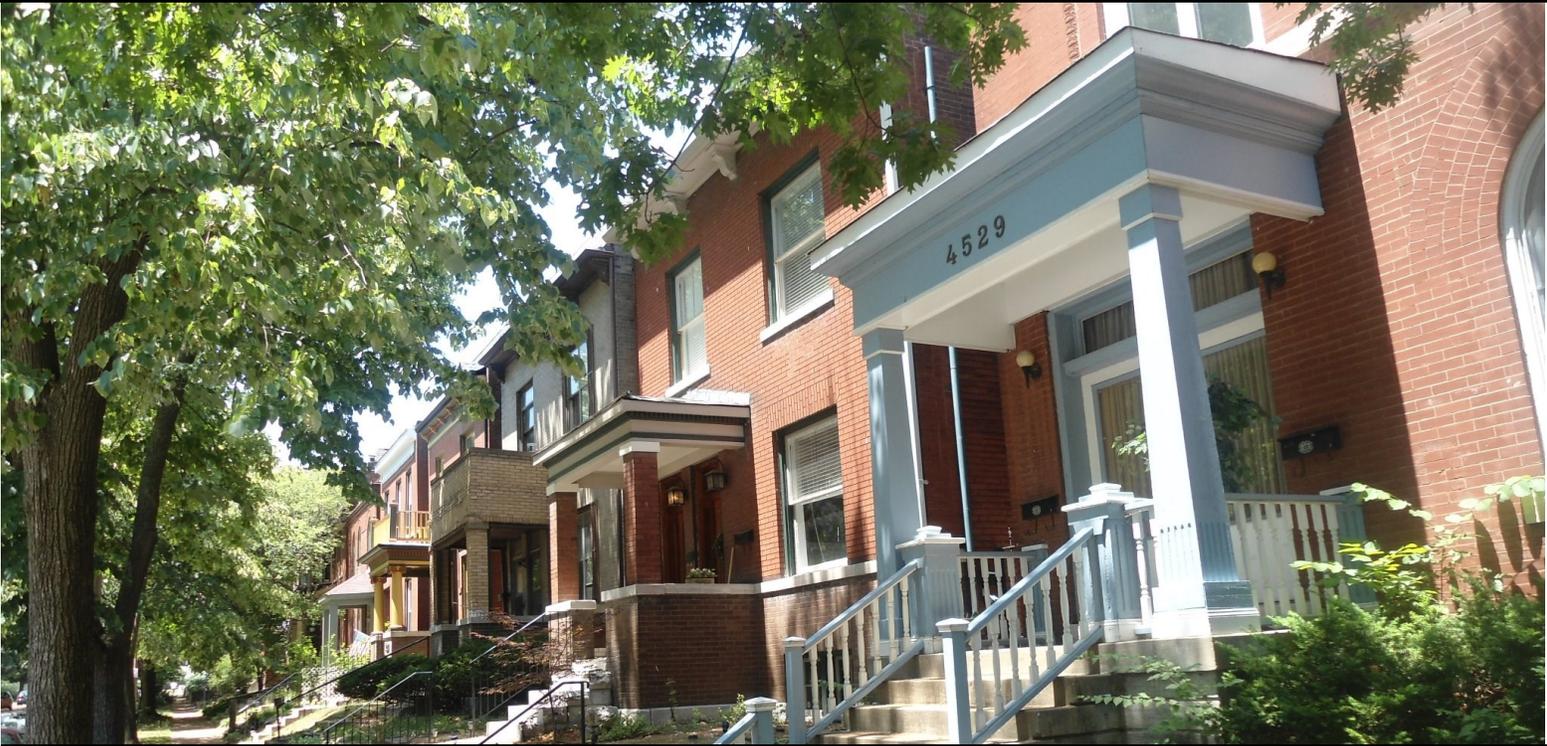






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