Urban Redevelopment Tour  Tower Grove Park

Thursday, September 18th
4.30pm - 6.30pm
ULI St. Louis
We are glad you are able to join ULI for its inaugural Urban Redevelopment Tour! This first tour will explore neighborhoods surrounding Tower Grove Park that are experiencing significant growth in real estate activity. The approximately 2-hour bus tour will start and end in the South Grand Business District and include the Southwest Garden, Grove, Botanical Heights, and Shaw neighborhoods. Developers and planners with on-the-ground knowledge will showcase not only their own successes but also identify current opportunities for infill development. The tour will be followed by drinks and appetizers at the new upscale vegetarian restaurant Tree House on South Grand.
Southwest Gardens

Neighborhood Overview

Development in Southwest Garden began in 1860. There is great diversity in the housing stock, with historic three story residences, tidy bungalows, two and four family apartment buildings and several larger multifamily properties, as well as newer construction of townhomes, condos, and spacious single family homes. The neighborhood has many assets: Tower Grove Park and Sublette Park, the Missouri Botanical Garden, multiple options for public transit, easy access to highways, a central location, and a thriving business district.

The neighborhood association has been active for 35 years, incorporating in 1978. Two areas of the neighborhood were designated National Historic Districts in 2010-2011, paving the way for developers to utilize state and federal tax credits. The area east of Kingshighway is dense with multi-family dwellings and this area is supported by a taxing district which provides security patrols. Much of the success of the area can be attributed to the neighborhood association’s outreach efforts to the landlords, developers, and the business community.

In recent history, attention has been focused on making the area safer for pedestrians and bicyclists. Presently, Southwest Garden Neighborhood is partnering with the So. Grand Community Improvement District on the Sustainable Tower Grove Project, an effort to facilitate discounted pricing for energy efficiency and renewable energy technology by community residents and businesses.

Key Facts

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Value</th>
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<tbody>
<tr>
<td>Population</td>
<td>4097</td>
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<tr>
<td>Median Income</td>
<td>$32,587</td>
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<td>Median Home Value</td>
<td>$127,500 (up 7.8% from 2012)</td>
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<tr>
<td>Household Size</td>
<td>1.9 persons</td>
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<td>Owner-Occupied</td>
<td>43%</td>
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<td>Median Rent</td>
<td>$650</td>
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<tr>
<td>Property Types</td>
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<tr>
<td>Commercial</td>
<td>5.3%</td>
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<tr>
<td>Residential</td>
<td>92.5%</td>
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<td>Industrial</td>
<td>2.1%</td>
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Key partners in neighborhood include Southwest Garden Neighborhood Assoc., Southwest Housing Corp., Property Owners Assoc., Gardenside Special Business Taxing District, Hill Business Assoc., So. City YMCA, Tower Grove Park, and Missouri Botanical Garden.
Forest Park Southeast

Neighborhood Overview

Forest Park Southeast is bordered by I-64/US-40 to the north, I-44 to south, Vandeventer Avenue on the east, and Kingshighway and Forest Park on the west. Much of the neighborhood is included in the Forest Park Southeast Historic District, which was added to the National Register in 2001. Adjacent to the Barnes Jewish-Washington University medical campus and Forest Park, the neighborhood offers a unique urban living experience, featuring a mix of single and multifamily homes on quiet, tree-lined streets with access to transit and other amenities along Manchester.

A favorite stop for LGBT visitors, the Grove business district is located between Kingshighway and Vandeventer along Manchester Avenue and features well-known bars and restaurants including Atomic Cowboy, Sanctuaria Tapas, Novak's, and Sweetie Pie's among others. Annual events include IndiHop and Grove Fest.

Key Facts

- Population: 3,237
- Median Income: $34,787
- Household Size: 1.9 persons
- Owner-Occupied: 34%
- Median Rent: $572

Key Partners: Washington University School of Medicine, Barnes-Jewish Hospital, Park Central Development/Forest Park Southeast Development Corporation, Grove Community Improvement District.
Overview of UIC’s Development Activity

UIC formally started construction work on the western portion of the Botanical Heights Neighborhood in the fall of 2011, in collaboration with the Garden District Commission. The project includes eight city blocks, located between Thurman and Vandeventer, East to West and Lafayette and Folsom, South to North. The vision for the $20M redevelopment of the neighborhood is to create a dense, walkable, mixed use neighborhood with an emphasis on green construction.

To date, major projects include the redevelopment of a 30,000 sf former plating facility into a new home for City Garden Montessori Charter School and the transformation of a once abandoned Standard Oil station into new restaurant Olio and Elaia. With these, UIC is nearing completion of the first phase of for sale homes, which are a mix of new construction and historic renovations. Twenty three homes have been sold to date, at an average sale price of $295,000. All homes come standard with ground source heating and cooling and many other green features, which combined with a more contemporary design, have resulted in sales outperforming expectations.

Future phases include an additional 20 green for sale homes, which will break ground in October of this year, a mixed use development titled Tower Grove Mews, which will include offices, retail, and 10 loft style apartments, and the simultaneous redevelopment of 24 4-family building that will yield 78 market rate apartments.
The Shaw neighborhood as it is known today, originated as the Prairie des Noyers, named for the Joseph Marcheteau Denoyer family, who were one of the 1st 30 families to settle the area with Auguste Chouteau in 1769. The Prairie des Noyers common field was composed of a series of land strips land running westward from what later became Grand Boulevard to Kingshighway. The real catalyst for development of the area came with the opening of the Grand Avenue Viaduct in 1889 and subsequent extension of the streetcar lines.

In the last few decades, Shaw has seen a powerful renovation renaissance and today this unique neighborhood is proud to offer a variety of historic housing opportunities, including single family homes, condos, multifamily dwellings and apartments, built between 1880 and 1940.

Shaw remains one of the oldest and most intact neighborhoods in St. Louis City. In 1984, the neighborhood was designated as a historic district to protect its valuable cultural identity and historic building stock. The architectural standards set forth in the ordinance protect the local buildings from inappropriate and value-reducing alterations. More importantly, the historic district designation makes Historic Preservation Tax Credits available on owner-occupied and investment properties. These valuable financial incentives have helped fuel the most recent explosion of renovation activity in the Shaw neighborhood.
South Grand

South Grand CID Overview

The South Grand Community Improvement District (CID) was organized under Missouri legislation in 2001 to provide enhanced public safety, maintenance, building improvements and economic development beyond those services already supplied by the city. The district boundaries are on both sides of South Grand Boulevard extending from Utah Place North to Arsenal Street. The CID operates as a political subdivision of the state of Missouri by a board of directors comprised of unpaid volunteers—all of whom are assessment-paying property owners and/or business owners within the district.

Mission Statement

To cultivate a robust and supportive business climate on South Grand in order to establish the Tower Grove community as the premiere urban lifestyle district in the Saint Louis Metropolitan area.

Vision Statement

Further enhance the South Grand Community Improvement District to become a thriving self-sufficient vibrant community that emphasizes safety, cleanliness, promotions, quality tenant attraction and retention, and infrastructure improvements.

Key Facts

Restaurants
10 Countries are represented on South Grand: Thailand, China, Japan, Vietnam, Italy, USA, Morocco, Ethiopian, Lebanon, and Persia

Infrastructure
District was recipient of East West Gateway Council of Governments Great Streets Initiative consisting of wider sidewalks, road diet, pervious concrete sidewalks, 14 rain gardens, irrigation system, decorative fencing, bike racks, benches, and an art installation. Since, the streetscape construction sales tax revenue is up by 9%, 12 new retail businesses, 4 expansions, 6 rehabs, 4 future projects, 2 opening soon, and 15 new office tenants.

Parking
District offers 90+ free parking spaces located behind Commerce Bank located at 3500 Hartford

New Community Space
Home of a future pocket park which will be used for events, markets, festivals, movies, concerts, and plays.
Neighborhood Guides

Dana Gray | Southwest Garden Neighborhood Association
Dana is active in community development working with the Southwest Garden Neighborhood Association, Property Owners Association, and managing several rental properties. She provides art consulting and location scouting services, and is an advocate for sustainability issues.

Austin Barzantny | Grove Properties LLC
Austin began working in real estate while attending college at St. Louis University. In 2005, He started Leland Development which restored historic properties in St. Louis city. Over the next few years he focused his development efforts on the Forest Park Southeast neighborhood. To date he has rehabilitated over 25 buildings in the Forest Park Southeast (The Grove) neighborhood. Austin has received numerous awards for historic preservation including a Landmarks most enhanced award in 2011.
Rachel Witt | South Grand Community Improvement District

Rachel has been the Executive Director of the South Grand Community Improvement District for 7 years. Ms. Witt has served on the Lafayette Square Restoration board for two years as the VP of Community Affairs (2007-2008); treasurer for the St. Louis Regional Bicycle Federation (2008-2010) board of director and recently became Vice President of DeSales Housing Corporation (2010-Present). Ms. Witt recently joined Citizens for Modern Transit Young Leaders Steering Committee as well as Saint Louis Earth Day’s Greening Dining Alliance Steering committee.

Sean Spencer | Shaw Neighborhood Housing Corporation

In 2009, Sean was hired as the Executive Director by the Shaw Neighborhood Housing Corporation. Sean believes the Shaw Neighborhood is one of the best neighborhoods in St. Louis and is devoted to helping it continue to grow and prosper. In his time as Executive Director, Sean has facilitated the development of over 20 properties. Sean has cataloged vacant and abandoned properties, developed housing related community development initiatives and promoted Shaw as the premier place to live in St. Louis. Sean has developed strong relationships with prominent developers in St. Louis.

Brent Crittenden | Urban Improvement Company

Brent is the Managing Principal of UIC, or Urban Improvement Company, which he co-founded with his wife and partner Sarah Gibson in 2005. UIC is a multi-disciplinary firm with expertise in real estate development, architecture and urban design, and construction, focused on creating and improving walkable City neighborhoods while integrating green planning and building technology. Brent is an adjunct lecturer at Washington University in St. Louis, a council member on the Missouri Advisory Council on Historic Preservation, a board member of the Luminary Center for the Arts, and coaches youth soccer for St. Margaret of Scotland.