

# The Investors Club Presents:

An Overview of:

## Old North St. Louis

*An Urban Village on the Edge of Downtown*

Originally Prepared by D. "Sid" Cameron  
For Internal Use of The St. Louis Agent Team,  
December 2005



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# Investors Club Meeting Information

*Old North St. Louis Restoration Group*

**Location:** 2800 N. 14th Street (14th and St. Louis Ave)

**Time:** 7:00am, Friday, May 5, 2006

**With:** Sean Thomas, Executive Director

## Old North St. Louis Restoration Group

Since 1981 the Old North St. Louis Restoration Group has provided a forum for neighborhood residents to organize for the area's rebirth. This group was started by neighbors who joined together to clean up Wingmann Park located in the heart of the northern half of the neighborhood. For much of the group's first ten years, they worked together to renovate each other's homes, much like the "barn raising" of close-knit communities of the past. In 1994, the group received city funding to create a community development plan which allowed them to hire their first staff person. Since that time they have been working closely with Alderwoman April Ford-Griffin, the Regional Housing and Community Development Alliance, Grace Hill and the University of Missouri to create new, architecturally compatible housing in the North Market St. area, renovate existing historic homes, develop the home ownership and financial skills of current low and moderate-income residents and encourage commercial development.

The day-to-day operations of the organization are conducted by ONSLRG's 3-person professional staff at the Restoration Group office, 2800 N. 14th Street (at St. Louis Avenue), St. Louis, MO 63107. The staff can be reached by phone at 314-241-5031 or at the following email addresses:

Sean Thomas, Executive Director: [sean@onslrg.org](mailto:sean@onslrg.org)

Irvetta Williams, Real Estate Development Coordinator: [irvetta@onslrg.org](mailto:irvetta@onslrg.org)

Jane Smith, Admin. Assistant/Social Services Referral Coordinator: [jane@onslrg.org](mailto:jane@onslrg.org)

The Old North St. Louis Restoration Group is a community-based nonprofit organization that:

- Intervenes to preserve endangered historic buildings through the purchase and marketing of properties to buyers with the commitment and capacity to carry out rehabilitation projects.
- Coordinates beautification efforts that include volunteer clean-ups of vacant lots, establishing community gardens, planning for park improvements, and routine maintenance of nearly 100,000 square feet of greenspace throughout Old North St. Louis.
- Sponsors community-building events and celebrations, such as pot-luck suppers, the annual House Tour in the spring, National Night Out and outdoor movie nights in the summer, and a street festival in the fall.
- Hosts the Old North St. Louis Community History Museum at the Restoration Group office, which displays historic artifacts from the neighborhood.
- Has partnered with other organizations, such as UMSL, the Catholic Commission on Housing, and Sustainable Neighborhoods to provide home improvement loans, home repair and maintenance seminars, and financial literacy classes to help economically disadvantaged residents.

Some information on this page updated: May 3, 2006

# Where is Old North St. Louis?

*"Just Minutes North of the Edward Jones Dome in Downtown St. Louis."*

**Boundaries** (see maps for greater detail):

**East:** Interstate 70

**West:** North Florissant Ave.

**South:** Cass Ave.

**North:** Branch Ave.

A small neighborhood on the near north side, the Old North St. Louis neighborhood is a little village with a view of the downtown. The area has many small wonders despite its obvious decay and blight. The best known features of the area is the Crown Candy Kitchen, a place to get candy and ice cream.

Greetings!

I've lived in Old North St. Louis for over 20 years with my wife and have four boys ranging in age from 11 to 18.

My wife and I bought an old two-family brick house and rehabbed it over the course of two years. We now rent out the downstairs and live on the second and third floors. We've home-schooled all four boys, the oldest of whom starts college this fall. Homes in our neighborhood have extremely low purchase cost, but in general need a significant amount of rehab work.

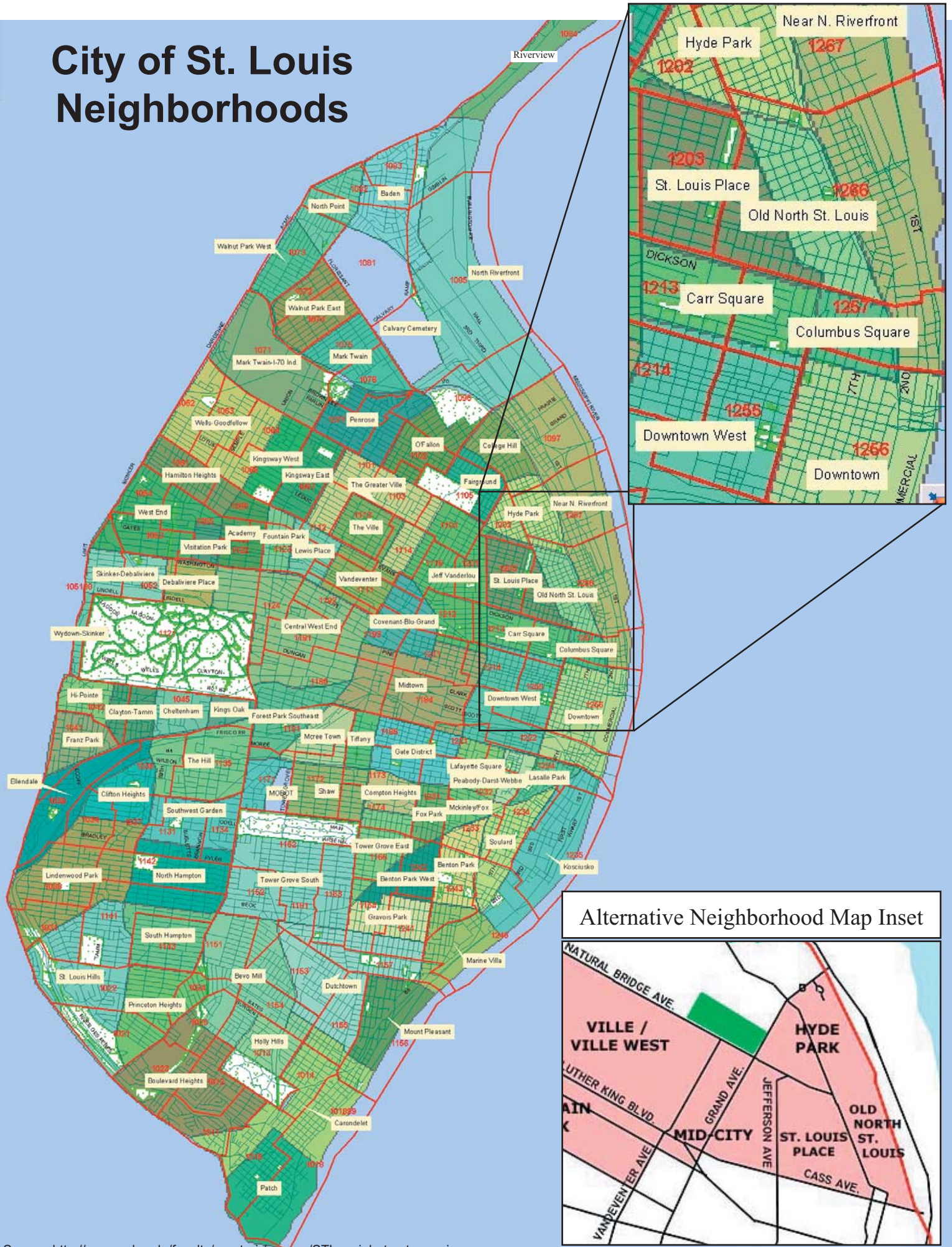
For us, this neighborhood has been a very good investment, mostly of labor more so than money. The neighbors we have had over the years have been very good, and perhaps the main reason we have stayed so long in one place.

Old North St. Louis is also home to a strong neighborhood organization that has been actively involved in neighborhood beautification and community development. Another advantage of living here has been the availability of public transportation - I've been riding the bus to work for almost a year now. For a young person with a lot of energy and the desire to own a home at a very reasonable price, I can highly recommend Old North St. Louis!

David Eisenbraun  
Sr. Engineering Specialist  
Emerson Motor Company



# City of St. Louis Neighborhoods



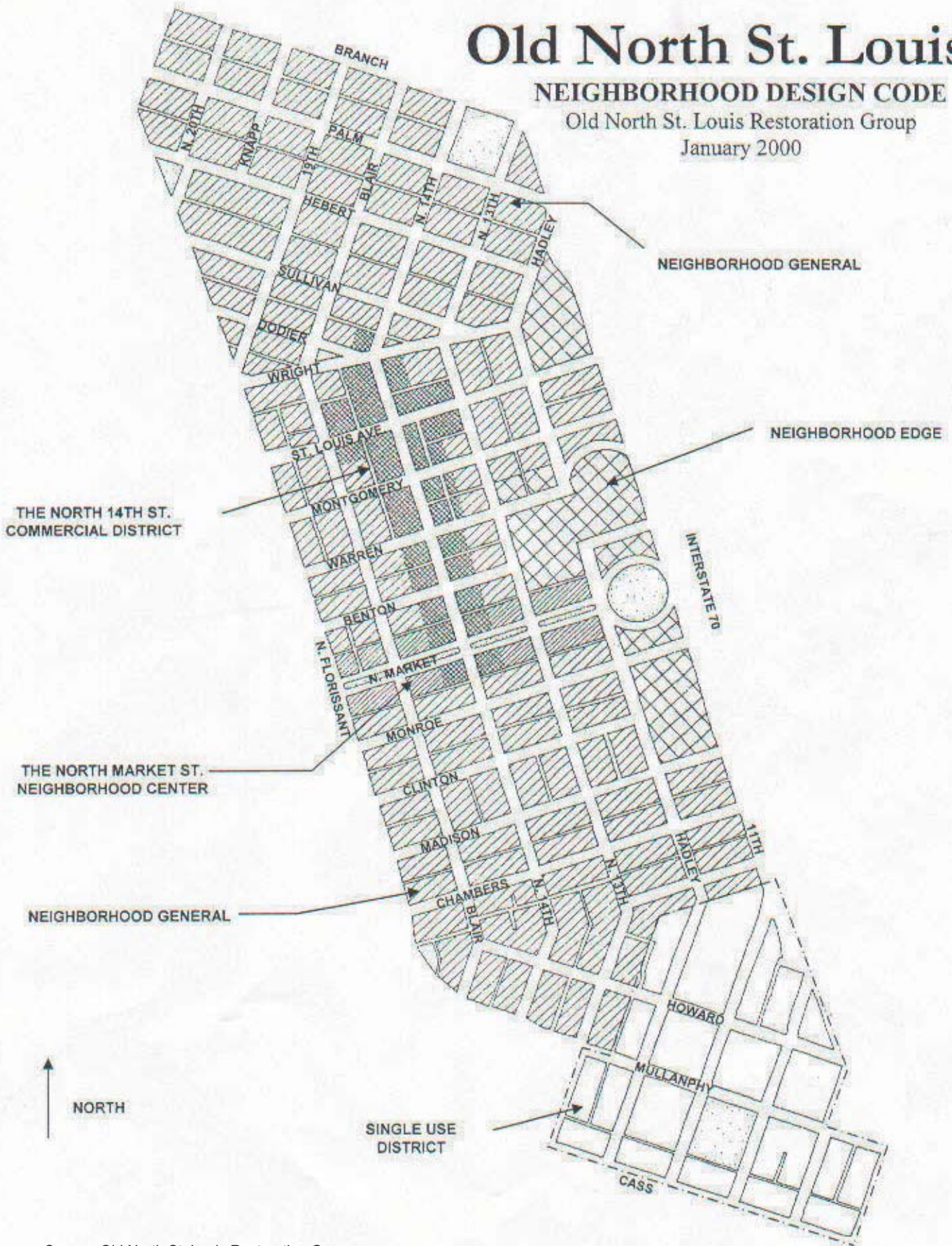


# Old North St. Louis

## NEIGHBORHOOD DESIGN CODE

Old North St. Louis Restoration Group

January 2000





# A Short History of Old North St. Louis

The Old North St. Louis neighborhood was first developed in 1816 when Colonel William Chambers, a U.S. army officer stationed in St. Louis, purchased a tract of land bounded by the present Monroe, Hadley, and Montgomery Streets and the Mississippi River. Shortly after, Chambers and other early founders incorporated the area as the village of North St. Louis, and in 1841, the village of North St. Louis became part of the city of St. Louis. Full development of the area became a focus of the city, and German immigrants started settling between 1841-1859. Many of their landmarks remain in the area.

In the latter part of the nineteenth century, large numbers of Polish immigrants settled in the near north side, including present day Old North St. Louis. Old North St. Louis also has an Afro-American population dating back long before the Civil War period. The former Dessalines School on Hadley and Tyler Streets was established as an Afro-American elementary school in 1866. It remained open until 1973. More recently, immigrant arrivals to the area came in the 1930's, during and after the Depression. Many current residents can trace their origins back to small farm communities in Southeast Missouri, Arkansas, and other states in the south. At this point, the neighborhood was crowded and thriving.



Factories, shops, and homes were interspersed, in the classic "walking city" pattern. Some small businesses have a long history in the neighborhood. The North 14th Street Shopping District, the center of the area's commercial activity, has a Businessman's

Association dating back to 1902. Stores, like Crown Candy Kitchen and Marx Hardware, are family owned and operated for more than three generations.

Some of the 19th century landmarks remaining include Ames Kindergarden, the Sts. Cyril and Methodius Polish National Catholic Church, the St. Louis Number 6 Bathhouse, and the Mullanphy Immigrant home. Much of the remaining housing stock dates from the late nineteenth century.

The period after the Second World War ushered in another turning point for the neighborhood. The country was pursuing a life of prosperity, one sign of which

was a house in the suburbs. Federal policy, private lending policy, and housing developments provided an incentive to build new homes rather than stabilize older neighborhoods. Many residents moved to the suburbs, encouraged by new housing development and highspeed expressways. Highway 70, dedicated in 1971, disconnected the neighborhood from its industrial sector and furthered abandonment in the isolated Eastern half.

In the midst of this change, and encouraged by War on Poverty legislation, new neighborhood organizations arose, including Grace Hill, a multi-service center located



on Hadley Street in the Grace Hill Episcopal Church, on land which was the site of an indian mound. Grace Hill sponsored a number of neighborhood projects and oversaw both the construction of new housing and rehab of older buildings. Federal programs in the 1960's renamed the area as "Murphy-Blair" honoring two Civil War leaders, David Murphy and Francis Blair. The name lives on in the Murphy Blair Gardens and Townhouses, built under Model City funds in the 1960's. With the elimination of federal funding in the 1970's, the pace of housing demolition increased, but little new housing was built, resulting in declines in both the population and housing stock.

In the 1980s, a gradual change in attitude occurred, as many rediscovered the value of living in the city. Federal tax policies briefly favored the rehabilitation of houses, and the neighborhood. From that rebirth came the Old North St. Louis Restoration Group, and, following that lead, the name of the area was changed from Murphy Blair to Old North St. Louis in the 1980s.

By the mid 1990's over 50 new families had purchased old buildings in the neighborhood, which they moved into and rehabbed. That steady trickle has increased over the last five years, partially as a result of historic tax credits, but also because of the warm, neighborly feel of the area. A food co-op, bike repair club for kids, neighborhood gardens, pot luck suppers and street festivals all add to the small-town flavor of this neighborhood just 10 minutes from downtown.

Source: <http://stlouis.missouri.org/oldnorthstlouis/history.htm>



# Quick Facts on Old North St. Louis

## Quick Facts:

*Named "one of St Louis' up and coming neighborhoods" - St. Louis Magazine, April 2003.*

*Old North St. Louis is home to over 30 small businesses.*

*The Restoration Group is building 100 new homes and rehabbing 25 historic buildings along North Market St.*

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## Article: RHCDA plans two new projects.

January 28, 2005

From the St. Louis Business Journal

Regional Housing and Community Development Alliance (RHCDA), a not-for-profit developer and developing consultant, has contributed 395 housing units over the past five years to underdeveloped and forgotten urban areas surrounding St. Louis.

Stephen Acree, president of RHCDA, said the goal of the firm is to build strong and healthy neighborhoods. "We are more concerned with community involvement than the contract," Acree said.

RHCDA's commitment to community improvement through partnerships with local redevelopment agencies has led to an affiliation with Old North St. Louis Restoration Group and Forest Park Southeast Development Corp. The three have teamed up in an effort to revitalize the Old North St. Louis and Forest Park Southeast neighborhoods through a project called CONECT St. Louis, which stands for Coalition of Neighborhoods Effecting Change Together. The project plans include a combined 59 apartment units in 22 buildings, as well as more than 100 single-family for-sale homes throughout the two neighborhoods.

The combined development cost of the two projects will be \$14.45 million.

RHCDA receives its funding from three sources. One-third of the funding comes from fees received for consulting jobs, one-third is from grants and one-third is from contributions, from both individuals and larger taxing authorities.

In Old North St. Louis, the 32-unit North Market Place Apartments will be created in nine scattered buildings centered around North Market Street on a 30-acre tract of land. One hundred and five homes are also planned for Old North St. Louis under the name North Market Place Homes. Phase one of the homes project includes 41 single-family homes, 37 of which will be new and four are existing structures with plans for remodeling.

"We are recreating the market for new homes," Acree

said of the project, which is in its early stages, with three display models recently completed. Acree said the goal is to build 105 homes within five years.

In Forest Park Southeast, 27 units will be created in 13 buildings to form the Park East III Apartments.

The apartments in both neighborhoods will cost \$375 for a one-bedroom, \$485 for a two-bedroom and \$610 for a three-bedroom apartment.

RHCDA combined the projects into one larger project in order to make tax-exempt bond financing feasible. The project structured the leases to maximize the benefit of the Federal low-income-housing tax credit in combo with Federal Historic Preservation Tax Credits.

"The great thing about RHCDA is that they extended an offer to work with us and build our organization's capacity to do real estate development, and really play a leadership role in redeveloping the neighborhood," said John Burse, board president of the Restoration Group.

RHCDA recently changed its focus from multiple, small development projects to a philosophy of concentrating its resources into fewer larger-scale projects.

"Our intent is to have a larger impact and have a sustained impact on communities," Acree said.

The organization's shift in project size is a direct result of the firm's goals for next five years. RHCDA's goal for 2005 to 2009 is to work as a developer or developing consultant on an average of 195 units per year, for a total of 975 units over five years. In the previous five years, RHCDA worked on 191 units as a developing consultant with project budgets totaling \$34.9 million. For the same five-year period, as a developer, RHCDA completed 395 units with development costs totaling \$70.5 million.

RHCDA's loan funds, which go to nonprofits such as Old North St. Louis Restoration Group, started 10 years ago with a \$140,000 donation from the May Department Stores Co. Along with outside contributions and an increased donation by May, \$7.4 million in loans were made from the fund, which now stands at \$2.25 million.

# Projects to Impact Old North St. Louis

- 1) The Bottle District
- 2) The Pinnacle Casino
- 3) I-70 River Bridge
- 4) I-64/Highway 40 Construction



# 1) The Bottle District

Located on the north side of the Edward Jones Dome and America's Center, touching the Southeast tip of Old North St. Louis, the Bottle District is a \$280 million development that will house more than 900,000 square feet of office space, hotel, residential loft space, dining, entertainment, and shopping. There will be more than 250 contemporary residential units built in 2007.



There will be more than 250 contemporary residential units built in 2007.

The Bottle District is framed by Cole Street to the south, Broadway to the east, 7th Street to the west and Interstate Highway 70 to the north.

## The Bottle District features:

- 500,000 square feet of entertainment and retail venues, including a concert venue, kart racing, a bowling alley and more
- 175,000 square feet of dining attractions
- **A full-service grocery store**
- More than 150 hotel rooms (2008)
- More than 250 contemporary residential units
- 45,000 square feet of premium office space
- Underground parking to Bottle District customers
- A unique pedestrian environment, with intimate courtyards, wide sidewalks and a walking street.

Developer: BDP, LLC

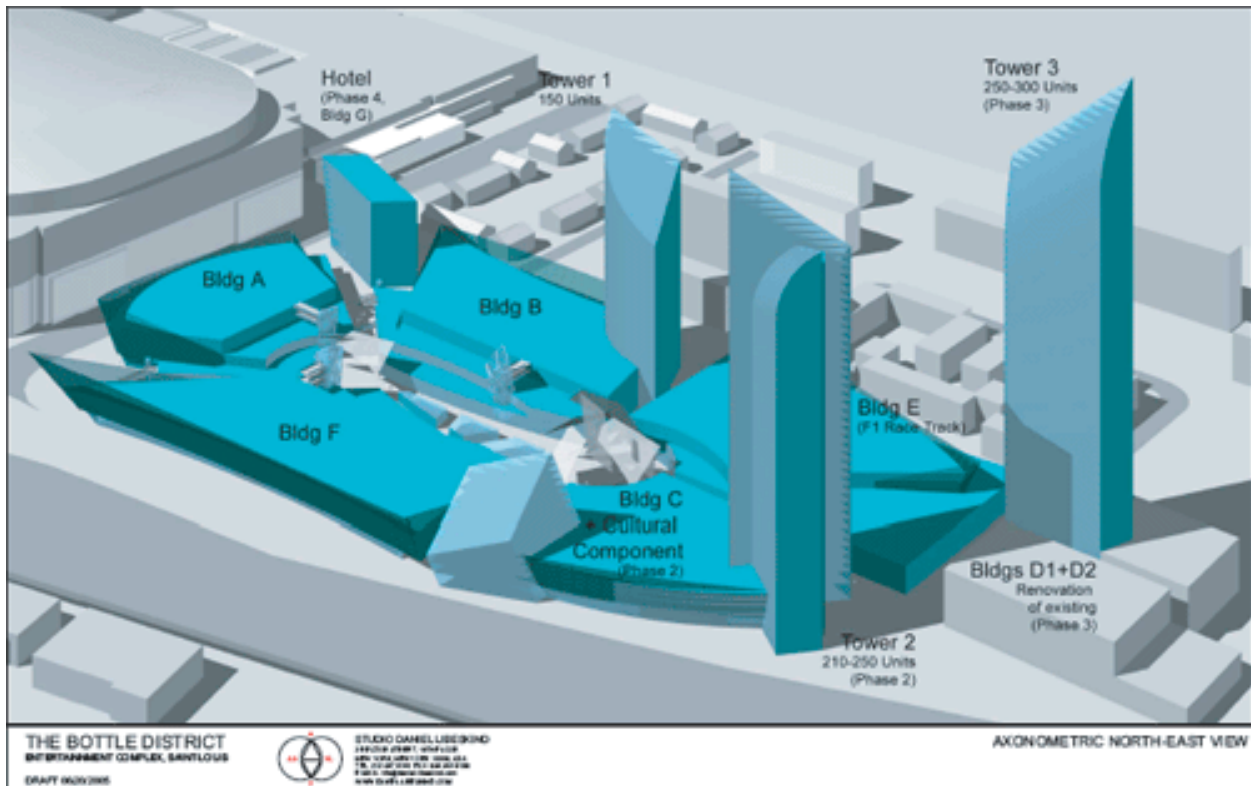
Contractor: Clayco Construction

Design Architect: Forum Studio & Daniel Libeskind

Development Consultants: Taffer Dynamics

**Author's Opinion:** This high profile project provides the surrounding area (including Old North St. Louis) with a much needed grocery store, as well as upscale shopping and dining venues that make the North St. Louis area more attractive to residential sales.

The \$280 million development should bring other public and private funds to the region which should also benefit the Old North St. Louis district.





## 2) Pinnacle Casino, Hotels & Condos

Pinnacle's downtown casino project on the north side of Laclede's Landing is poised to take advantage of the 4.1 million visitors per year who visit the St. Louis Arch.

The property is adjacent to St. Louis' Central Business District, the America's Center convention center and the Edward Jones Dome.

Pinnacle's \$400 million downtown project sits on 7.3 acres with a gaming floor of approximately 90,000 square feet. Construction on this facility is scheduled to begin in September 2005, with an anticipated opening in the



second half of 2007, upon approval from the Missouri Gaming Commission.

The project features two hotels, including a

five-star property and an Embassy Suites. The five-star hotel will include 200 rooms, a spa, two fine restaurants and a magnificent pool and entertainment area off the hotel lobby overlooking the Gateway Arch.

Pedestrians from America's Center, the Edward Jones Dome or the Central Business District will access the site via a secure pedestrian connection which will tunnel beneath Interstate 70 along the western edge of the site, and enter at the casino and adjoining amenities.

### Project Highlights

- Single-level, 90,000 square-foot casino;
- Five star luxury hotel with 200 guestrooms;
- Business center and Banquet facilities;
- Fine dining venue and night club;
- Additional dining venues including a buffet;
- Retail shops;
- 22,000 square-foot Convention/Meeting space;
- Swimming pool overlooking the arch;
- \$50 million residential/retail development in the surrounding area;
- Secure pedestrian connection to Central Business District, Edward Jones Dome and America's Center.

**Author's Opinion:** This project brings development and jobs to the north side of downtown minutes from Old North St. Louis. The luxury condos bring a new upscale element to Laclede's Landing on undeveloped land.

### Pinnacle Entertainment to Develop Luxury Condominiums in Downtown St. Louis

LAS VEGAS -- Pinnacle Entertainment, Inc. has reached an agreement with Rodgers Group Development to develop luxury condominiums on Laclede's Landing in the shadow of the Gateway Arch. The project will be the first residential development project in this area in recent history, and will be near Pinnacle's new casino and related developments.

This project, a \$25 million, 10-story condominium structure overlooking the Mississippi River, the Arch and downtown St. Louis, will be named "Port St. Louis." In addition to three stories of enclosed garage parking, the unique glass and brick structure will house 49 condominiums, each with luxury finishes, balcony views and access to the roof top common area pool.

"The luxury amenities and the location of Port St. Louis will make it unlike anything else in the region," said Pinnacle Entertainment Chairman and CEO Daniel R. Lee. "This partnership with John and Mark Rodgers is an important additional investment for us in St. Louis, and will make for a dramatic addition to the reemerging downtown St. Louis residential market."

Port St. Louis represents approximately half of the \$50 million in residential housing that Pinnacle committed

to through the Company's redevelopment agreement with the City of St. Louis. The planned investment is being made well-ahead of the requirements in Pinnacle's agreement with the City, which is a testament to the Company's intent and confidence in redeveloping this area of St. Louis.



"Port St. Louis will set a new standard for luxurious living in downtown," said Mark Rodgers of Rodgers Group Development. "We will bring new life and vitality to Laclede's Landing, and create a truly unique experience for our residents.

Groundbreaking for Port St. Louis will occur in Spring 2006, and completion is scheduled for 2008. Additional information available at: <http://www.portstlouis.com>.

# 3) MoDOT I-70 River Bridge

Statistics show the transportation network at the core of the St. Louis/Metro East-Illinois urban area will be at the point of failure within 20 years.

The Poplar Street Bridge, a focal point of interstate traffic movement through downtown St. Louis since the 1960's, is severely over-burdened, and the forecast shows congestion on the core highway network will get worse. By the year 2020, the 90-minute period of rush-hour congestion will double to three hours.

The economic future of the urban core on both sides of the river depends on the efficient movement of goods and services, and the ability of people to simply get to work. An improved highway system at the heart of the Bi-state will help to revitalize downtown St. Louis, the north riverfront and the Metro East area, notably East St. Louis and the National Stockyards redevelopment area.

### Project Details

The proposed bridge extends from St. Clair Avenue in St. Clair County, Illinois to Broadway in the city of St. Louis, Missouri. Total project length is 6,260 feet, including the bridge and approach roadways.

The bridge's 2000-foot main span will be the longest cable-stayed span in the western hemisphere and the fifth-longest cable-stayed span in the world.

The bridge's width of 222 feet will make it the widest cable-stayed bridge in the world. The bridge will provide four mainline traffic lanes in each direction with inside and outside shoulders, for a total of eight lanes. The shoulders could be converted to traffic lanes in the future if capacity is needed. The total length of the bridge will be approximately 3,150 feet.

The interchange will connect new I-70 to existing I-70 near Ninth and Howard Streets, north of downtown in the

southern half of Old North St. Louis just north where it touches the Bottle District at Seventh and Cass Ave.

Existing I-70 between the Poplar Street Bridge and the new interchange will be made part of Interstate 44. The I-44 designation will be extended north from its present ending point at I-55.

Plans for local road access include direct connections from the new interchange to both Fourteenth Street and Tucker Boulevard, realignment of Cass Avenue providing local traffic flow to all four quadrants of the new interchange, and a compressed diamond interchange at St. Louis Avenue.



The project currently includes bicycle lanes on both sections of relocated Cass Avenue, O'Fallon Street and Tucker Boulevard, and landscaped medians in at least two locations along Cass Avenue. The project also includes the reconstruction of the pedestrian overpass at North Market as well as the removal of the railroad trestle south of Madison Street.

**Author's Opinion:** I would encourage anyone looking to acquire in this area to study a map and MoDOT's plans before committing, however initially it appears the Southern (industrial) tip of the ONSL district will get a nice face lift out of this project which could spur commercial development and growth.



# 4) MoDOT Highway 40 (I-64) Construction

Excerpt from: <http://www.thenewi64.org> (MoDOT)

If you're a St. Louis native or a long time resident, you probably call this road Highway 40 (instead of I-64).

How old is this road? The section between Spoeede and Brentwood was built in the 1930's and 1940's. The art deco bridges in the corridor are considered historic structures. When the last segment of US 40 between Wentzville and downtown was completed in 1971, some sections of highway were already 40 years old.



With sections of this road now 65 years old, there is an additional challenge: deterioration. The highway's original concrete foundation is literally crumbling away.

The design of the highway is equally out of date - engineers call it "functionally obsolete". Entrance and exit ramps are short and loop ramps are tight. Hills along the roadway decrease sight distances and increase stopping distances, especially in rain or snow. This highway, after all, was originally designed to handle traffic at 45 miles per hour!

The long-term solution lies not in spot repairs, but in replacement.

Officially speaking, The New I-64 is a project to reconstruct 12 miles of urban interstate highway (along with 12 overpasses), interchanges and bridges from west of Spoeede Road (near I-270 in St. Louis County) to Sarah Street (east of Boyle Avenue in St. Louis City) on I-64, and from south of Brentwood Boulevard to Eager Road on I-170. Construction is to begin in 2006/2007 and extend until late 2010.

**Author's Opinion:** There are more questions than answers to how the Highway 40 construction project will effect residential real estate in St. Louis. However, we have already noticed that this project is influencing buyer's decisions on what neighborhoods to buy in.

Highway 40/I-64 is the MAJOR commuter artery connecting the western suburbs to Downtown St. Louis-carrying 170,000 cars a day. It is already known for its traffic congestion which will only get worse with several years of lane closures and construction.

It should also be noted that this will be MoDOT's single largest project in their history- so there is a reasonable probability the project won't finish on time.

In studying this project, MoDOT notes that lane closures will not only increase suburban commutes on Highway 40, but it is expected that displaced traffic will also increase commute times on parallel interstates I-70 and I-44 as well as other east-west routes like Manchester, Lindbergh, Olive and Page Avenue.

One very possible side effect of this project is that it could increase the number of home buyers looking to live in the city in order to eliminate the long commute times caused by the construction. Old North St. Louis' proximity to downtown would be a major selling point- even over other more established St. Louis neighborhoods- to those buyers who don't want to commute. Visibility from I-70 is another plus.

However the question that we don't have an answer to is how the construction will impact the economic growth of downtown. If commuting gets bad enough, will it effect downtown employment? If employers refrain from growing downtown offices or even relocate works to the suburbs in large enough numbers, we may be threatened with a downswing in housing demand.

---

## *Other Items to Consider...*

**Washington Street and Ballpark Village Loft Districts:** Dozens of new Downtown housing projects have sprung to life lately even though downtown employment appears stagnant. **Authors Opinion:** By and large any downtown development will be a plus for surrounding neighborhoods like ONSL, however one should be concerned that supply doesn't outstrip demand. Fortunately, ONSL's inventory is quite different from the downtown lofts.

**Empty Nest Syndrome:** As the "Baby Boomer" generation ages, the real estate industry is noticing a trend of older home owners downsizing their homes so they can be closer to entertainment venues.

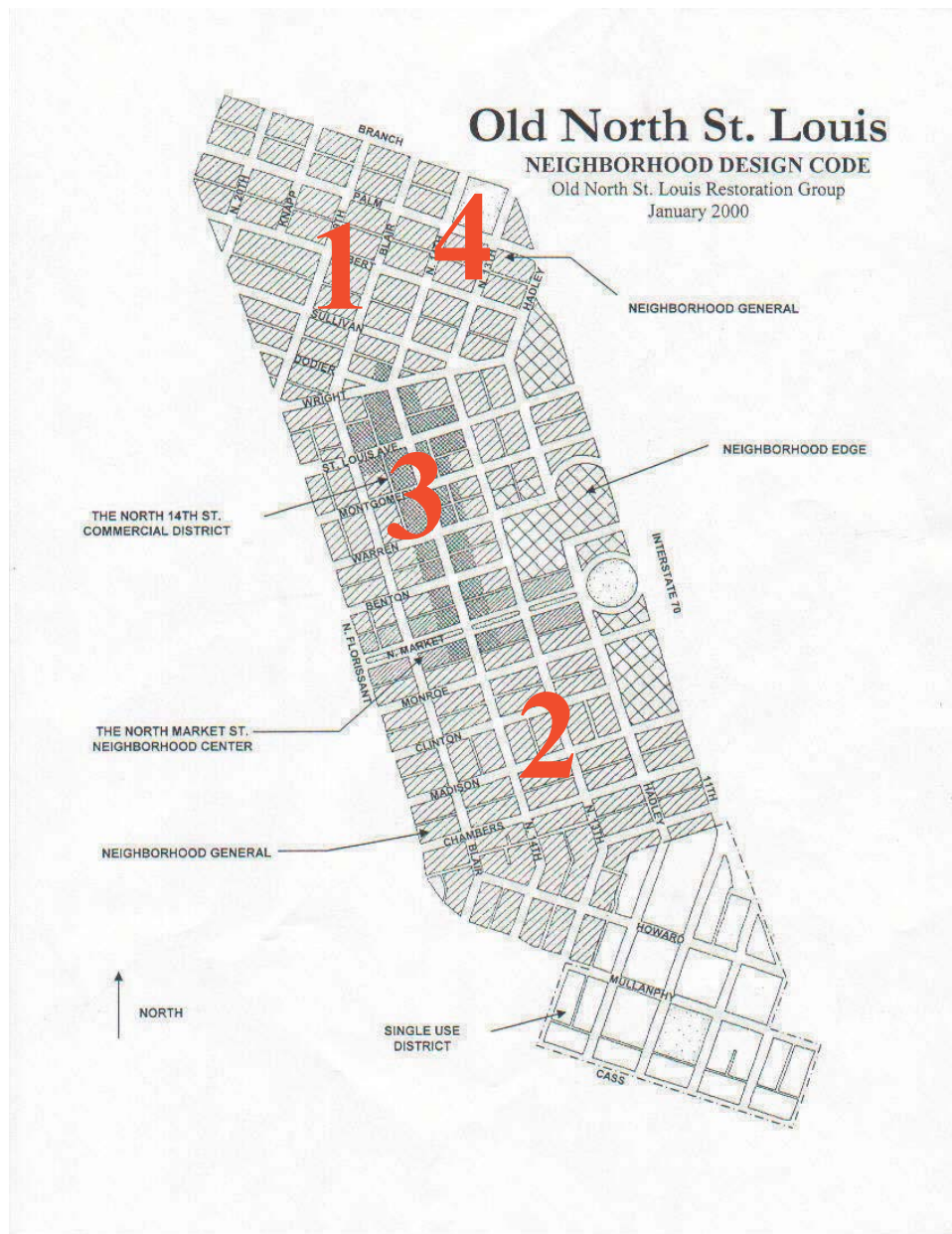
**Gasoline Prices:** Another driving factor behind home buyers wanting to be close to work.

This page was added to the presentation on May 3, 2006



# The Four Opportunities of Old North St. Louis

- 1) The Northern Section of Old North St. Louis
- 2) The Southern Section of Old North St. Louis
- 3) The 14th Street Business District
- 4) The Warehouse at 14th and Palm



# 1) The Northern Section

The Northern Section of Old North St. Louis that will be discussed here is basically everything North of St. Louis Avenue except for the commercial property in the vicinity of 14th and St. Louis and a warehouse located at 14th and Palm. These areas will be discussed in other sections.

The Northern Section is a predominantly a residential neighborhood made up of 19th century homes on par with the Soulard neighborhood south of downtown. The area sports ample green space, mature trees and lush neighborhood gardens as well as occasional mixed use, churches and school buildings.

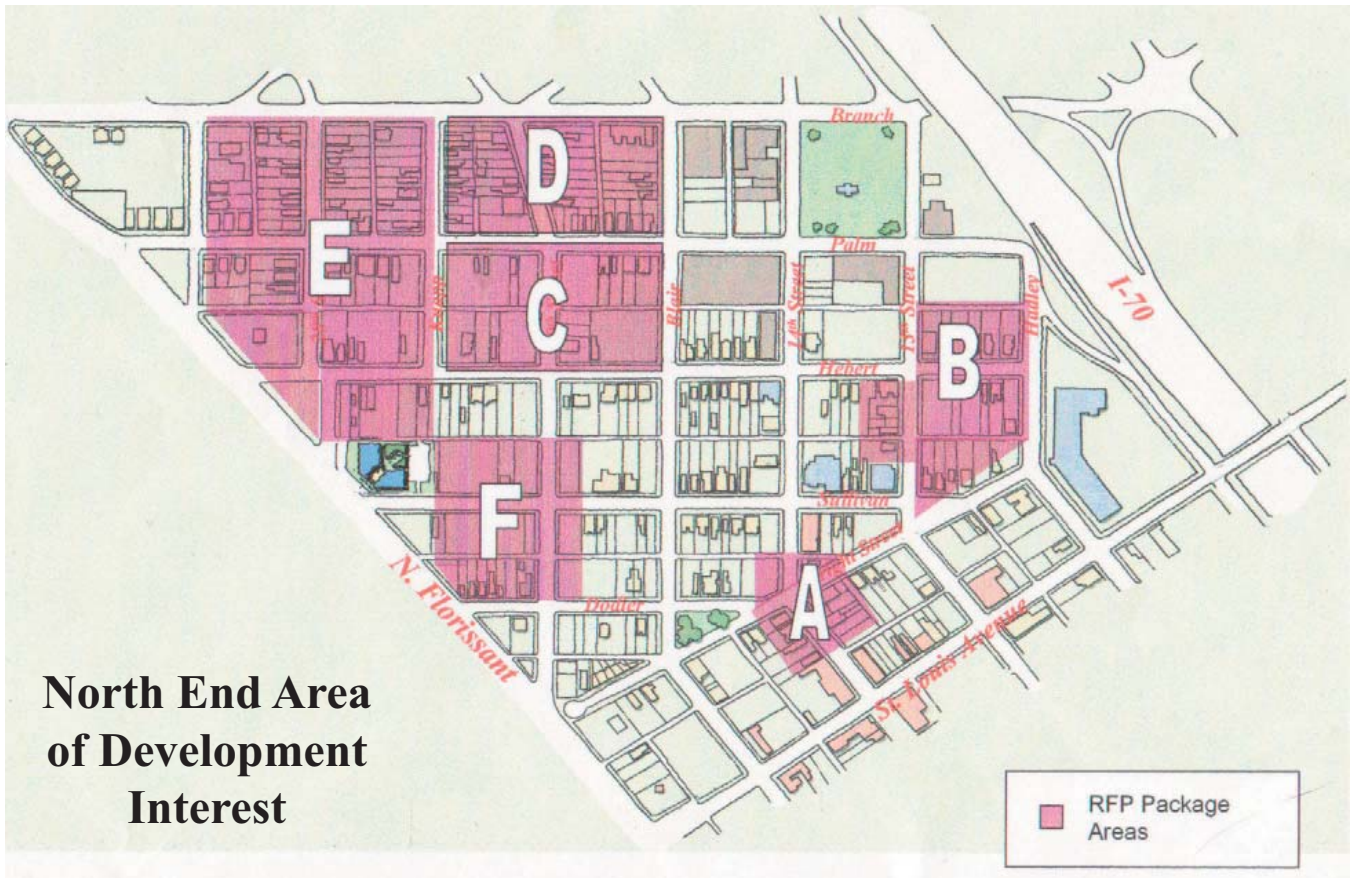
At this time, there appears to be little investment



redevelopment occurring in this area. Most of the restoration to date has been owner-occupied restoration or small rehabbers working on one project at a time. A photo tour follows this page to note projects that await restoration in this section.

The St. Louis Development Corporation (SLDC) issued a series of six RFP's in June 2005 looking for restoration solutions to large areas of the neighborhood (see map below). Five of the RFP's are included with this section.

We have not yet contacted SLDC or LRA to see what has become of these RFP's- although RFP "A" is no longer available on SLDC's website. (as of 12/05)



**North End Area  
of Development  
Interest**



# The Northern Section Photo Tour

## 13th Street near Herbert (RFP B Area)



There are plenty of empty lots to be built on in or near the area of RFP B although around the corner on 14th and Sullivan (below) homes appear to be lived in and in pretty good shape.

## 14th Street and Sullivan





# The Northern Section Photo Tour

## Herbert and Blair (RFP C Area)



Empty building sets beside a park while homes across the street are occupied. Looking East we see occupied homes.

## Herbert and Blair looking East down Herbert





# The Northern Section Photo Tour

Palm (RFP C, D, E Area)



Palm and 19th (RFP C, D)





# The Northern Section Photo Tour

## Additional Photo from Palm and 19th

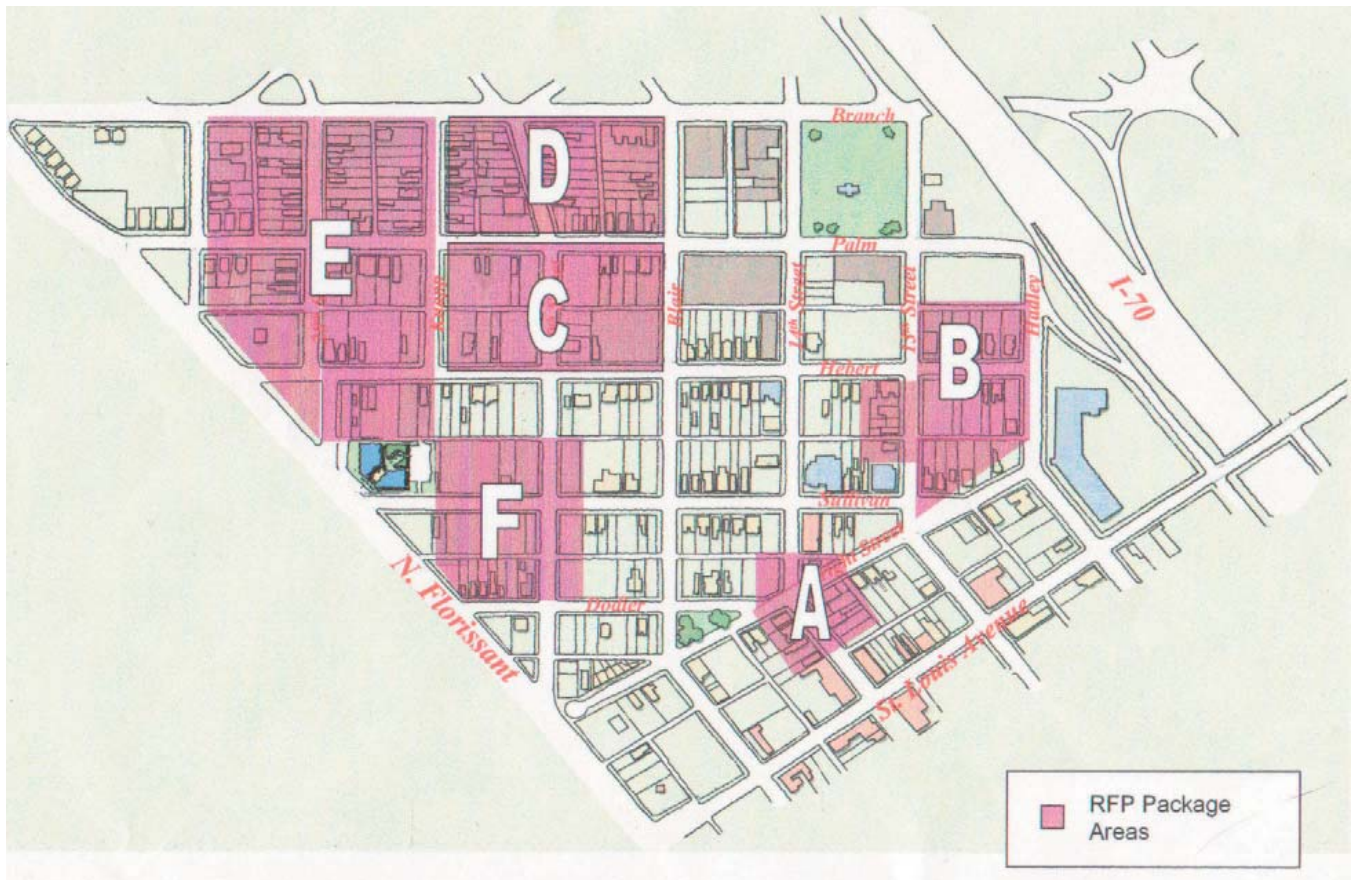


Typical inventory from the C, D, E area. Below we are just north of Crown Candy at a three way intersection where there is a cute neighborhood park. The upper left photo below is the block owned by Crown Candy.

## 14th and High and Dodler (and Wingmann Park)



# St. Louis Development Corporation Old North St. Louis RFP's Released: June 2005



**These RFP's have been removed  
from this document.**

**Please contact Kimberly Cameron with the  
St. Louis Agent Team, Toll Free 1-800-573-5276  
extension 82 for more details.**



## 2) The Southern Section

The Southern Section of Old North St. Louis that will be discussed here is basically everything South of St. Louis Avenue except for the commercial property that runs along 14th from St. Louis Ave down to Warren. This area will be discussed in another sections.

The Southern Section is the bottom 2/3 of the neighborhood. It is different from the Northern Section in that it includes a mixture of uses including residential, commercial, industrial, retail, and special use.

Over time, a lot of the Southern Section has been cleared away resulting in a lot of empty lots, some of which is now being built on (residential new construction). Much of the remaining buildings are now in serious condition- i.e. missing walls, roofs, etc.

Vatterott is the major player in this section of town. They appear to have tied up a significant part of the inventory around the North Market Street Neighborhood Center (which is a retail/mixed use facility).

In 2000 the Old North St. Louis Restoration Group entered into a formal agreement with the Regional Housing and Development Alliance to build 100 units of new housing and rehab 25 historic buildings in the central part of the neighborhood around North Market Street. These houses will range in size from 1340 square feet to 2270 square feet. Eight of the units in the first phase will be made affordable for low or moderate income families through a “soft second” mortgage made possible through the fundraising efforts of Grace Hill, the Restoration Group and the Catholic Commission on Housing. The cost of these new units will range from \$130,000 up to over \$190,000 or more, depending on the features chosen by the homebuyer.

Beyond residential and retail, there are several active factories scattered throughout this section of town as well as a nursing home, and two low-income housing projects on the Eastern edge. Prior to acquisition, I would suggest studying how these facilities might impact your projects.

On the neighborhood map, the Southern most tip of the neighborhood shows that it is zoned for “Single use.” I’m unsure what that means, but this is the tip that touches the bottle district and will have the new Cass Ave that connects with the I-70 river bridge. Because of proximity to these two projects it might be worth an investor’s time to explore this southern most edge of the district to see what can be done there and how the new river bridge will reroute traffic on Cass.



**Vatterott’s New Construction.** As I understand it, they built three display homes then waited to sell them before starting additional new construction. Although this is the first new residential construction in Old North St. Louis, there is a major new development by other builders just West of N. Florissant in St. Louis Place that starts at \$107,000.



**Market Street Retail/Mixed Uses.** Construction workers are actively working on this building and this site across the street. Notice the Arch and the Edward Jones Dome below it in the background (this is how close to downtown you are).





# The Southern Section Photo Tour

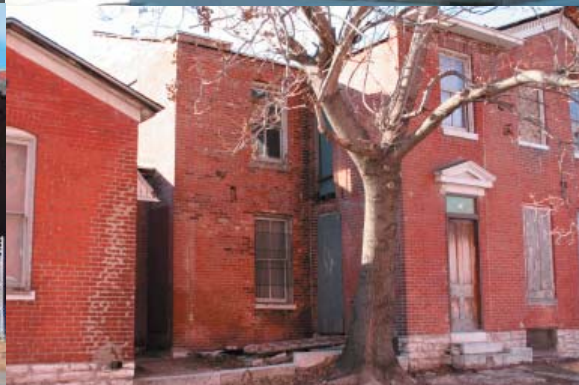
Blair and Warren / Warren and 14th



Above: Industrial building just west of the 14th Street retail. Homes would overlook a retail parking lot.  
Below: Empty lots between Warren and Benton on 14th could be extended to retail or residential.



## Typical Quality of Southern Section Property (around Warren and Blair/14th)





# The Southern Section Photo Tour

## Warren/Benton and 13th



Above: New buildings stand on one side of the street while the other side is mostly untouched.  
Below: Vinyl siding of new construction (top/left) is the backside of Market Street. Market varies from untouched retail, to new and restored homes and empty lots for sale..

### Around Market and Hadley





# The Southern Section Photo Tour

Market looking West toward 13th



Above: Signage adorns every building in this part of town.

Below: Construction abounds. At the very bottom you can see the new construction from Vatterott.

## Corner of Market and 13th





# The Southern Section Photo Tour

## Vatterott New Construction



Corner of Market and 14th





# The Southern Section Photo Tour

Monroe/Market Street Rehab near Blair (West side)



Backside of other builder's homes (at Monroe and Florissant)



Typical of Neighborhood Signage





### 3) The 14th Street Business District

The 14th Street Business District is a very different business proposition as it is mostly retail/commercial.

In the 1970's two blocks of retail (from St. Louis Ave to Warren) were turned into a walking mall. Although there is ample parking behind the retail store fronts, the walking mall killed a thriving retail area in only a couple of years. Today only one business still exists and there are abandoned cars setting in the middle of the mall.

A positive is that to the North of the walking mall (at 14th and St. Louis) is the landmark anchor Crown Candy. The streets are lined with cars all day long as Crown Candy does an amazing business bringing in tourists to the neighborhood. I'm told Crown Candy brings in 500+ people a day on average. The streets are well patrolled by police as well.

Another positive is the fact that most of the buildings remain and all but a few appear at first glance to be salvageable.

To the South of the walking mall is a mostly empty block which could be used to expand the retail district in the future. It appears that retail/commercial property once lined 14th street all the way down to the Market Street Retail district.

One problem that this mall poses to massive redevelopment of the North Section of Old North St. Louis is that this is a highly blighted and highly visible area that will scare potential buyers away (as it currently stands). Prior to investing in residential property in the North Section, we suggest determining how you will address this area in marketing materials. **(Update: I'm told the Restoration Group has secured financing to start renovating this area (as of March 3, 2006). I hope to find out more during the upcoming meeting).**

Unfortunately it would be difficult to justify a large retail investment in this area as the population to support it just isn't there yet. One solution would be to try and bring in visitors/tourists from downtown (piggybacking off of Crown Candy). *I have ample ideas...*

One possibility would be to option the area and then seek out federal, state, or local redevelopment funds for blighted retail areas. This mall would have to qualify for something... Although you would want to keep it pedestrian friendly, I would suggest restoring traffic (at least one way) down 14th Street.



**A retail anchor?** Crown Candy located at 14th and St. Louis does an amazing business all day long. Here two ladies walk back to their car after a day at the candy counter.



**The Walking Mall.** Dead for over 30 years this area once was a thriving business district until the street was closed off.



**Ten Cent Real Estate with a Million Dollar View.** The South End of the walking mall frames the Gateway Arch and the Edward Jones Dome within walking distance to the south.



# The 14th Street District Photo Tour

## The Landmark Crown Candy



## The other side of the street...





# The 14th Street District Photo Tour

## Walking Mall Building Tour





# The 14th Street District Photo Tour

## Walking Mall Building Tour



The back side...





## 4) The Warehouse at 14th and Palm

This four story warehouse on the Northern end of Old North St. Louis is just shy of 100,000 square foot with an asking price of approximately \$300,000. We were told that it was in use up until this year, however when we drove by it appears to actually still be in use. The exterior initially looked to be in good shape.

As a warehouse, it's proximity to the new I-70 river bridge is intriguing. However, the question is, does it have potential to be converted into lofts, condos, or apartments? It's potential, like the rest of this part of town is intriguing.



**Statistics for:**

# **Old North St. Louis**

*An Urban Village on the Edge of Downtown*





# Old North St. Louis Statistics

## Historical Building Permit Data

### Building Permits

Year	Total	Residential	Commercial	Other
1991	7	3	2	2
1992	18	5	4	9
1993	11	3	2	6
1994	18	5	2	11
1995	3	1	1	1
1996	10	4	2	4
1997	23	7	9	7
1998	14	9	1	4
1999	33	12	4	17
2000	16	7	1	8
2001	13	5	0	8
2002	16	7	2	7
2003	27	14	3	10
2004	22	5	3	14
2005	59	44	4	11

### Building Permits over \$50,000

Year	Total	Residential	Commercial	Other
1991	7	3	2	2
1992	18	5	4	9
1993	11	3	2	6
1994	18	5	2	11
1995	3	1	1	1
1996	10	4	2	4
1997	23	7	9	7
1998	14	9	1	4
1999	33	12	4	17
2000	16	7	1	8
2001	13	5	0	8
2002	16	7	2	7
2003	27	14	3	10
2004	22	5	3	14
2005	59	44	4	11

**Author's Notes:** Notice the recent increase in permits that have been pulled since 2003 and the jump in residential permits in 2005.

# Old North St. Louis Statistics

## Condemnations and Demolition Permit Data

Number of Condemned Buildings		Demolition Permits	
Year	Condemnations	Year	Permits
1987	18	1991	19
1988	19	1992	6
1989	20	1993	6
1990	21	1994	4
1991	14	1995	6
1992	6	1996	23
1993	10	1997	21
1994	11	1998	6
1995	9	1999	10
1996	35	2000	16
1997	32	2001	6
1998	27	2002	12
1999	22	2003	9
2000	14	2004	9
2001	11	2005	3
2002	7		
2003	7		
2004	13		
2005	11		

### Dwelling Units-Owner Occupied

Type	Count
Owner Occupied	152 ( 9.8%)
Not Owner Occupied	1,394 (90.2%)
-----	
Total	1,546



# Old North St. Louis Statistics

## Violation Data, Vacant Building Data

Number of Violations		Number of Buildings With Violations			
Year	Total	Year	Total	Complied	% in Compliance
1988	48	1988	7	0	0%
1989	326	1989	23	3	13%
1990	255	1990	21	0	0%
1991	384	1991	37	18	49%
1992	134	1992	20	10	50%
1993	231	1993	31	8	26%
1994	139	1994	24	10	42%
1995	145	1995	22	10	45%
1996	131	1996	20	8	40%
1997	150	1997	47	21	45%
1998	72	1998	13	7	54%
1999	34	1999	13	6	46%
2000	99	2000	20	12	60%
2001	27	2001	11	9	82%
2002	84	2002	23	10	43%
2003	72	2003	17	7	41%
2004	155	2004	30	16	53%
2005	65	2005	12	3	25%

### Vacant Buildings

Year	Total	Residential	Commercial
1990	94	79	26
1991	113	94	34
1992	88	78	21
1993	89	70	26
1994	87	80	14
1995	92	86	14
1996	113	102	21
1997	138	119	31
1998	129	111	31
1999	140	123	30
2000	143	125	32
2001	133	117	30
2002	126	112	27
2003	114	101	23
2004	101	90	20
2005	100	91	18

# Old North St. Louis Statistics

## Building Permit Value Data

### Value of Building Permits

Year	Total	Residential	Commercial	Other
1991	\$225,915.00	\$107,715.00	\$116,000.00	\$2,200.00
1992	\$1,160,187.00	\$69,587.00	\$71,000.00	\$1,019,600.00
1993	\$727,520.00	\$504,850.00	\$218,120.00	\$4,550.00
1994	\$4,155,049.00	\$32,100.00	\$90,000.00	\$4,032,949.00
1995	\$220,000.00	\$25,000.00	\$130,000.00	\$65,000.00
1996	\$718,683.00	\$32,500.00	\$641,983.00	\$44,200.00
1997	\$543,804.00	\$86,373.00	\$437,564.00	\$19,867.00
1998	\$116,712.00	\$59,300.00	\$7,412.00	\$50,000.00
1999	\$1,022,361.00	\$506,350.00	\$397,110.00	\$118,901.00
2000	\$368,382.00	\$160,632.00	\$148,000.00	\$59,750.00
2001	\$258,197.00	\$190,500.00	\$0.00	\$67,697.00
2002	\$5,645,133.00	\$3,140,836.00	\$40,000.00	\$2,464,297.00
2003	\$3,980,764.00	\$314,028.00	\$2,700,000.00	\$966,736.00
2004	\$1,542,714.00	\$144,500.00	\$512,166.00	\$886,048.00
2005	\$13,802,590.00	\$7,346,250.00	\$484,000.00	\$5,972,340.00

**Author's Notes:** Nearly \$14 million was spent on construction in this neighborhood last year- which is almost equal to the prior 10 years. Also note the increase in residential spending from 2002 to 2005 in comparison to 1991-2001.



**CMA Information for:**

**Old North St. Louis**  
*An Urban Village on the Edge of Downtown*



**These CMA's have been removed  
from this document.**

**Please contact Kimberly Cameron with the  
St. Louis Agent Team, Toll Free 1-800-573-5276  
extension 82 for more details.**

## 5th Ward Neighborhood Plan:

# Old North St. Louis

*An Urban Village on the Edge of Downtown*

**About:** Alderwoman April Ford-Griffin

She is a native St. Louisan, Griffin, 27, is a graduate of Nottingham High School, Syracuse, NY, and attended the University of Missouri-Columbia. She is currently completing studies at Harris-Stowe State College in the field of education. For the past four years she has been a Legal Investigator for the Office of the Circuit Attorney here.



**These plans have been removed from this document.**

**Please contact Kimberly Cameron with the St. Louis Agent Team, Toll Free 1-800-573-5276 extension 82 for more details.**



## Neighborhood Sales Literature:

# Old North St. Louis

*An Urban Village on the Edge of Downtown*



**This material has been removed from this document.**

**Please contact Kimberly Cameron with the St. Louis Agent Team, Toll Free 1-800-573-5276 extension 82 for more details.**

## Contact Information:



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