



# **WEST END / VISITATION PARK**

**2023 NEIGHBORHOOD  
PROFILE**

**WASHINGTON UNIVERSITY  
MEDICAL CENTER  
REDEVELOPMENT CORPORATION**

A PARTNERSHIP BETWEEN BJC HEALTHCARE AND WASHINGTON UNIVERSITY

# WELCOME TO WEST END / VISITATION PARK

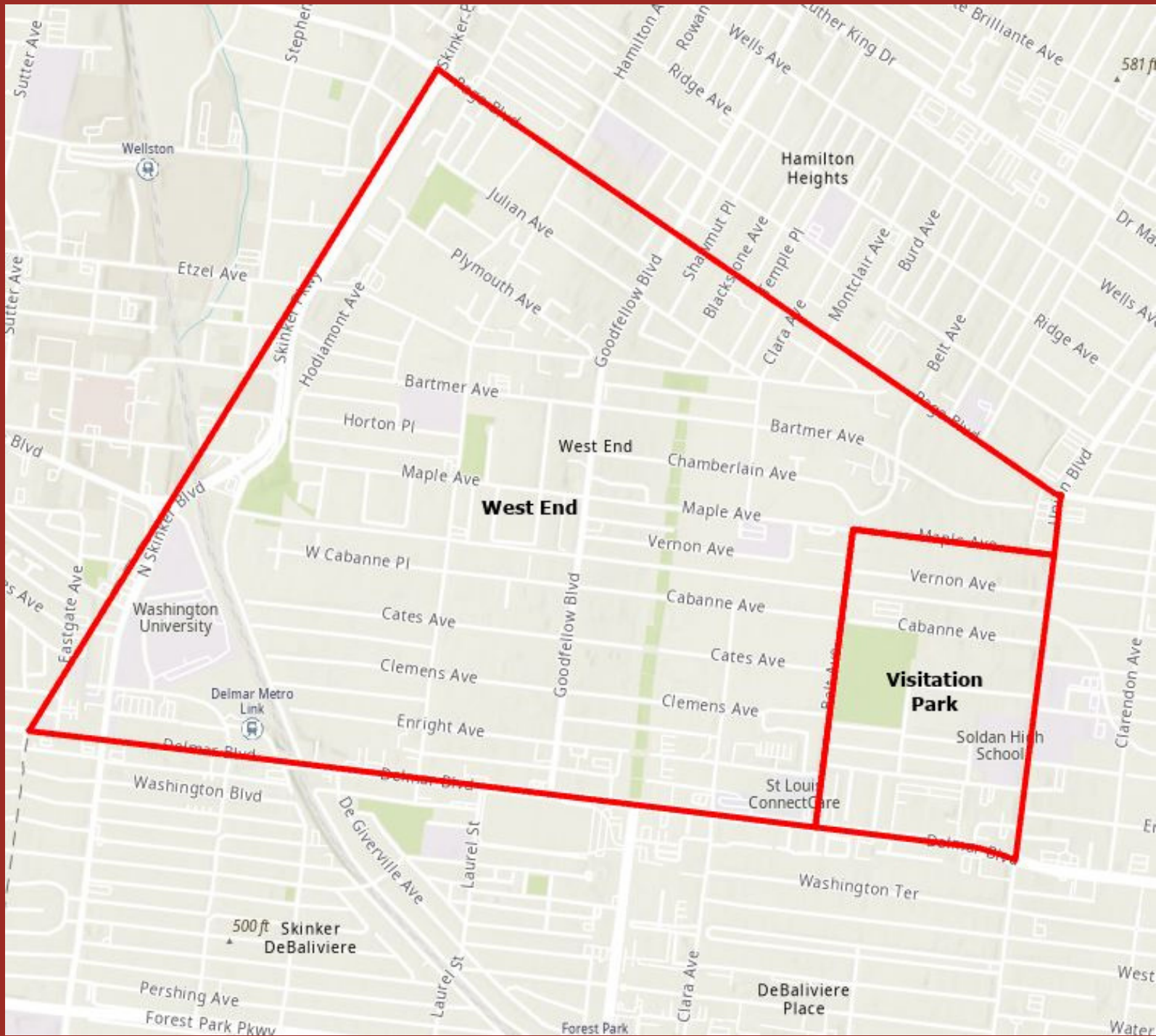
The West End and Visitation Park neighborhoods are situated along Delmar Boulevard, extending northward to Page Boulevard. The West End lies east of the city boundary to Belt Avenue. Visitation Park extends east from Belt Avenue to Union Boulevard.

These neighborhoods feature examples of St. Louis' classical architecture. Thanks to proactive community leadership and sustained investment, they were among the few areas in St. Louis that experienced a population surge from 2000 to 2010. Despite this growth, the West neighborhoods still grapple with disinvestment north of the Delmar Divide.

Despite these historic homes, both neighborhoods harbor vacant land and properties. As a result, the residential vacancy rate is 30%, exceeding the citywide average. Nevertheless, through dedication and community efforts, both neighborhoods are challenging the narrative of economic decline that affects areas north of Delmar Boulevard.

Noteworthy community figures and organizations, such as the West End Neighbors Association, SPUD (Skinker-Page-Union-Delmar), the Hamilton Place Historic District, Cornerstone Corporation, and the St. Louis Association of Community Organizations (SLACO), play pivotal roles in fostering community engagement, attracting investments, enhancing public safety, upgrading housing, bolstering social services, and ensuring neighborhood sustainability.

# WEST END/VISITATION PARK IN CONTEXT

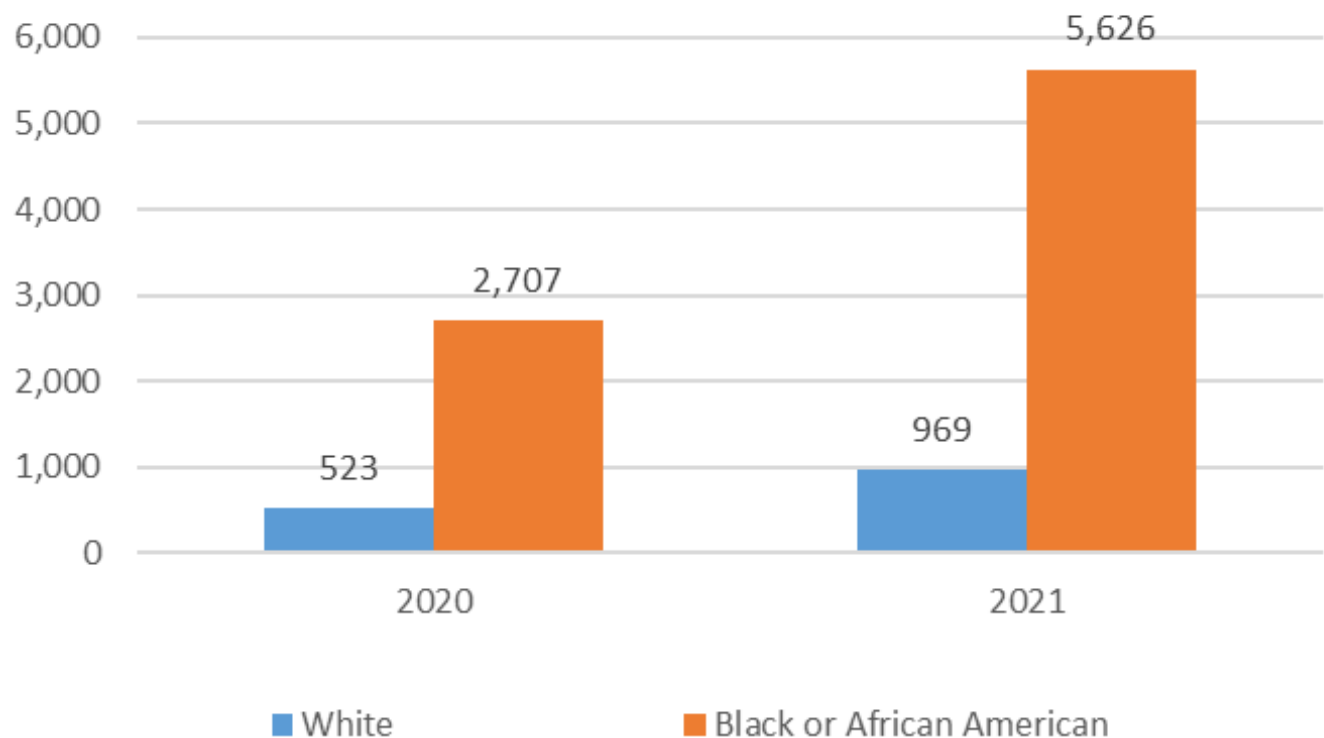


# DEMOGRAPHICS



# POPULATION CHANGE

Population Change

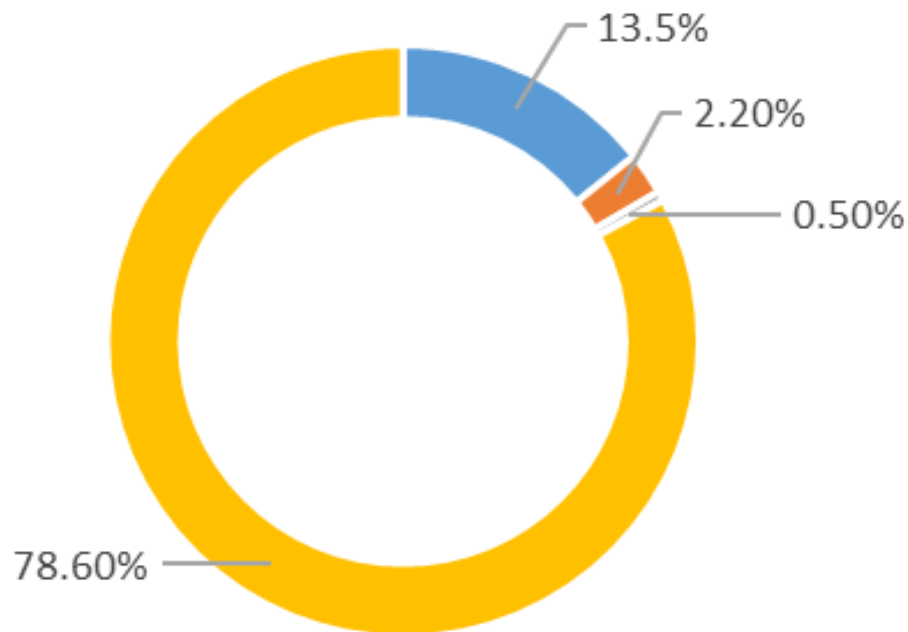


## Shifting Demographics

From 2020 to 2021 there was a slight increase in the White American population and a large increase in the Black American population from 2,707 to 5,626 people over time.

# RACE AND ETHNICITY

Race and Ethnicity

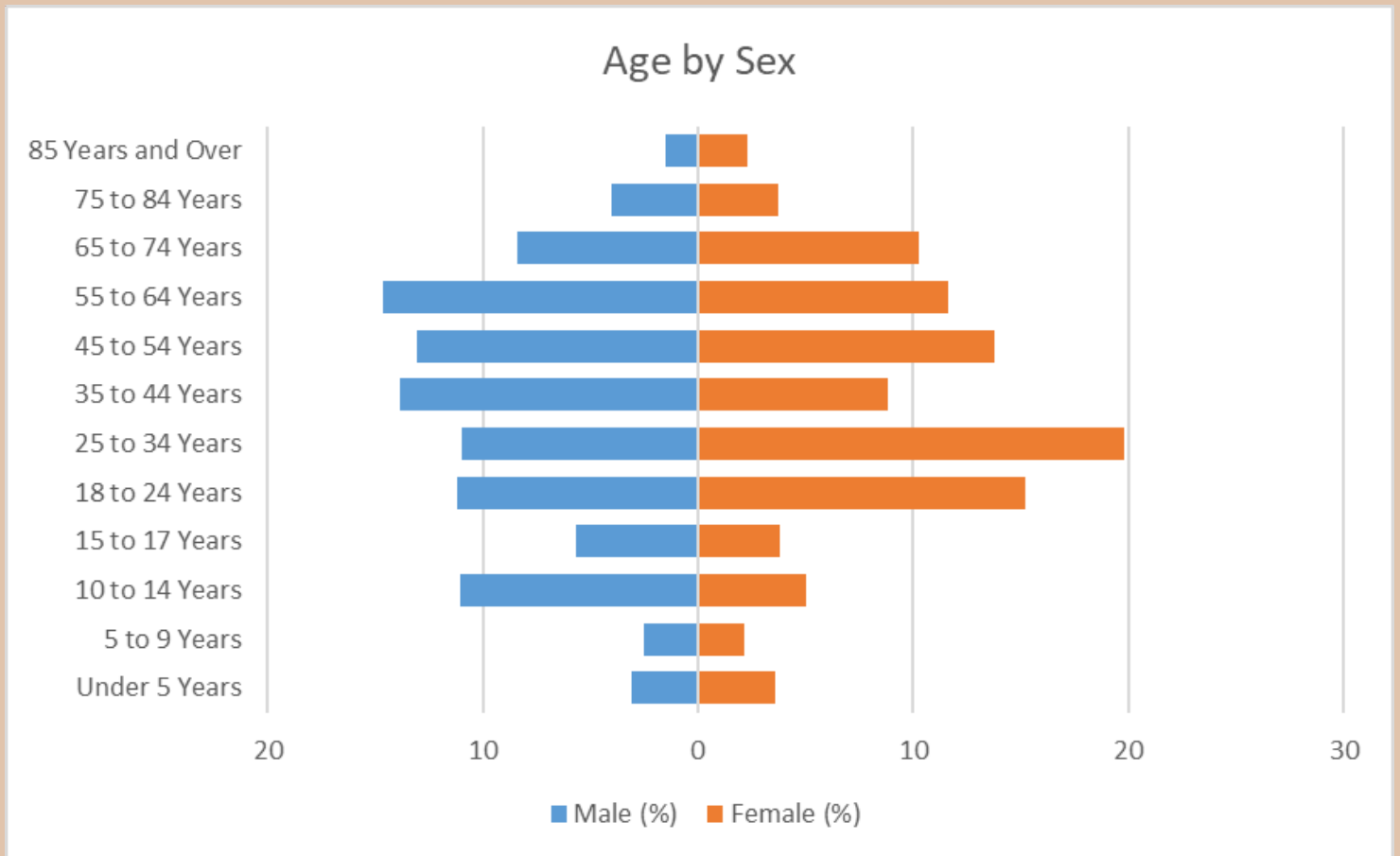


- White
- Asian
- Other Race or Ethnicity
- Black or African American

## Demographics of the Neighborhood

The race and ethnicity makeup of these neighborhoods are comprised of the Black or African American population at 78.6% and the White American population at 13.5%.

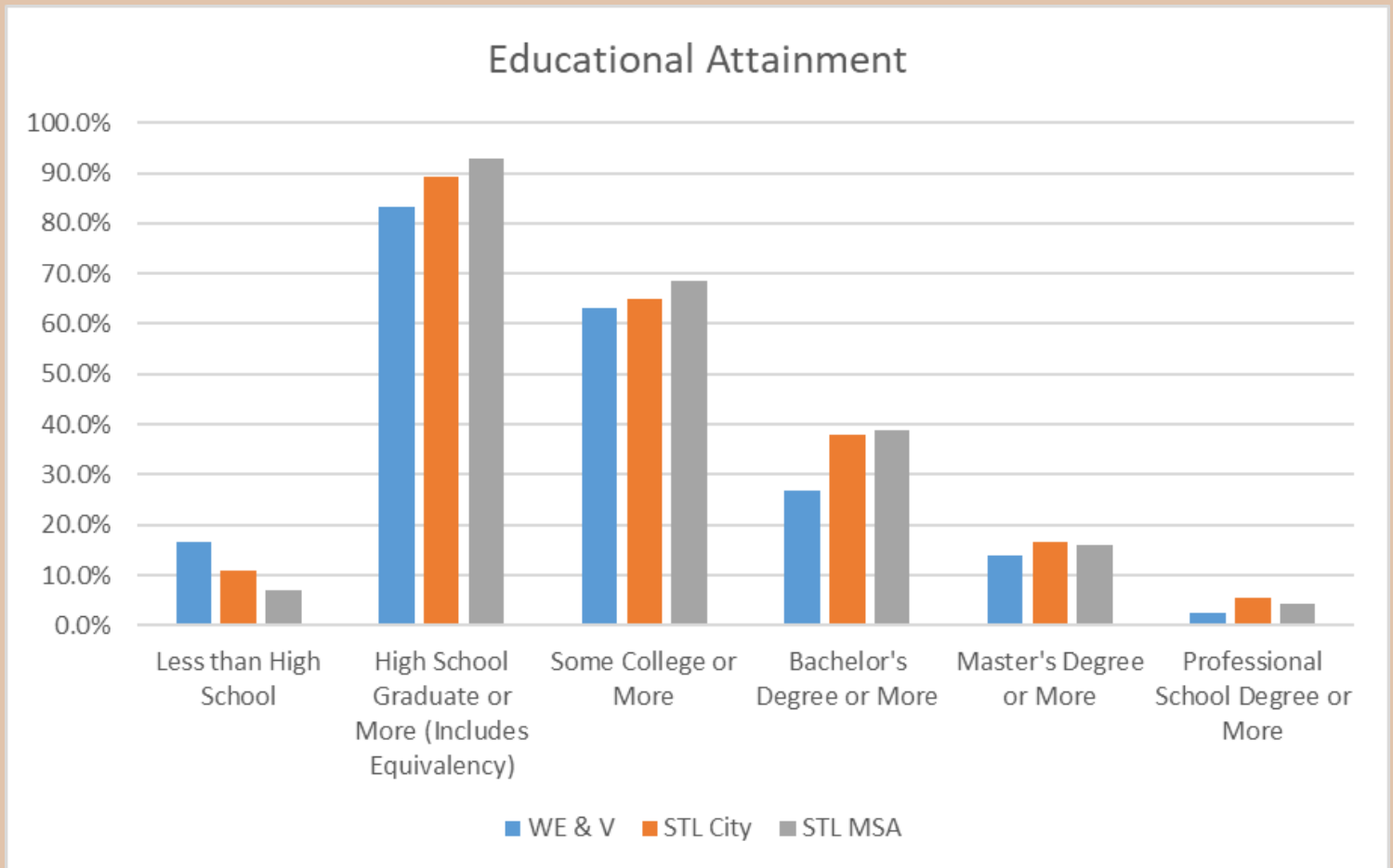
# AGE BY SEX



## Analyzing the Population Pyramid

This region 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 37.4 years.

# EDUCATIONAL ATTAINMENT



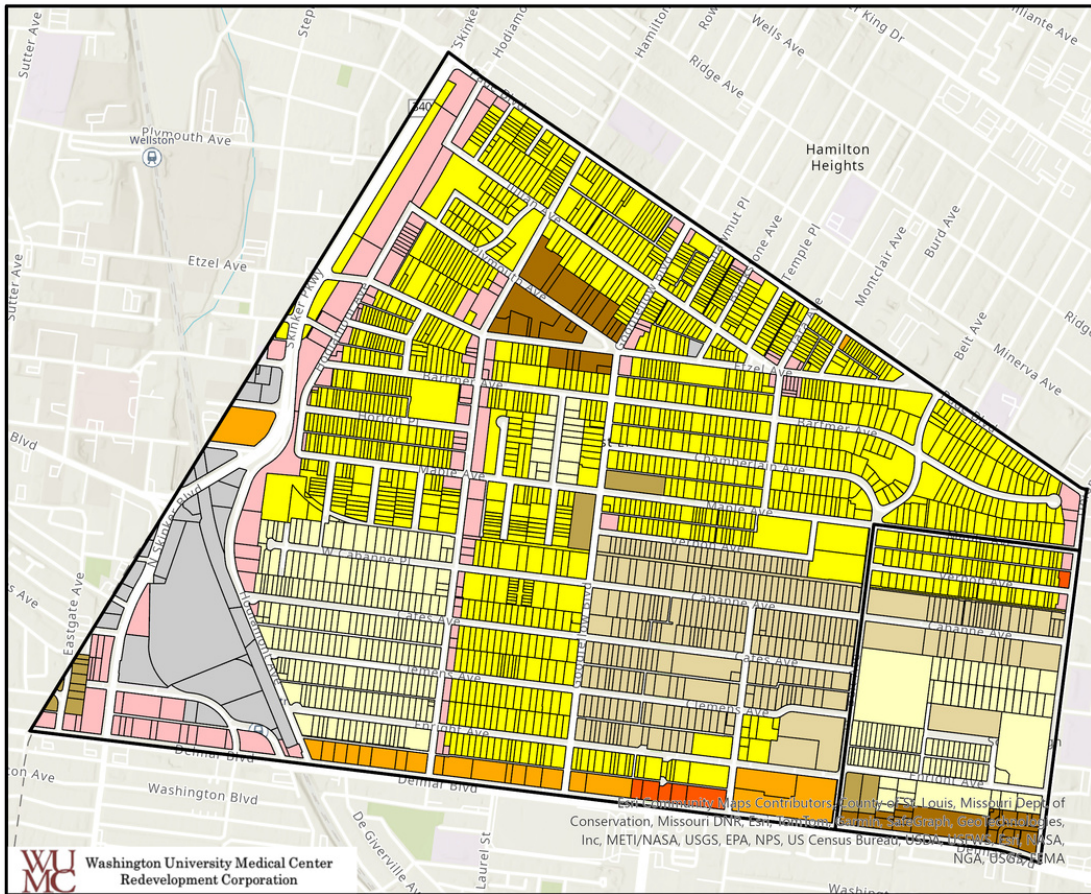
## Educational Attainment Comparison

The educational attainment in the neighborhood is lower than in comparison with STL city and MSA. The most significant lowest is in attaining a professional school degree.



# LAND USE

## ZONING MAP OF WEST END VISITATION PARK NEIGHBORHOOD

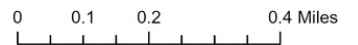


## KEY MAP



### 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
- J Industrial District



# EMPLOYMENT



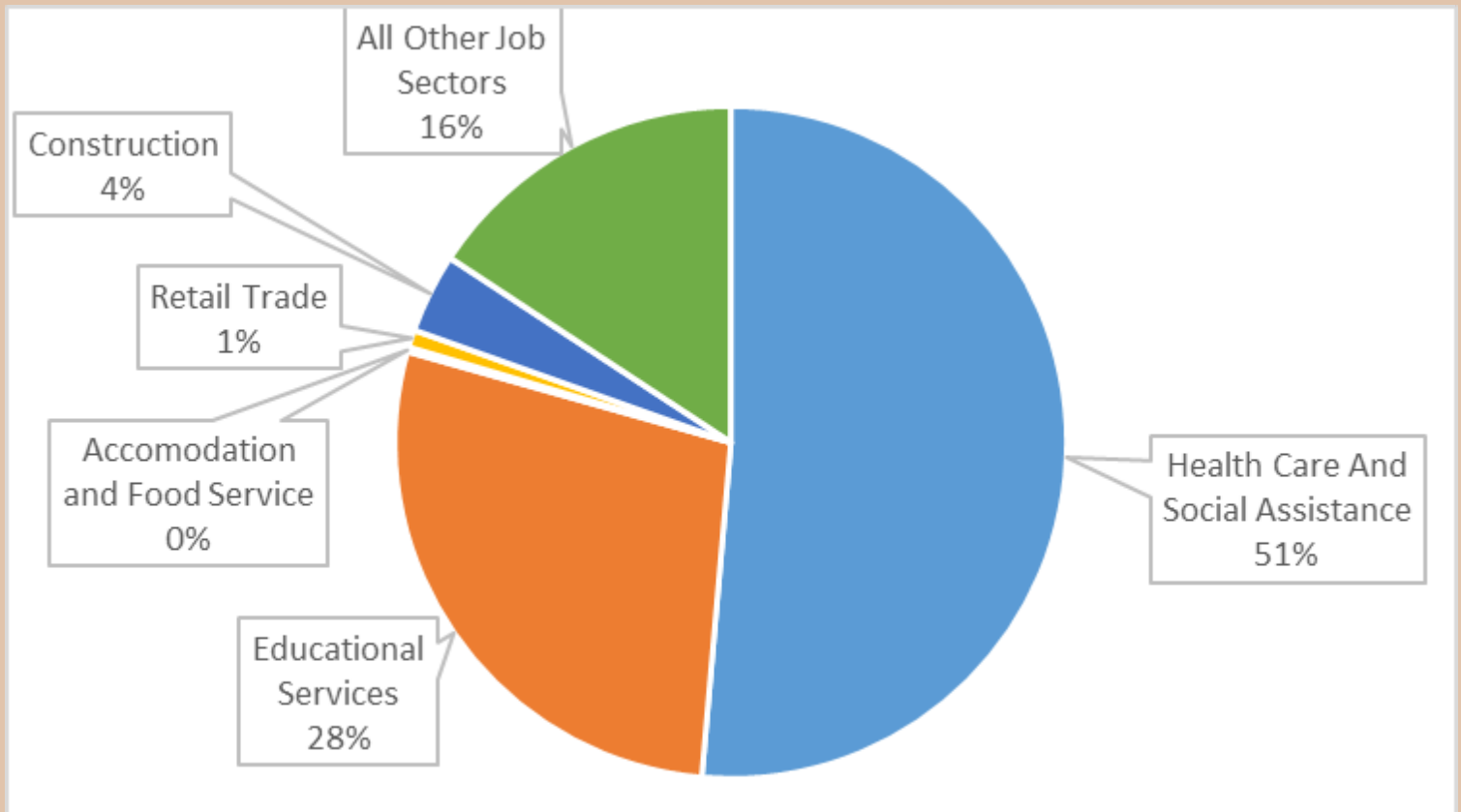
# EMPLOYMENT



## Residential Habits of Working Population

The majority of the working population in the neighborhood work outside the neighborhood. Very few of these workers live in the area.

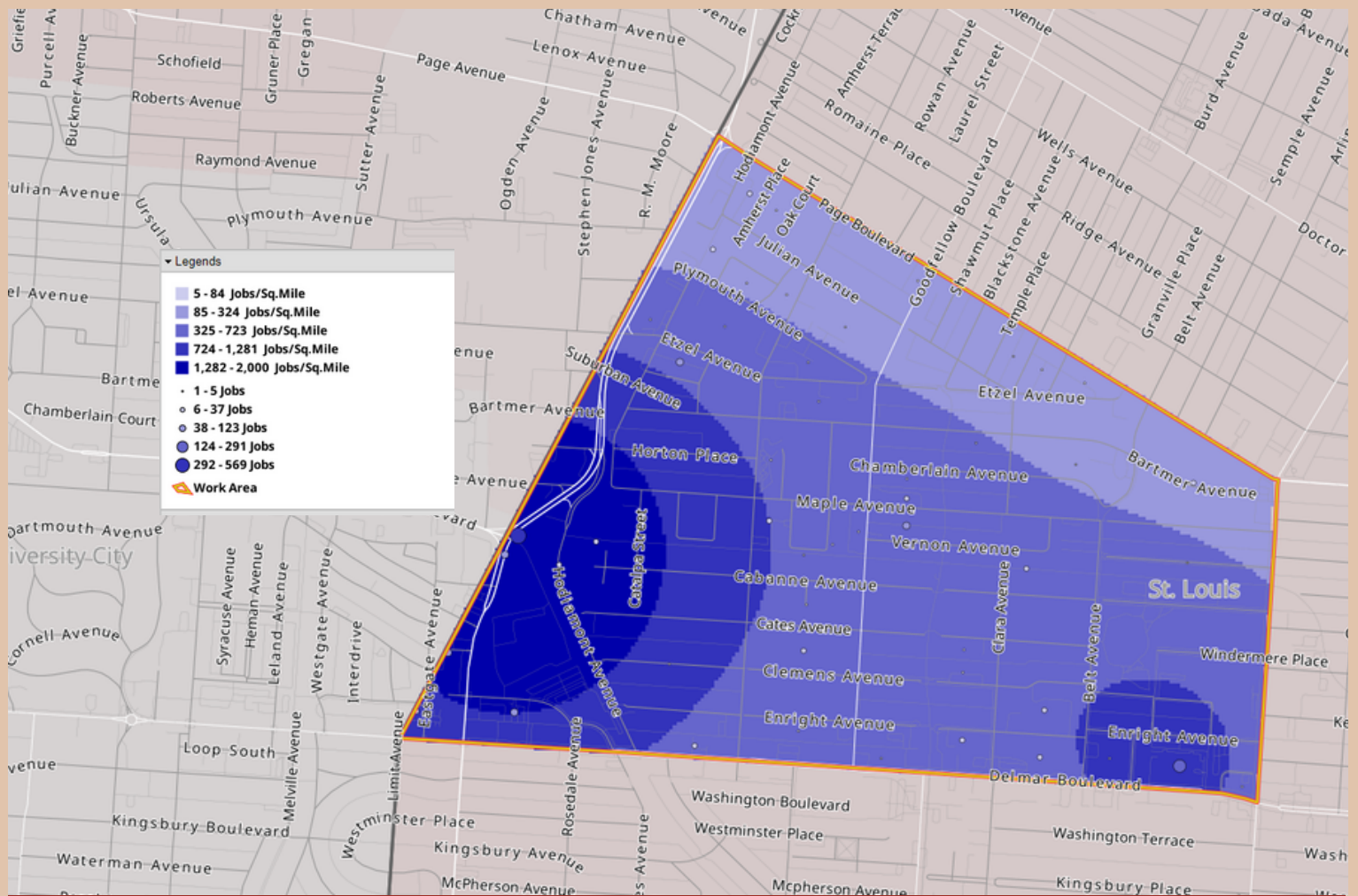
# EMPLOYMENT



## Job Categories in West End and Visitation Park

The most sought-after job category is healthcare and social assistance, accounting for 51% of total employment. On the other hand, there are no job opportunities available for accommodation and food services.

# LARGEST EMPLOYERS

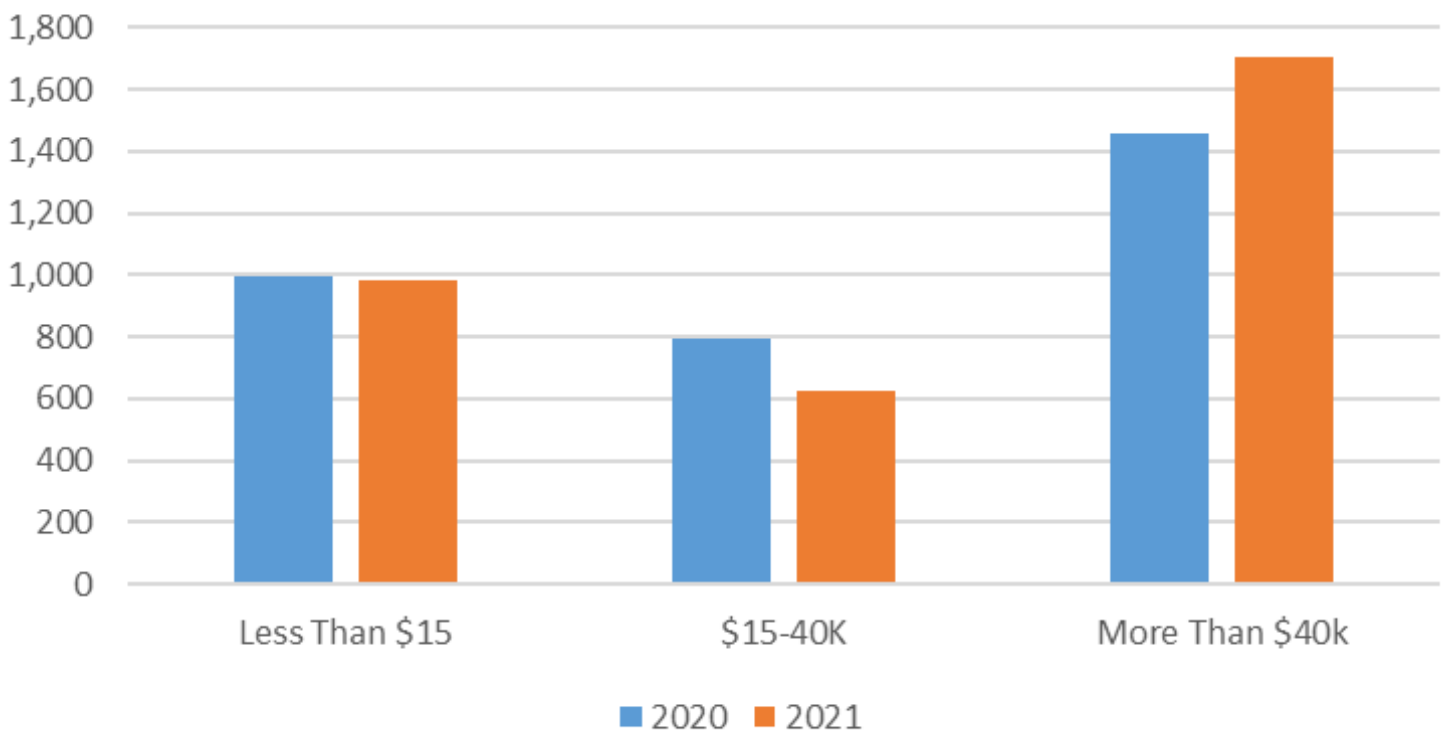


## Identifying the Largest Employers in the Neighborhood

Based on the graph, the biggest employers in the area in the west side of the neighborhood on Delmar Boulevard and near Enright Avenue.

# JOB GROWTH BY INCOME

Job Growth by Income



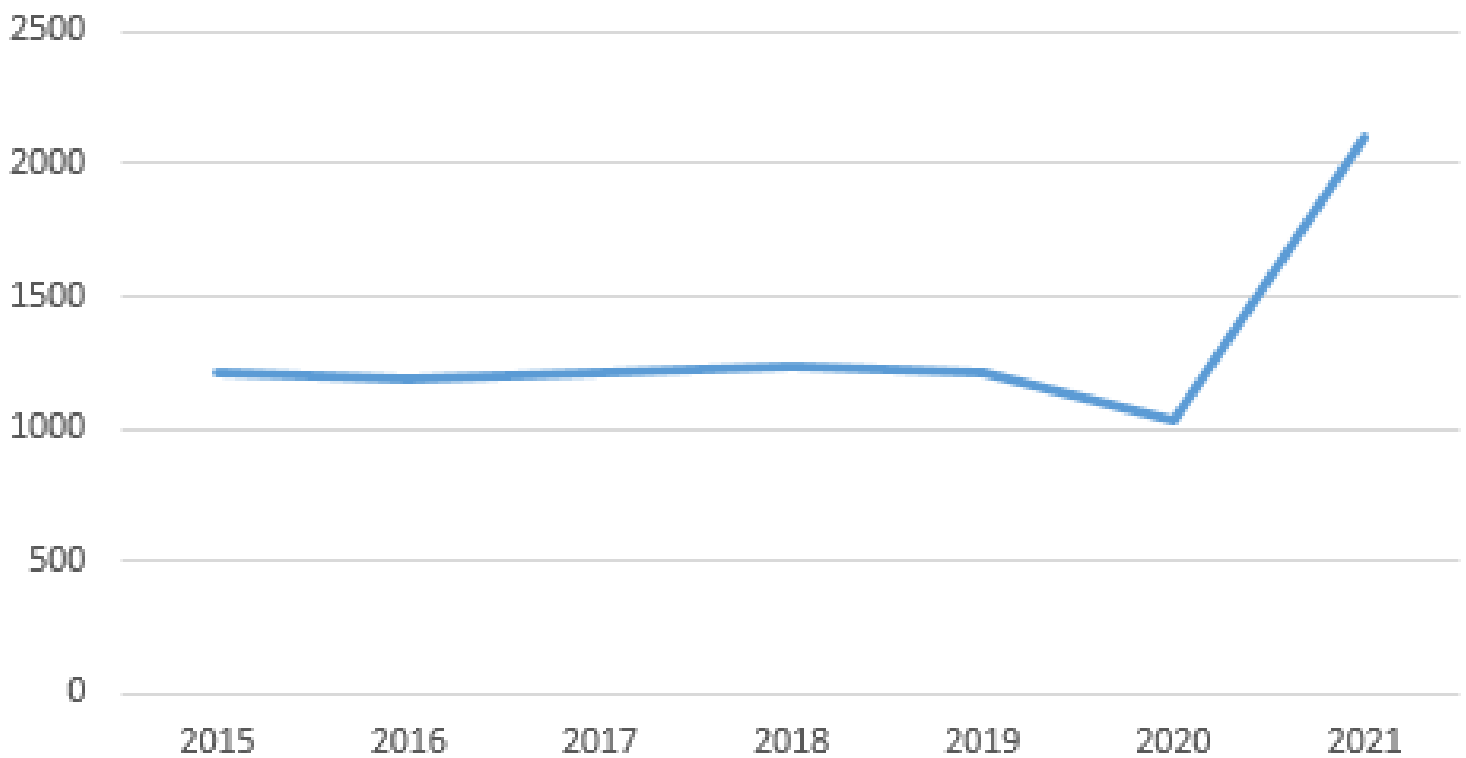
## A Comparison of Job Growth Between 2020 and 2021

When comparing job growth between 2020 and 2021, there is no significant difference in least-paying jobs. However, there is a steady increase in jobs earning \$40k as job growth.

# CRIME



# CRIME OVER THE PAST TEN YEARS

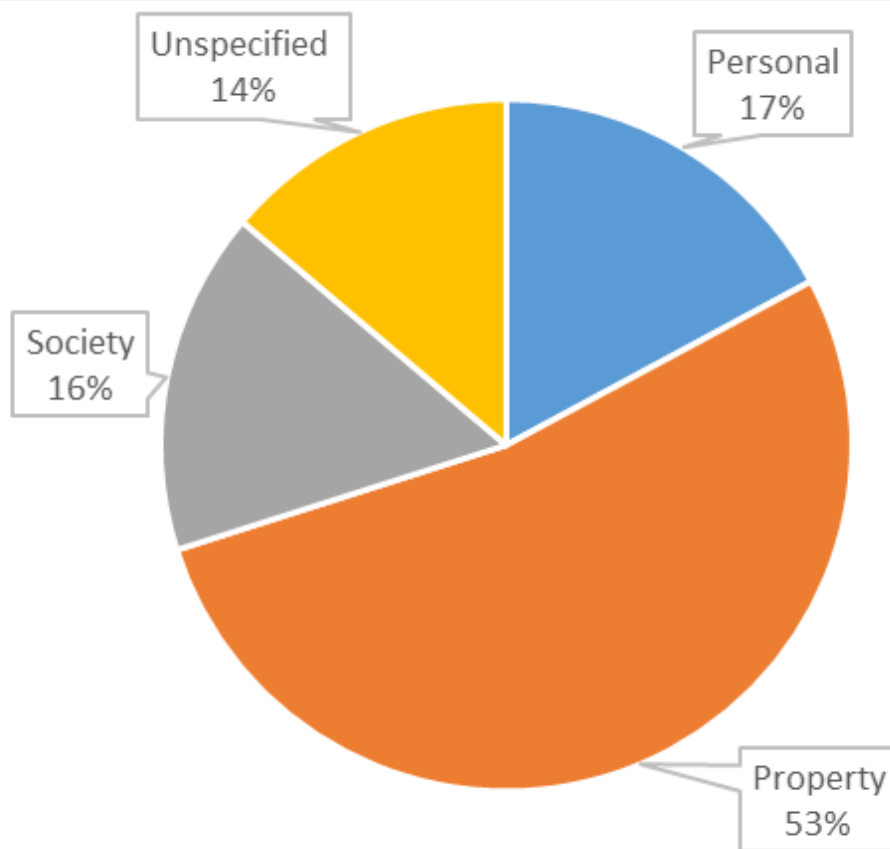


## Analyzing Crime Statistics in the Neighborhood

Looking back over the past decade, the crime rate in this area has remained stable with minor fluctuations from year to year. However, there was a significant surge in criminal activity in 2021, resulting in the rate doubling from 476 incidents in 2020 to 1,1 in 2021.



# CRIME BY TYPE



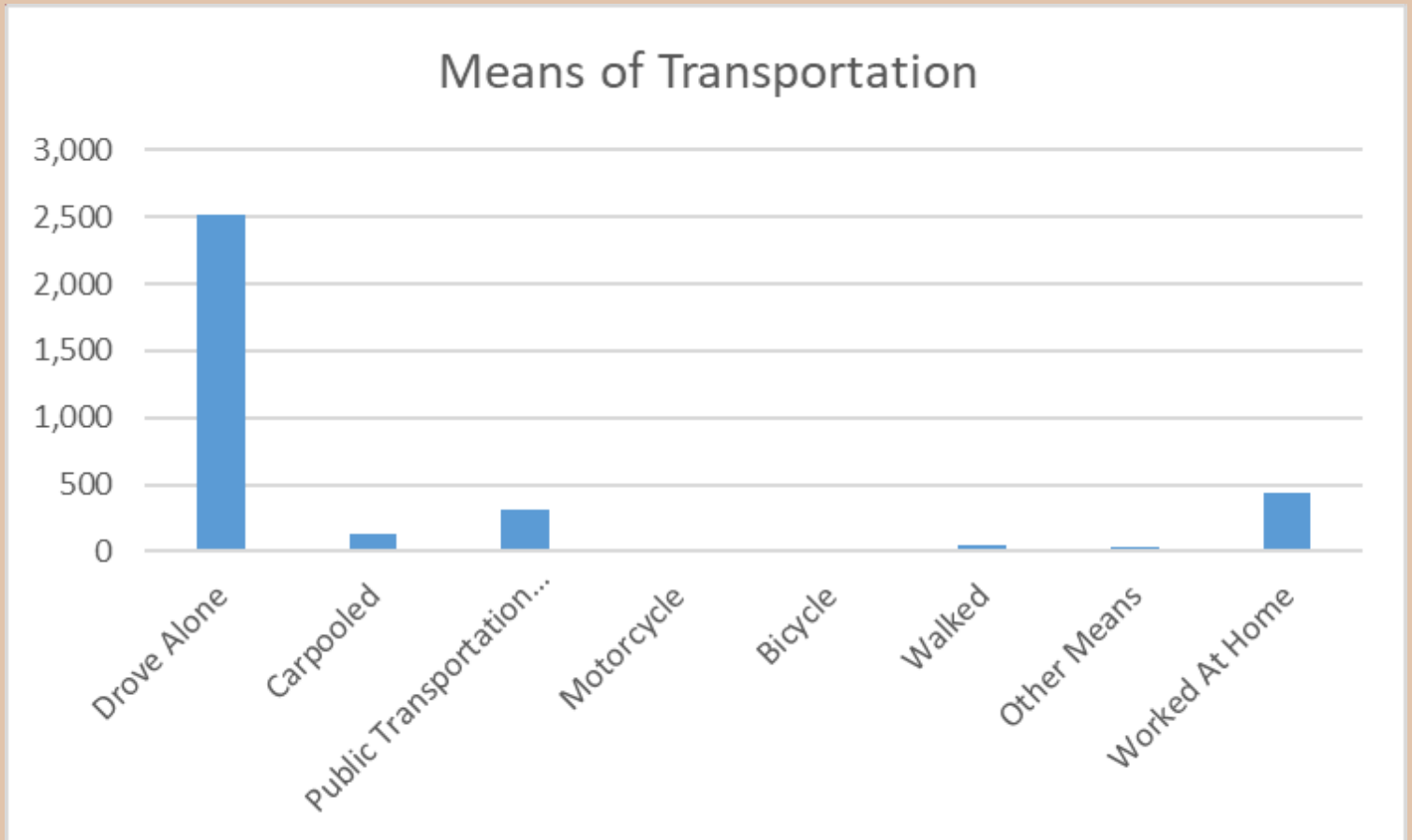
## Crime Statistics in West End and Visitation Park

According to official records, there have been 1,114 crime cases reported in West End and Visitation Park. A majority of these incidents are related to property crimes, while unspecified, personal, and society-related crimes make up 14%, 17%, and 16% of the total respectively.

# TRANSPORTATION



# MEANS OF TRANSPORTATION

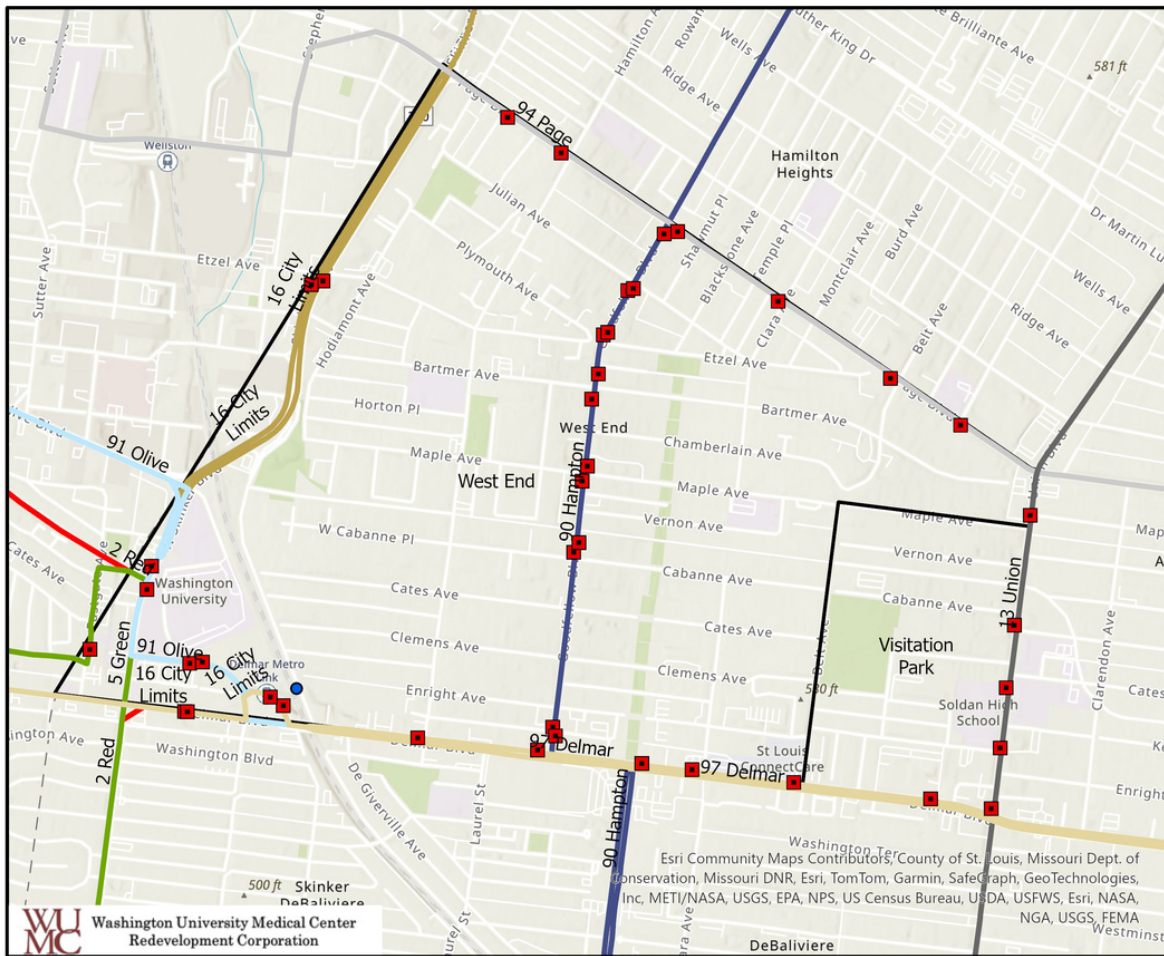


## Analysis of Commuting Habits in the Neighborhood

Out of a total population of 3,508 working population, the majority (71.7%) prefer driving as their primary mode of transportation. Using public transportation is the second most popular means of working except working at home.

# TRANSPORTATION

LOCATION OF BUS STOPS AND ROUTES (WEST END & VISITATION PARK)



KEY MAP

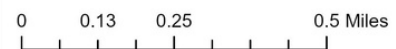


N



LEGEND

- Bus Stops
- Bus Stations
- Bus Routes
- 13 Union
- 16 City Limits
- 2 Red
- 5 Green
- 90 Hampton
- 91 Olive
- 94 Page
- 97 Delmar
- Neighborhood Boundary



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

## Delmar Divine

5501 Delmar Blvd

This redevelopment of the former St. Luke's Hospital includes a mixed-use building with 160 apartments and office space for various non-profits.

**\$100 MILLION INVESTMENT  
COMPLETE**



## Cook School Apartments

5935 Horton Pl

Developers plan to convert the Cook School into a multi-family residential building.

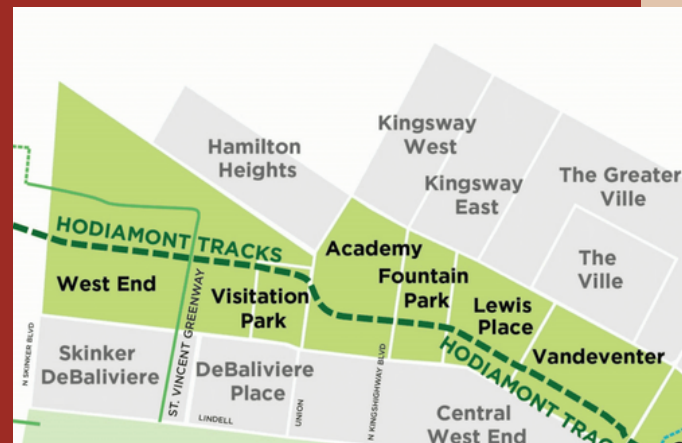
**UNKNOWN INVESTMENT  
PLANNED**



## Hodiamont Greenway

Great Rivers Greenway has proposed linking the St. Vincent Greenway with Midtown and the Brickline Greenway through a trail built along the former Hodiamont streetcar line. The Greenway will serve the West End-Visitation Park, Vandeventer, Lewis Place, Academy, and Fountain Park communities.

**UNKNOWN INVESTMENT  
PLANNED**



# EVENTS

## **Delmar Juneteenth Festival - June**

- Juneteenth festivities include live music, art, and food in the East Loop. There are also activities for the whole family and vendors selling Black-made products.

## **Black Business Expo - August**

- Held at the corner of Delmar Boulevard and Hamilton Avenue, the expo builds bridges across the Delmar Divide and encourages community spending at Black-owned businesses and vendors.

## **National Night Out - October**

- NNO is a national community-building celebration to encourage neighborhoods to develop a relationship with their local police force. The event includes food, music, giveaways and activities for all ages.

## **Chili Cook-Off - November**

- The West End's annual Chili Cook-Off is a great opportunity for community members to meet each other and try a variety of unique chili recipes.

## **Small Business Saturday - November**

- Dozens of locally owned restaurants and retailers in the neighborhood will host special Small Business Saturday sales, deals, and discounts that you won't find anywhere else.

# THINGS TO SEE / ASSETS

The Etzel Community Center is programmed by the St. Louis Association of Community Organizations. It serves as a community gathering place for after-school and Boy Scout programs as well as various community meetings.



The Washington University North Campus nurtures exploration and discovery. The faculty and staff strive to enhance the lives of St. Louisans and the world.



Gwen Giles Park is named for the first Black female to serve as the city assessor. Giles was also a key figure in St. Louis' civil rights movement in the 1960s. She also was the first Black woman to serve in the Missouri Senate. The park is home to community gatherings and sporting events.



# NEIGHBORHOOD RESOURCES



## **SLACO**

The St. Louis Association of Community Organizations (SLACO) is the umbrella organization for the St. Louis Region's Neighborhood Associations, which offers support to member organizations and a variety of community-based programs.

## **Cornerstone Community Development Corporation**

Cornerstone Corporation is a Christian CDC that provides an equitable opportunity for affordable housing to those who would not otherwise have it. They also empower constituents to grow their capacity to achieve their life goals with dignity. They also play a vital role in collaboration with others for community-driven development in the West End.

## **West End Neighbors**

WEN was formed in 2010 with safety as its front-running initiative, as well as introducing the Neighborhood Ownership Model (NOM) and a creating police substation in Etzel Community Center. The organization has expanded to address four key components of neighborhood sustainability: safety, housing, health, and resident engagement. WEN's mission is to enhance the livability of the West End community by establishing and maintaining an open line of communication with key stakeholders and facilitating civic action.