

2016 Neighborhood Profile

Shaw



Washington University Medical Center

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

Shaw

Neighborhood Introduction

With charming brick architecture, tree-lined streets, and places for neighbors to gather on nearly every block, the Shaw neighborhood is one of the most walkable, urban, and sought after communities in St. Louis.



The Shaw neighborhood is proudly located among many of St. Louis' most treasured assets. On the western edge of Shaw lies the Missouri Botanical Garden- world renowned as a center for botanical research and for its serene display of global and local horticulture. To the south lies historic Tower Grove Park, a National Historic Landmark built in the 1860s in the style of an English Victorian walking garden. A bit further south and across the park, you'll find the thriving and eclectic South Grand business district, buzzing with locally-owned restaurants and shops. Within Shaw itself, the signs of a flourishing community are hard to miss, from newly established dog parks, community gardens, and pocket playgrounds to thriving churches and schools that have helped to anchor the neighborhood for decades. There are even warm and friendly neighborhood gathering spots



to enjoy Southern-style comfort food or wine and jazz on a Saturday night. With amenities like these at residents' doorstep, Shaw has become one of St. Louis' most beloved urban neighborhoods.

Shaw presents a wide variety of building forms in the classic St. Louis red brick style- from high rise apartments, condos and institutions along its eastern edge on Grand Ave to stately mansions, single family homes, and mixed use corner stores located throughout the neighborhood.



While Shaw experienced a decline in the latter half of the 20th century when Interstate 44 was built, cutting through a large swath of the north side of the area, the community responded by organizing to sustain their neighborhood through a period of disinvestment. To preserve the architectural character of Shaw, residents worked to establish a Local Historic Preservation District to protect the historic integrity and built environment of their neighborhood. As long term residents and urban pioneers got their hands dirty to restore Shaw block by block, hundreds of

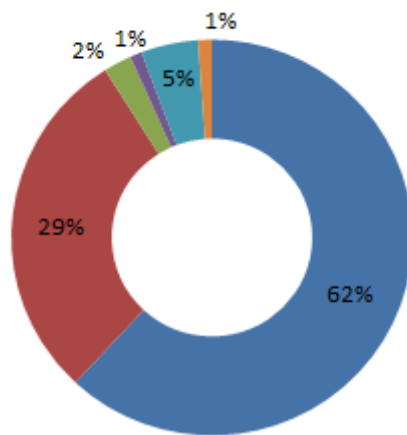


historic homes and apartment buildings were preserved for use today. Now Shaw is as strong as ever, enjoyed by a community of engaged and diverse residents, proud of their beautiful turn of the century neighborhood.

Shaw

Demographics

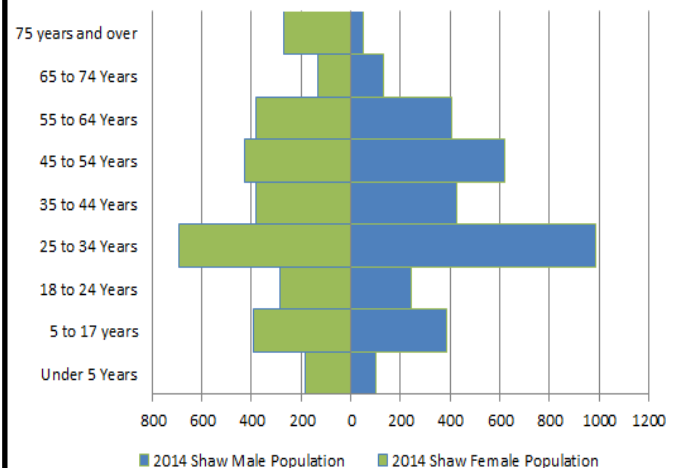
Shaw Racial Composition, 2014



■ White Alone
 ■ Black or African American Alone
 ■ Asian Alone
 ■ Another Race Alone
 ■ Two or More races
 ■ Hispanic or Latino



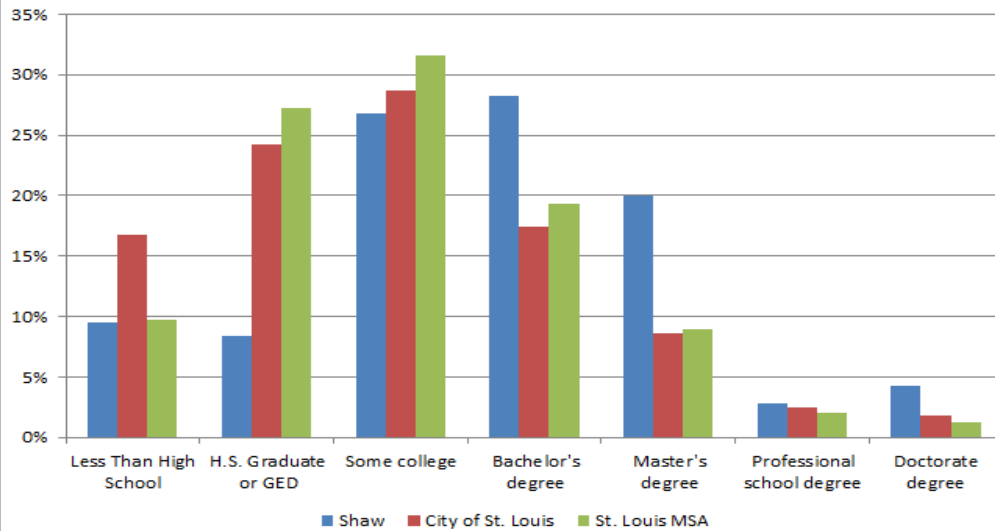
Shaw Age Distribution, 2014



- Shaw had a population of 6,811 residents in 2010. Population density was 11,663 residents per square mile, over twice the overall density of the City at 5,100 residents per square mile.
- In 2014, the median household income in Shaw was \$52,932, greater than the City's median HH income of \$34,800 and less than the St. Louis MSA at \$54,959*
- Shaw's median age in 2014 was 34.9 years, older than the City's median age of 34.4 years and younger than the St. Louis MSA at 38.5 years *

*based on Census Block Group level data in the 2014 5-yr ACS, which does not conform to exact neighborhood boundaries and contains sampling error.

Educational Attainment Population 25 years and older, 2014



2010 Household Income Data

| Shaw | 1 mile radius | 3 mile radius | 5 mile radius |
|---|----------------|----------------|---------------|
| Population | 24806 | 178842 | 384823 |
| Total Households | 9926 | 78568 | 164894 |
| Avg Annual HH Income | \$ 40,171 | \$ 37,761 | \$ 41,266 |
| Households with Annual Income above \$40k per year | 3766 | 27143 | 61374 |
| Households with Annual Income above \$50k per year | 2870 | 19266 | 45159 |
| Households with Annual Income above \$60k per year | 2143 | 14030 | 33541 |
| Households with Annual Income above \$100k per year | 751 | 4484 | 12027 |
| Household Income per Sq Mile | \$ 121,012,999 | \$ 104,507,520 | \$ 87,929,142 |
| Households per Sq Mile | 3012 | 2768 | 2131 |

55%

55% of Shaw residents above the age of 25 have received at least a Bachelor's degree or higher level of educational attainment . This is greater than the St. Louis MSA rate of 31.5%

2,870

There are over 2,800 households with an annual income over \$50k within 1 mile of the center of the Shaw neighborhood

Shaw

Development Summary

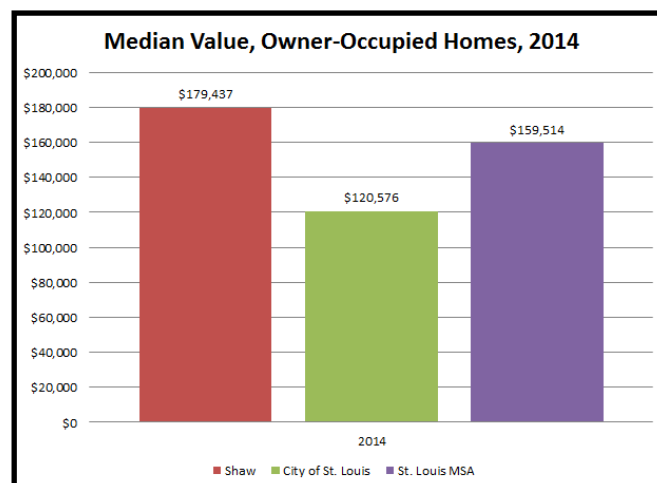
The Shaw neighborhood continues to experience strong investment in housing and commercial development. Over the past 10 years, almost \$59 million in private capital has been invested towards development in Shaw. The

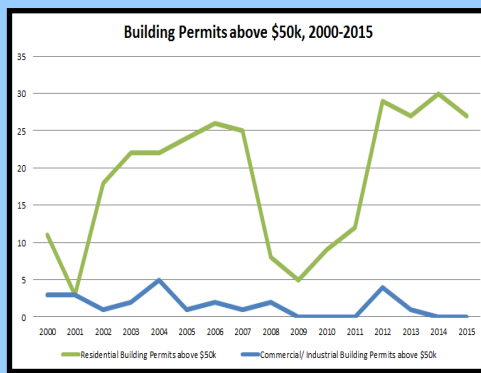
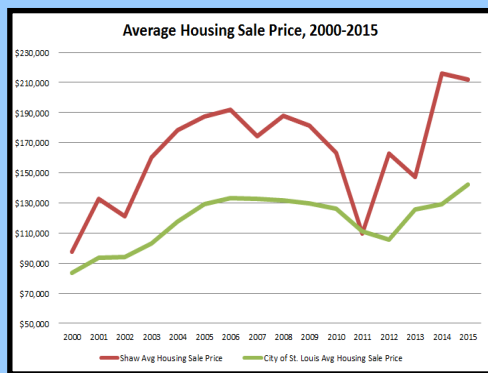


majority of investment has been in home rehabs and institutional development, such as in neighborhood schools.

In 2014, median housing value in the neighborhood was \$179,437, which was much higher than both the city and regional averages. The neighborhood's close proximity to the MO Botanical Garden and Tower Grove Park, along with its appealing housing stock, has caused great demand for owner-occupied housing.

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 Shaw has consistently been greater than the City's average home sale price since 2000.





The Grand Avenue corridor, Shaw's eastern boundary, has experienced a mix of development types over the past ten years. These investments include upscale condos, commercial storefronts, and institutional development by the Saint Louis University medical center, which has acted as a catalyst for development in the area. With the demand for housing growing in Shaw and SLU's commitment to invest \$500 million for a new hospital and ambulatory care facility, it is likely that great interest will be placed on developing any underutilized sites on Grand Avenue in the years to come.

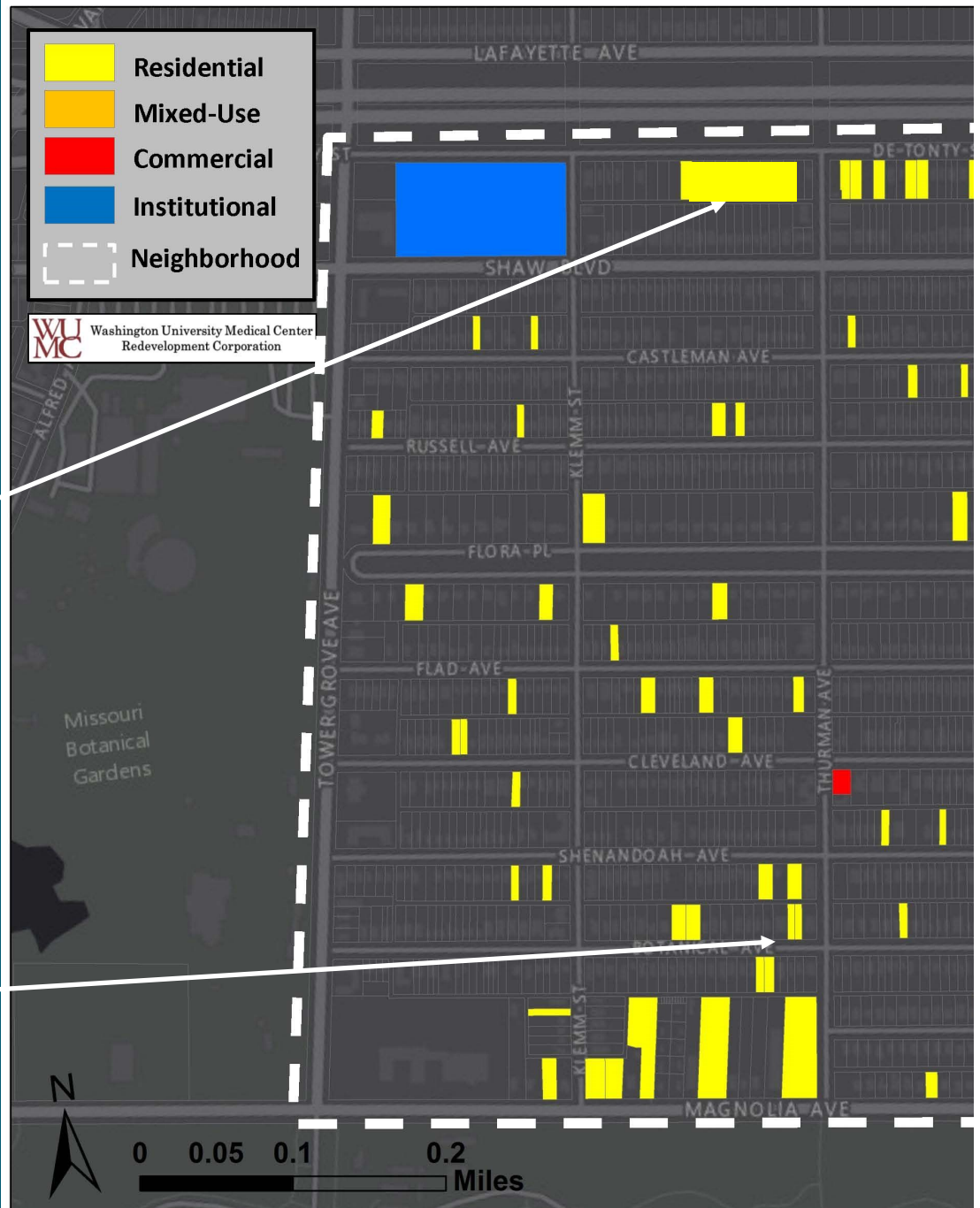


Shaw Neighborhood

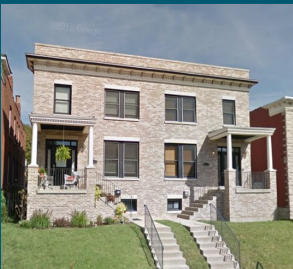
Development Summary

2005—Present

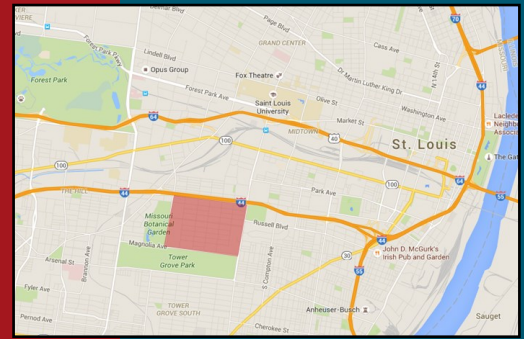
Shaw Development Cost Total:
\$58,750,244



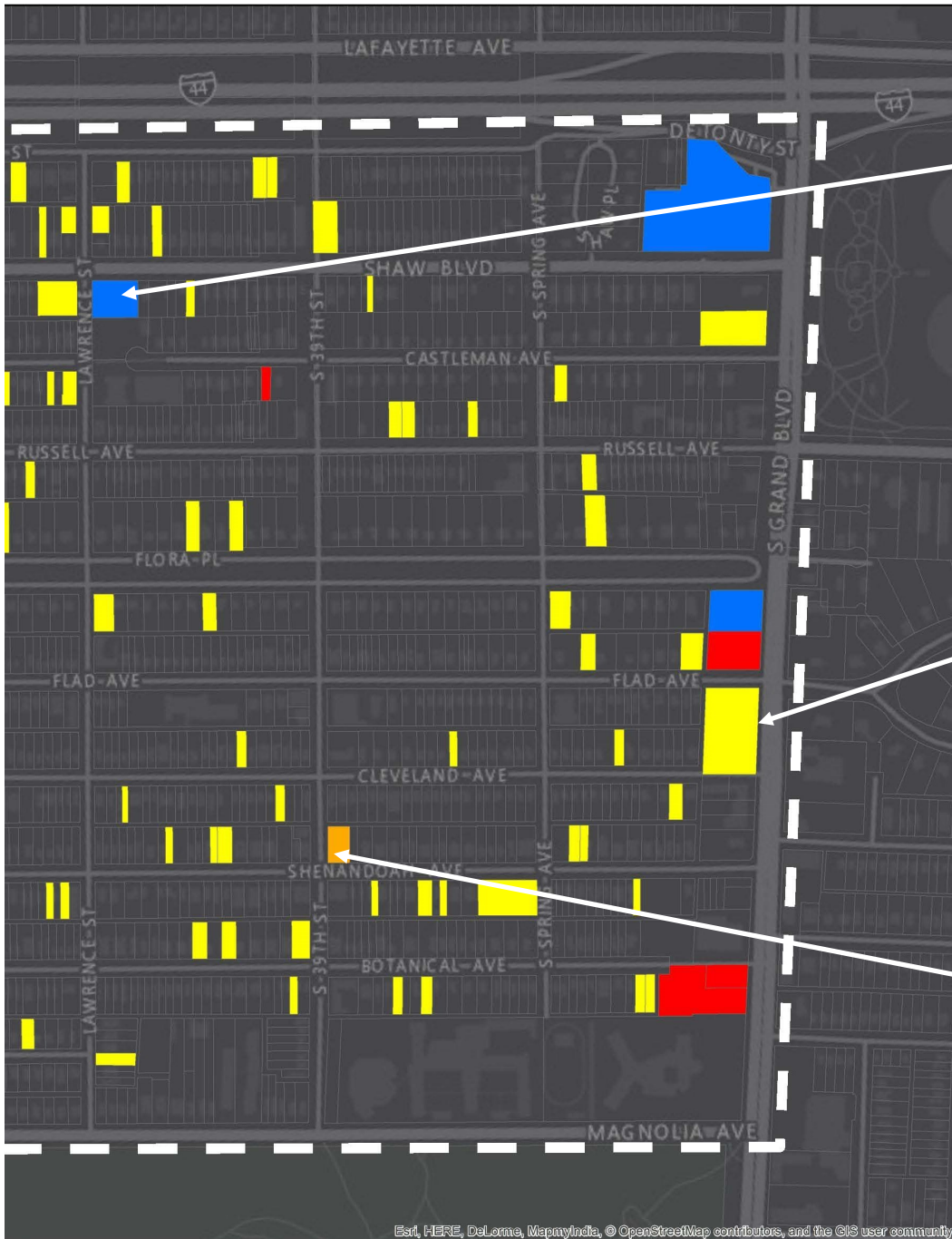
3144 Detonty:
72 Units Apartments and
Townhomes
Under construction
\$2.9 Million



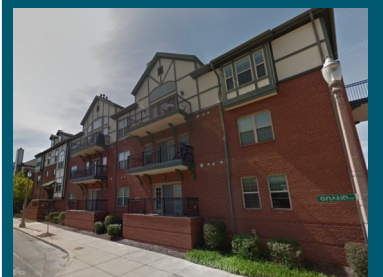
4107 Botanical:
2 New Townhomes
\$300,000



Map displays developments of \$100,000 +



3972 Shaw:
Middle School
\$1 Million



2211 Grand Ave:
Condos
\$6 Million



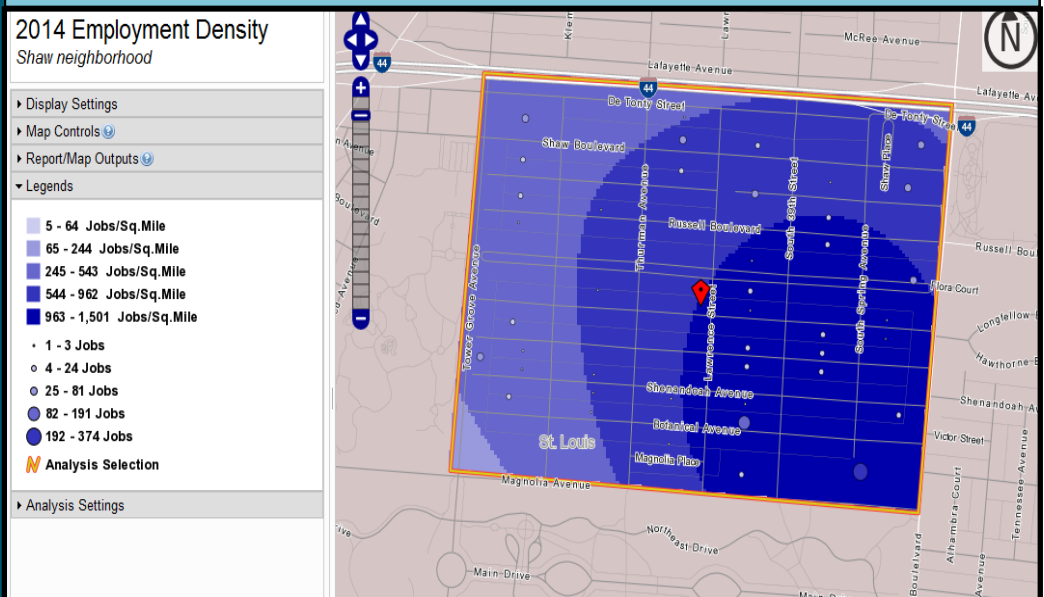
3867 Shenandoah:
Commercial/Multi-Family
\$275,000

Shaw

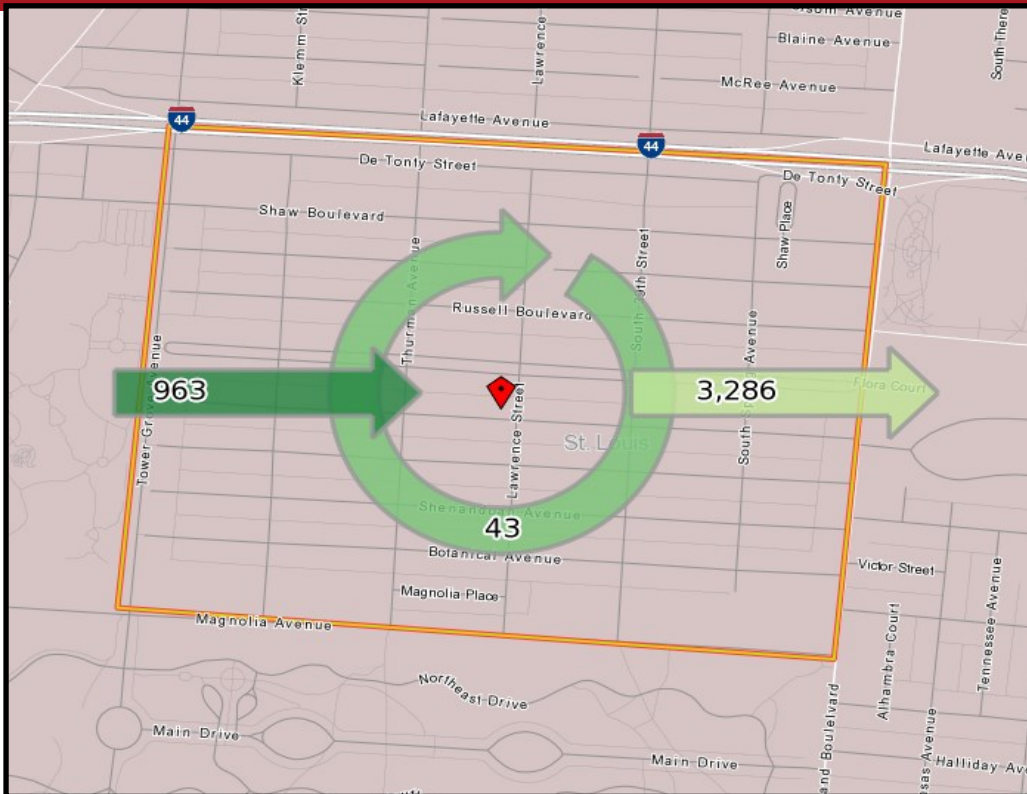
Employment Summary



Shaw is primarily a residential neighborhood with neighborhood-level retail and services, along with a few institutional employers located near Grand Ave. As of 2014, there were approximately 1,006 jobs located in the Shaw neighborhood. Overall, 137 net jobs were added in Shaw between 2007 to 2014, including 147 net jobs added in the Health Care and Social Assistance sector.



2014 Employment Inflow/Outflow



- ◇ 963 employees commuted into Shaw from elsewhere in the St. Louis region
- ◇ 43 Shaw residents lived and worked within the neighborhood
- ◇ 3,286 Shaw residents commuted outside of the neighborhood for employment
- ◇ Over 50% of employed residents from Shaw worked in the regional central corridor in St. Louis City and St. Louis County



Shaw

Employment Summary

43%

Of jobs in Shaw were in the Health Care and Social Assistance sector, the largest single sector of employment in the neighborhood in 2014

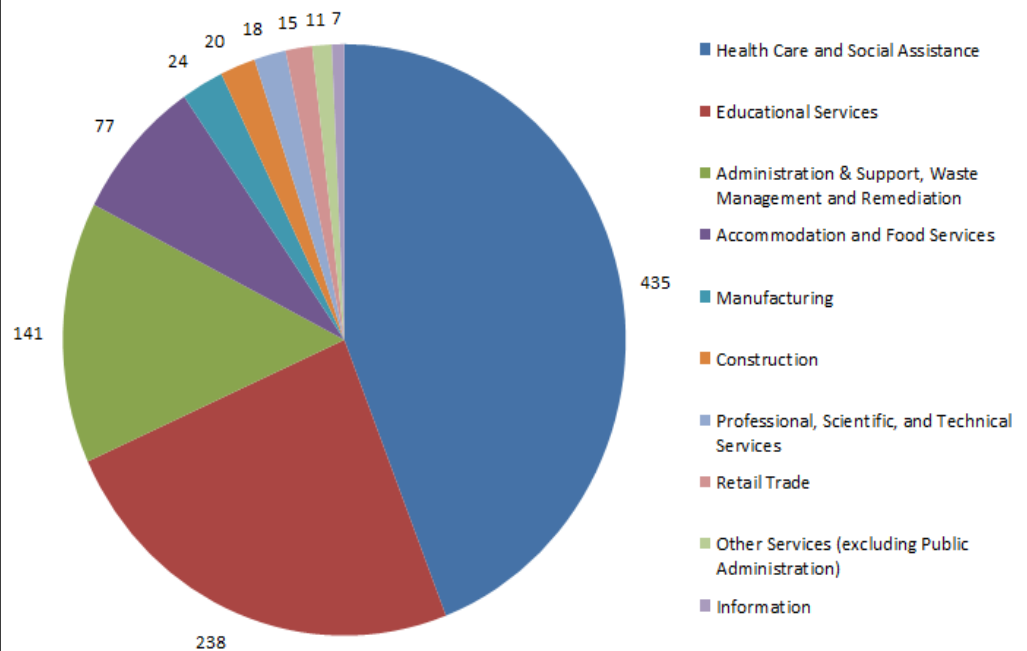
25%

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

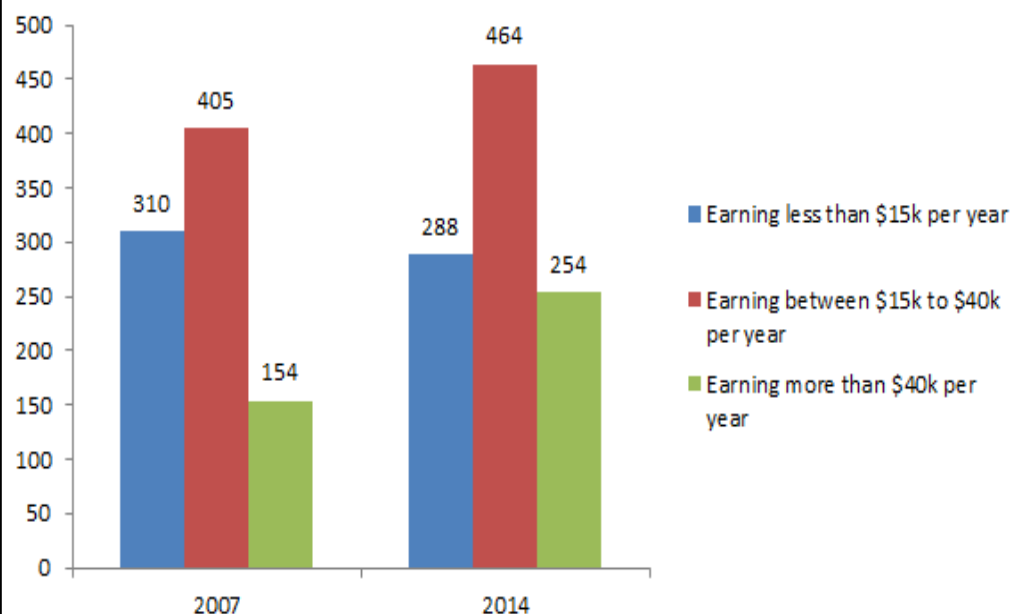
64%

Increase in the number of jobs earning over \$40k per year from 2007 to 2014

Top Ten Economic Sectors by Employment, Shaw, 2014

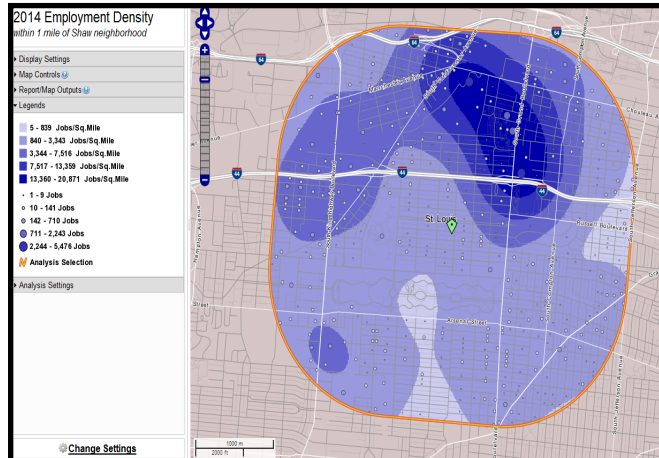


Total Jobs by Annual Earnings, 2007 and 2014



Within 1 mile of Shaw

- ◇ There were 31,662 jobs located within 1 mile of Shaw in 2014
- ◇ 9,062 of these jobs were in the Health Care and Social Assistance sector, located at SLU Hospital and Cardinal Glennon Childrens Hospital
- ◇ 1,904 residents lived and worked within 1 mile of Shaw, while 17,406 residents were commuting outside of the area for employment
- ◇ 29,758 people were commuting into this area for work, many from the I-44 corridor
- ◇ 13,841 of the jobs located within 1 mile of Shaw earned over \$40k per year
- ◇ 33.3% of employed residents within this area earned over \$40k per year



Neighborhood Resident Labor Force Profile 2014

3,329

Total Employed Residents in Shaw

39%

Of employed residents earned over \$40k per year, better than the Citywide rate of 30%

19%

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

20%

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



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 located northwest of Shaw

Saint Louis University Medical Campus

Over 6000 medical professionals are employed at the Saint Louis University medical campus, including SSM Cardinal Glennon Children's Hospital, located northwest of Shaw on South Grand



Shaw

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 contains the Flora Place Community Improvement District located along Flora Place from Grand Avenue to Tower Grove Avenue. The district, which collects a special assessment on property, focuses on beautification, community events, and providing supplemental police patrols on Flora Place. This district is governed by a committee of residents.

Special Business Districts:

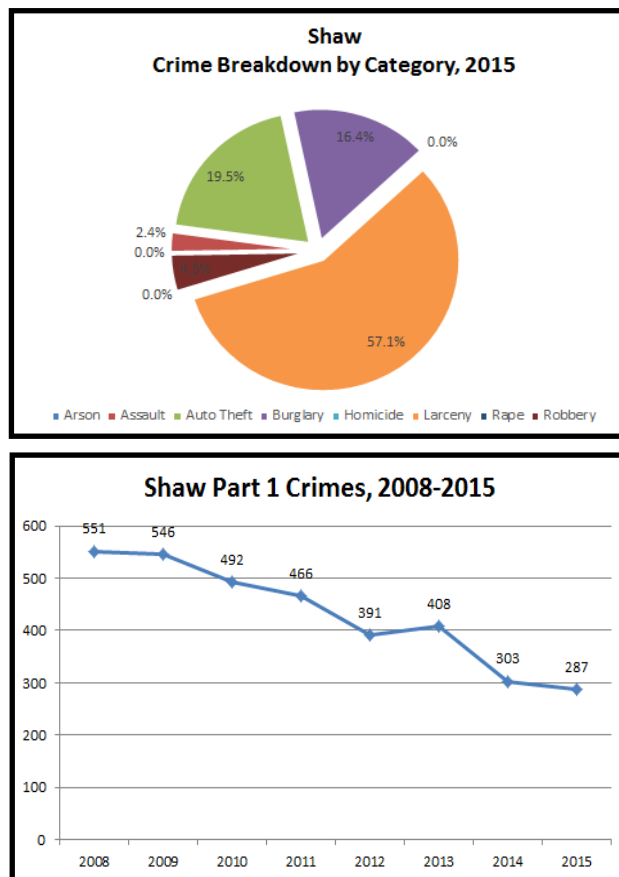
The Shaw neighborhood does not currently contain a special taxing district. Many neighborhoods throughout St. Louis utilize special taxing districts, which impose a special real property tax upon property owners for the purpose of funding additional public safety and other neighborhood services for residents. These districts are governed by a board of property and business owners appointed by the mayor of the City of St. Louis.

Neighborhood Organizations:

Shaw has a very involved residential population. The neighborhood is home to the Shaw Neighborhood Improvement Association, which has been active since the 1970s. This volunteer based group serves at the grassroots level providing critical feedback and ownership of a wide array of decisions regarding development, safety, public improvement, community services and beautification. SNIA 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 national trends, crime in Shaw has been on a downward trend for many years. There were 287 crimes in 2015, which is a 48% decrease since 2008. The vast majority of crime in 2015 was nonviolent, with 57% of crime classified as larceny.



Community Development:

Shaw is also served by the Tower Grove Neighborhoods Community Development Corporation, which supports the area's growth by promoting responsible development, affordable housing and diverse character and vibrancy in the neighborhoods surrounding Tower Grove Park.

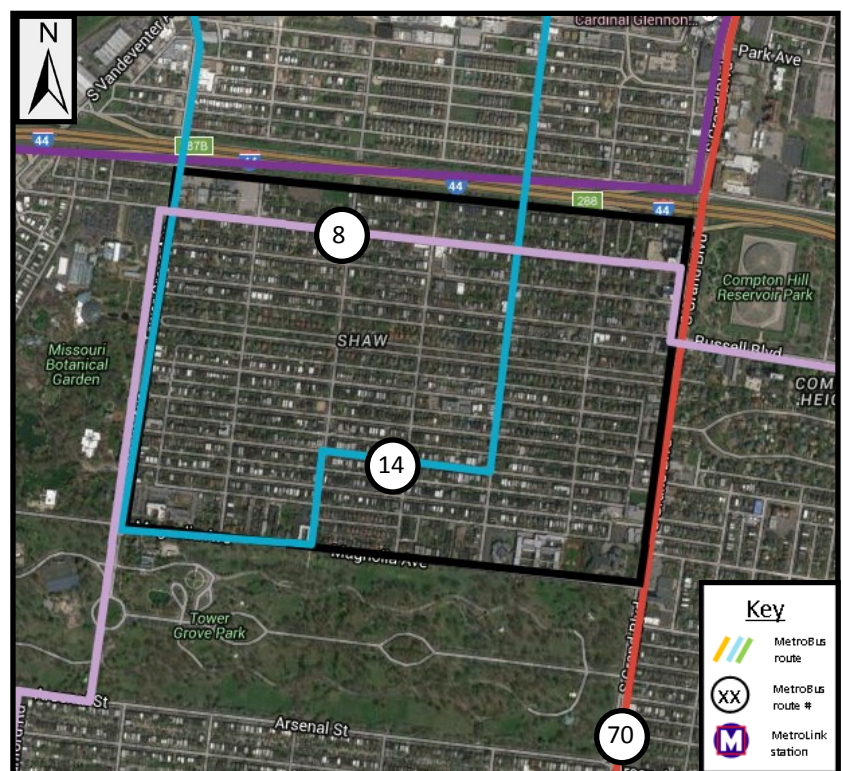
Through local development and community progress expertise, the Tower Grove Neighborhoods Community Development Corporation serves as a resource to neighborhood residents, buyers/renters, developers, real estate agents and business owners.

Shaw

Transportation

Shaw is located between Interstates 44 and Tower Grove Park, with MetroBus service to two nearby MetroLink stations in the Central West End and on Grand Avenue.

Access to Interstate 44 is available at Grand Avenue.



The neighborhood is serviced by 3 MetroBus lines- the #8, #14, and #70- which connect riders to the MetroLink stations in the Central West End at the WUMC campus and at Grand Ave.



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
- Tower Grove Neighborhoods Community Development Corporation
- Shaw Neighborhood Improvement Association
- Bi-State Development Agency- Metro

Shaw

Neighborhood Photos







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WUMCRC Staff

Brian Philips, Executive Director

(314)747-2331

phillipb@wustl.edu

Ashley L. Johnson, Community Development Manager

(314) 747-2336

johnsonas@wustl.edu

Samantha Royston, Community Development Manager

(314)747-2332

roystons@wustl.edu

Lori Kristjansson, Redevelopment Accountant

(314)747-2334

kristjanssonl@wustl.edu

Jaime Evans, Administrative Assistant

(314)747-2331

evansja@wustl.edu

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