

OLD NORTH ST. LOUIS

Needs Assessment and Action Plan

February 2021



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1.

**INTRODUCTION +
NEEDS ASSESSMENT**



ACKNOWLEDGMENTS

Thank you to the Old North St. Louis Neighborhood residents, business owners, and institutional leadership who participated in the development of the Old North St. Louis Neighborhood Needs Assessment and Action Plan. Your feedback and engagement were critical to shaping and informing the assessment and action plan. A complete list of stakeholders interviewed is included in the Appendix.

The Old North St. Louis Neighborhood Needs Assessment Steering Committee, comprised of representatives from the Old North neighborhood, provided guidance and served as a sounding board for the nearly 10-month planning process. Their participation and assistance provided invaluable insight and support to this effort.

Members of the Steering Committee:

James Anderson

/// Resident and Treasurer, Old North St. Louis Restoration Group

Pastor David Battle

/// Pastor, Bread of Life Pentecostal Apostolic Church

Holston Black

/// Resident and Board Member, Old North St. Louis Restoration Group

Claire Rippel-Wolff

/// Advisory Board Member, Old North St. Louis Restoration Group

Aimee Dunlap

/// Resident and Secretary, Old North St. Louis Restoration Group

Matt Fernandez

/// Resident

Chris Hansen

/// Executive Director, Kranzberg Arts Foundation

Billy Hendricksen

/// General Manager, CTR Group

Andrea Hughes

/// Zuka Arts Guild

Jessica Payne

/// Resident and President, Old North St. Louis Restoration Group

Natasha Ramey

/// Resident

Rev. Dr. Paulette Sankofa

/// Resident and Founder/Executive Director, PEACE Weaving Wholeness

Lucendia Smith

/// Resident

Consultant Team

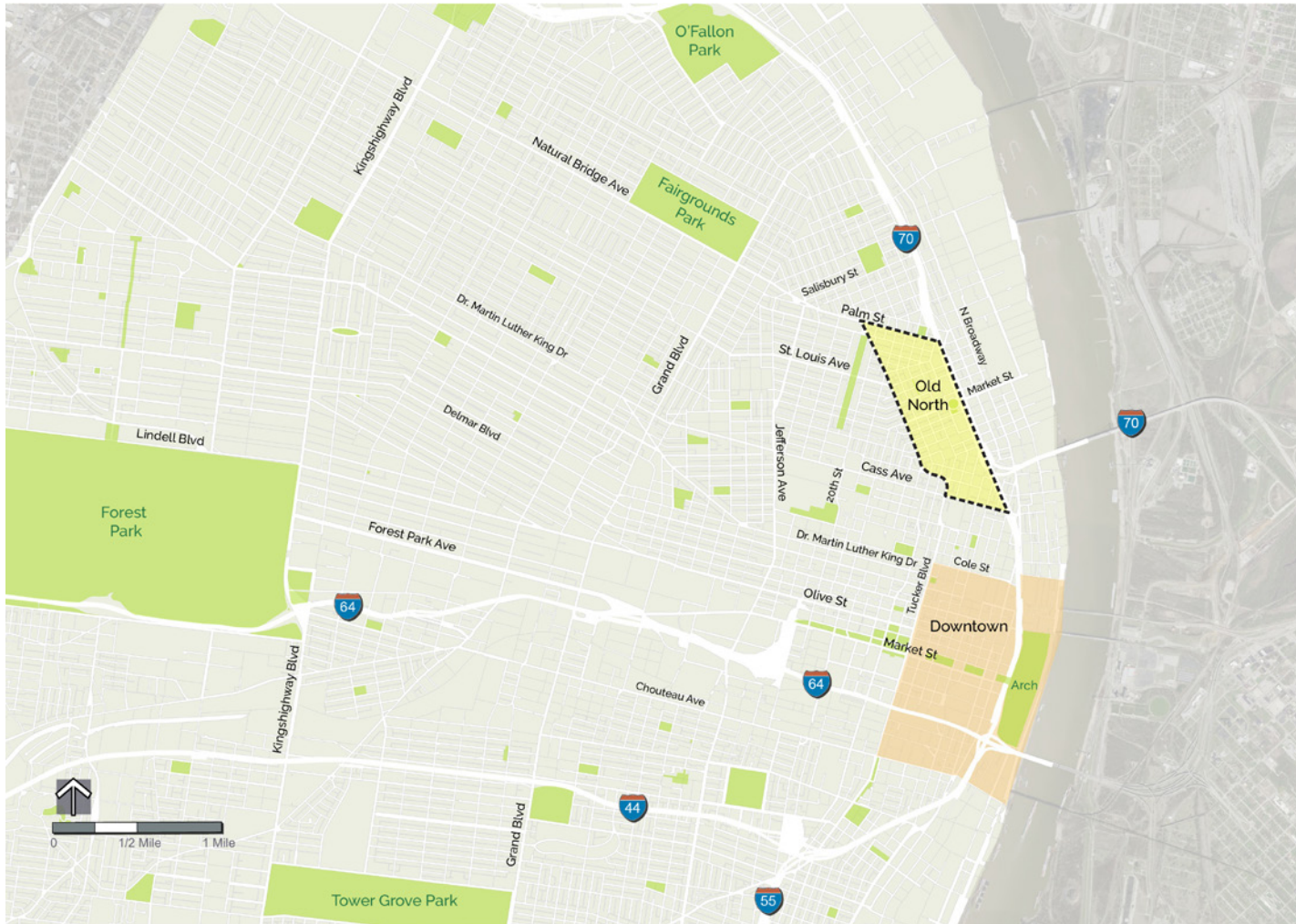
Community and Economic
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Jacqueline Davis-Wellington
Beth Noonan

The i5Group
Stephen Ibendahl, ASLA, AICP
Katie McLaughlin

Steadfast City Economic &
Community Partners
Doug Rasmussen

The Old North St. Louis Needs Assessment and Action Plan was made possible by philanthropist Margaret Goldsmith. Ms. Goldsmith owns and has rehabbed two historic buildings in the Old North St. Louis Neighborhood and saw the development of a needs assessment and action plan as an opportunity to help ensure that future investment in Old North is consistent with the neighborhood's vision. We would also like to acknowledge Brooks Goedecker for his assistance in the development of the Needs Assessment.

NEIGHBORHOOD CONTEXT



Location Map

The Old North St. Louis Neighborhood, often referred to simply as Old North, is located in near North St. Louis City, less than 1-mile from downtown St. Louis. The neighborhood is generally bounded by Palm Street on the north, I-70 on the east, Cass Avenue on the south, and N. Florissant Avenue and Mullanphy Street on the west. Old North St. Louis began as an independent village in 1816. It officially became a neighborhood of St. Louis in 1841 when it was absorbed into the City. With three areas on the National Register of Historic Districts: 1) SS. Cyril and Methodius; 2) Murphy Blair; and 3) Mullanphy, Old North St. Louis is a significant example of the historic past and character of the City.

When first settled, the village was dotted with mounds built by indigenous people, but by the mid-nineteenth century, the mounds had been leveled. Originally home to predominantly working-class German and later Polish immigrants, the area was densely developed through the nineteenth and early twentieth centuries. Most of the residential structures in Old North were built between 1855 and 1925, with three predominant styles: Urban Vernacular Classicism, Italianate, and Mansard. The structures were typically red brick with dormer gabled roofs ranging from one to three stories, two to six bays wide. While some residences had detached structures, most were

NEIGHBORHOOD CONTEXT (CONTINUED)



A destination for residents outside of the neighborhood and for tourists visiting the St. Louis area.

constructed in rows with no setbacks. Additionally, Old North was home to commercial (some with 2nd floor residential), industrial and institutional uses. By the end of the nineteenth century, the neighborhood's 14th Street had become the center of commercial activity.

Beginning in the 1950s, Old North started to experience a decline when poor rural migrants moved to the area, prompting older residents to move to the suburbs. The construction of Interstate-70 bisected the area creating the Old North neighborhood on its north side. Like many parts of the urban core, Old North began to experience disinvestment and population loss that has continued for decades. As a result, there are significant areas of vacant property where deteriorated structures have been boarded up or demolished.

The Old North St. Louis Restoration Group was formed as a community development corporation in 1981 to help attract new investment and revitalize the neighborhood. Despite the past decline, the work of the Restoration Group resulted in the development of the 14th street corridor and construction of new single-family housing and has attracted new residents into the neighborhood to renovate existing residential structures. Neighborhood parks and garden areas add to the renewal efforts underway in the community. It should be noted that Old North

has been home to the iconic Crown Candy Kitchen since 1913 and has a significant number of art related galleries and businesses, making it a destination for residents outside of the neighborhood and for tourists visiting the St. Louis area.

Most recently, the imminent construction of the new National Geospatial-Intelligence Agency (NGA) facility, the City's efforts to positively engage the neighborhoods around the NGA campus through Project Connect, the planned extension of Great Rivers Greenway's (GRG) Brickline Greenway to communities in the City's North side, and GRG's Trestle project offer opportunities to re-energize redevelopment and attract new investment in Old North.



HOW THIS REPORT WAS CREATED

The Old North Needs Assessment documents the needs and priorities of the Old North neighborhood as identified by residents and stakeholders. Information was gathered and compiled by a team of economic development and planning professionals over an approximately 10-month period. The goal of the Needs Assessment has been to build consensus around and prioritize neighborhood needs to inform the work of neighborhood organizations, aldermen, City departments, and residents and to help guide the direction of future investment and growth. The Needs Assessment also describes community demographics and includes an assessment of the physical environment to provide context and frame priorities. The report concludes with recommended next steps for addressing the needs identified by the Old North neighborhood.

The process was guided by a 13-member steering committee comprised of residents, business owners and representatives from community organizations and stakeholders identified by Old North residents and/or neighborhood organizations. To keep the community informed, the Old North Needs Assessment website www.VisonOldNorth.com was created to provide information regarding upcoming meetings and share findings and progress throughout the process.

The advent of the Covid-19 pandemic required some changes to the process to ensure the safety and well-being of all participants. Steering Committee meetings after March and all stakeholder interviews were held virtually. In the absence of a nearby venue that could accommodate social distancing, planned neighborhood open houses after March were tabled. Robust communication about the Needs Assessment through the website, the steering committee and other neighborhood social media were leveraged to secure community engagement in lieu of in-person gatherings.

Below: First steering committee meeting on March 11, 2020.



ENGAGEMENT - KEY FINDINGS

Nearly 20 virtual meetings were held with residents, community stakeholders, city officials, aldermen, and regional organizations throughout the months of April 2020 - September 2020 to gain input and perspectives on needs, existing conditions, and future opportunities for Old North. The stakeholder meetings were structured as listening sessions for the consultant team with the participant being provided an opportunity to address any issues they identified as pertinent to the needs assessment.

A neighborhood survey took place from July 1 - August 31, 2020. The methodology for the survey included a paper survey that was mailed to approximately 600 households in the Old North neighborhood in mid-July. The full results of the survey are included in Chapter 2.

The strengths, key issues/challenges, and needs identified through the stakeholder meetings and survey are listed below:

/// Strengths

- Strong Sense of Community
- Diversity of Community
- Walkability
- Historic Character
- Concentration of Art and Non-Profit Service Providers (especially for homeless population)
- Affordability of Housing
- Location – proximity to downtown, easy access to transportation

/// Key Issues/ Challenges

- Loss of Redevelopment Momentum – lack of CDC has slowed reinvestment
- Public Safety Concerns – crime, public drinking and/or using drugs, fires
- Barriers to Homeownership
- Accessibility to Broad Range of Affordable, Healthy Food
- Absence of Full-Service Merchandise Stores
- Limited Community Engagement – not all voices represented
- Speeding Traffic in Neighborhood – Lack of adherence to traffic signs/ signals
- Lack of Childcare
- Prevalence of Vacant Lots and Deteriorating Buildings
- Lack of Consistent Property Maintenance
- Absentee Property Owners/ Landlords

/// Needs

- Expanded and Improved Neighborhood Communication
- Active Neighborhood Organization Advocating for Investment
- Affordable Childcare Options
- Better Educational Choices within Old North
- Health and Nutrition Services and Resources
- Recreation Center and Youth Programs
- Traffic Calming Measures
- Public Infrastructure Investments
- Strategy for Redevelopment of Vacant Lots and Buildings
- Neighborhood Services (restaurants, laundromats, everyday essentials)

/// NGA Key Issues

Stakeholders interviewed had mixed responses and uncertainty about how the development of the National Geospatial-Intelligence Agency (NGA) will impact Old North. Key issues identified include the following—

- Potential for fresh investments/new population
- Potential to displace residents and loss of affordability
- NGA will be inward focused and not engage with the community
- New public infrastructure that benefits Old North
- Concerns about increased cut-through traffic

NEXT STEPS

Taking into consideration the needs identified from the stakeholder interviews and the community survey responses, there are a number of measures or activities that can be undertaken in Old North that will improve the well-being of residents, enhance the livability of the neighborhood and attract investment that will contribute to a more vibrant future. The key next steps and action items below are aimed at addressing the needs identified. It is important to bear in mind, however, that these items may be affected by the larger City planning effort for neighborhoods surrounding NGA, including Old North, as well as Great Rivers Greenway's efforts surrounding the Brickline Greenway and the Trestle.

Whole Community Engagement

During our stakeholder interviews, we heard that a sense of community was a key strength of Old North. Responses gleaned from the resident survey suggest that some members of the community do not feel as engaged as others. A community development corporation (CDC) that is more inclusive and representative of the residents in the neighborhood would promote a greater sense of belonging and ensure that the CDC's efforts fully reflect the neighborhood's vision. Greater participation could come from diversifying board members and broadening participation through committees focused on specific issues. Committees that might be considered based on needs identified during this assessment include a Public Infrastructure Committee (focusing on traffic calming and pedestrian safety), a Development Committee (focusing on preserving the historical building stock and filling the vacant land with quality development), a Social and Human Service Committee (focusing on adult training programs and senior citizen activities) and as discussed in greater detail below, a Youth Committee (focusing on after school and summer youth programs and adding recreational play areas).

Additionally, a block captain program can help build community by providing an opportunity for neighbors to get to know one another and to share their perspectives on the neighborhood. It would also provide a vehicle to engage a broader group of residents in neighborhood initiatives and creates a communication network and feedback loop. The block program may also be a valuable tool for addressing neighborhood crime by providing a forum for communicating concerns and serving as a foundation for a Neighborhood Watch program. A number of St. Louis neighborhoods (Skinker-DeBaliviere, Shaw, Tower Grove) have implemented a community-wide block captain program and could serve as a resource for Old North providing insight and guidance on developing a program.



NEXT STEPS (CONTINUED)



A focused effort on cultivating relationships with reputable, experience developers that have the capacity to construct larger developments is needed.

Professionally Staffed Community Development Corporation (CDC)

Based on stakeholder interviews as well as the survey results, previous redevelopment progress in the neighborhood largely occurred when professional, paid staff managed these efforts for the Old North St. Louis Restoration Group. Going forward, activity and reinvestment in the neighborhood would be accelerated with a professionally and adequately staffed CDC. A full-time, community and economic development professional would bring fresh perspectives to the Old North neighborhood, could organize and implement the organization's vision and strategy and hopefully address the needs identified in this assessment. This person will also play an important role as a consistent and engaged advocate helping to attract neighborhood investment and development.

Professional staff are also a conduit for addressing public safety concerns. Working with block captains, the alderperson, and residents, staff can be the regular communications link with the St. Louis Police and other city agencies in implementing neighborhood safety programs.

Scaled Development

Old North continues to struggle under the weight of vacant property and derelict buildings that brings down property values and undermines efforts to attract new residents and businesses. House-by-house rehabilitation and/or new construction is valuable but does not provide the impact needed to change the trajectory of the community. A focused effort on cultivating relationships with reputable, experienced developers that have the capacity to construct larger developments is needed to move the neighborhood forward.

With proper oversight and controls (e.g., project review process and design standards applied through a redevelopment agreement), a professionally staffed CDC that is well-integrated into the community could help ensure any residential or commercial project meets community expectations for design quality and reflects or complements the neighborhood's character. In addition to ensuring the integrity of Old North's historic character and appearance, it is also possible to institute measures (e.g., number or percent of affordable units for any project or for the

neighborhood overall) that will ensure that any new residential development helps maintain the neighborhood's socioeconomic diversity and avoids the pitfalls of gentrification.

While the exact impact of NGA on Old North is still an open question, the neighborhood should monitor the development and engage with the proponents of the project as well as Northside Regeneration to ensure their interests are taken into consideration. The increased activity and interest that NGA generates also can be leveraged to open dialogue about new development. Similarly, although Square has plans to allow some of its workforce to work permanently from home, Square's move to the former Post-Dispatch headquarters and plan grow its St. Louis workforce from 500 to 1,000 may be an opportunity to attract additional residential development in Old North.

NEXT STEPS (CONTINUED)

Home Ownership & Repair Program

Access to mortgages for rehab was identified as a challenge for the community and indeed Old North has more renters than home owners, who are more likely to be invested in the long-term future of the community. Additionally, home maintenance was identified as another one of the most pressing housing issues for the neighborhood by survey respondents, especially for African-American residents and those with lower educational attainment (63% in both categories). This need suggests that a home repair/improvement program would be a welcome use of neighborhood funding or resources. The Housing Partnership could be a resource for navigating the challenges of home ownership in a depressed market and for developing a home repair program in Old North.

Youth Activities and Intergenerational Programming

Both the survey and stakeholder interviews identified the need for additional, accessible greenspace and programmed activities for young people. While the arts programming in the community is strong, there appears to be a need for more recreational opportunities for neighborhood children. A committee focused on recreational opportunities

for youth would be helpful in fleshing out the specific needs and desires for youth programming in the Old North Neighborhood, e.g., types of activities, targeted age groups, parents needs and limitations (like after-school or summer programs that accommodate working parents' schedules). Significant advocacy efforts around seniors present in the community may be leveraged to provide inter-generational programming.



NEXT STEPS (CONTINUED)

Neighborhood Services and Amenities

Both stakeholders and residents expressed the desire for more neighborhood services (full-service grocery, laundromat etc.), restaurants, and retail outlets. The small footprint and population of Old North make it a challenge to attract and support these types of businesses. Collaboration with the surrounding neighborhoods and any new developments could be a vehicle for advancing investment on North Florissant. As a main thoroughfare that bridges multiple communities, it is likely a more viable option for commercial development based on traffic and accessibility to a larger population. Development on North Florissant could also serve as a foundation for additional future development in Old North.

Public Infrastructure

The need to invest in public infrastructure such as traffic calming, street and sidewalk improvements, lighting, and maintenance was cited by stakeholders and survey respondents as an important need. Prioritizing locations and extents of infrastructure investment is beyond the scope of this needs assessment. One path forward would be the development of a full neighborhood plan. However, the upcoming City planning effort for neighborhoods surrounding NGA, including Old North,

as well as Great Rivers Greenway's efforts surrounding the Brickline Greenway will provide opportunities to address these public infrastructure needs. The neighborhood should evaluate the need for additional public infrastructure planning after the upcoming NGA neighborhood and the Brickline Greenway planning efforts.



2.

**NEIGHBORHOOD
SURVEY**

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SURVEY PROCESS

The Old North Neighborhood survey took place from July 1 - August 31, 2020. The methodology for the survey included:

- A paper survey was mailed to approximately 600 households in the Old North neighborhood in mid-July. A stamped, self-addressed return envelope was included with each paper survey.
- A few days before the paper survey, a teaser postcard was mailed to the approximately 600 households.
- Respondents could complete the paper survey or take the survey online at www.VisionOldNorth.com.
- The survey was promoted through social media and email, including on the Facebook page of the Old North St. Louis Restoration Group.
- On Saturday August 1st and August 15th, the planning team set-up a survey table at Crown Plaza (across from Crown Candy Kitchen) to raise awareness of the survey and encourage residents and visitors to take the survey while at the table.

- As a small incentive to encourage survey participation, 100 six-dollar gift cards to Crown Candy Kitchen were randomly given out to respondents of the survey.
- The survey was targeted toward Old North residents, however visitors and workers in Old North were also encouraged to take the survey.

A total of 104 respondents took the survey. The following is a breakdown of how the survey was taken: (22) paper surveys completed at the survey booth, (23) paper surveys returned via mail, and (59) surveys completed online.

The results of the survey are included on the following pages. There are three sections or results.

1. Background information of all respondents.
2. Responses from those who live in the Old North Neighborhood.
3. Comparison of survey results based on a breakdown of respondent groups.



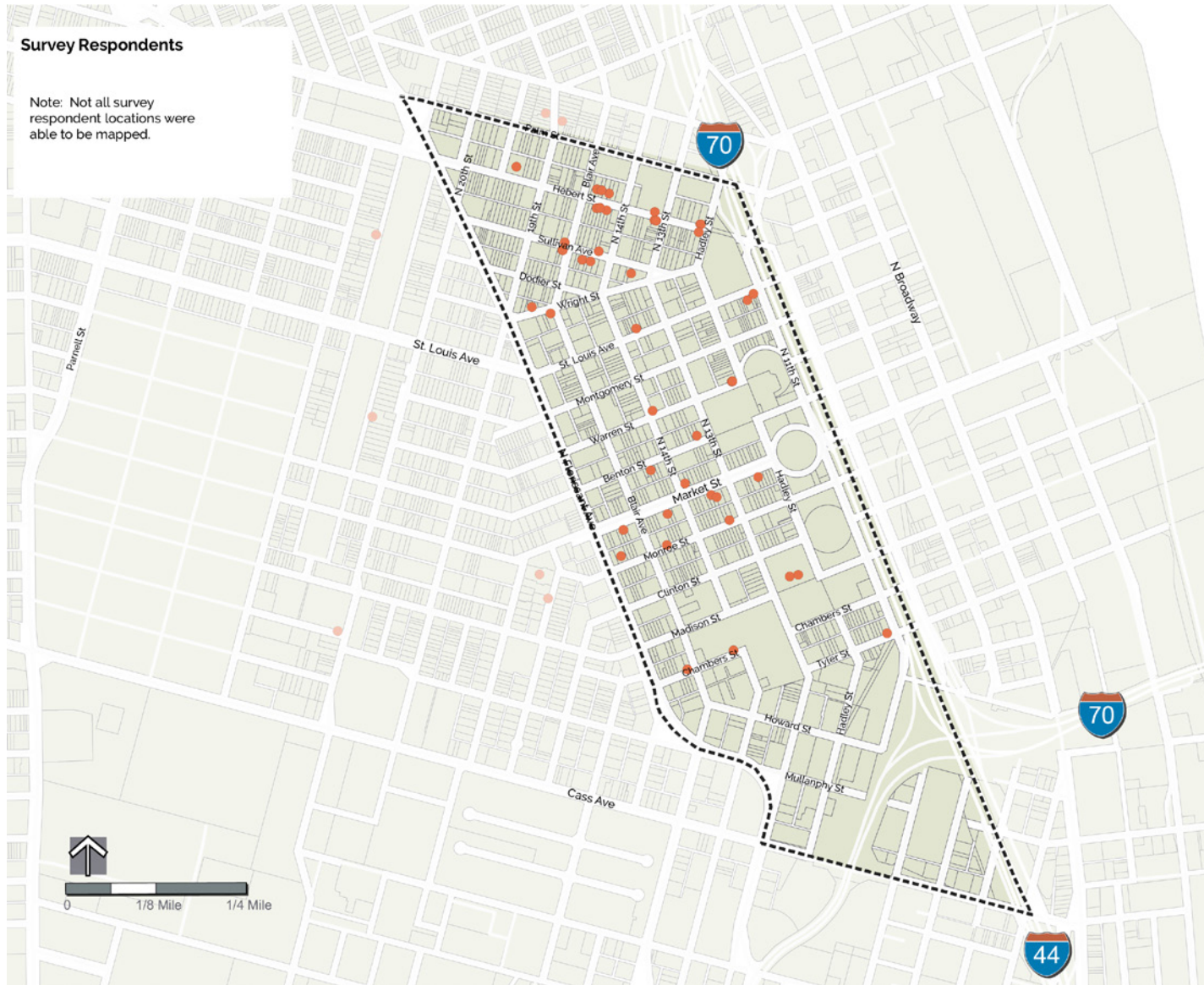
Top: Survey table at Crown Plaza on Saturday, August 1, 2020.

Middle: Teaser postcard for survey, and visitors taking the survey.

Right: Visitors to survey booth taking the survey.



SURVEY PROCESS (CONTINUED)



Map of Survey Respondents

The map on the right shows the approximate locations of survey respondents. Please note that the map does not represent all respondents. Some respondents could not be mapped due to incomplete address information or issues with geocoding.

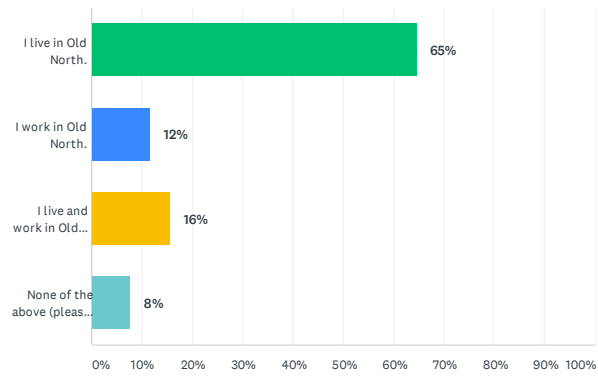
Survey Respondent Locations



SECTION 1

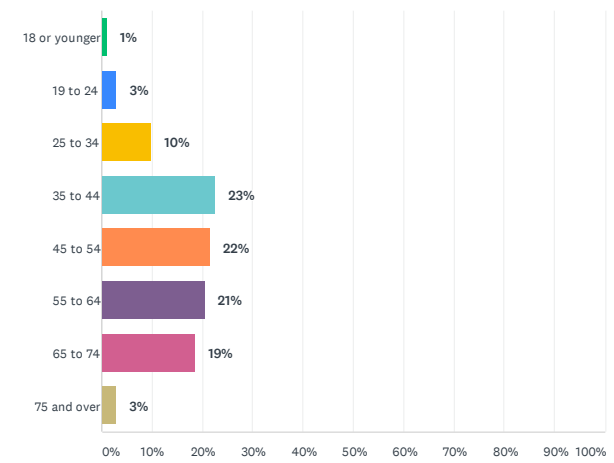
Background information on all
respondents

Q2: What best describes you?



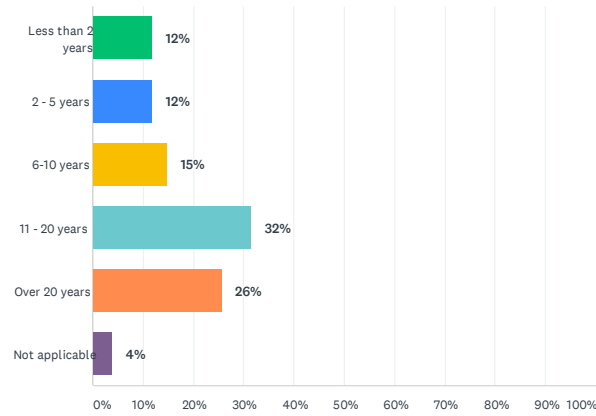
ANSWER CHOICES	RESPONSES	
I live in Old North.	65%	66
I work in Old North.	12%	12
I live and work in Old North.	16%	16
None of the above (please explain)	8%	8
TOTAL		102

Q3: What is your age?



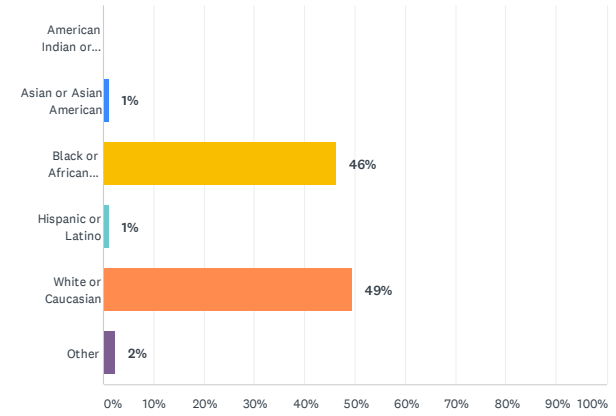
ANSWER CHOICES	RESPONSES	
18 or younger	1%	1
19 to 24	3%	3
25 to 34	10%	10
35 to 44	23%	23
45 to 54	22%	22
55 to 64	21%	21
65 to 74	19%	19
75 and over	3%	3
TOTAL		102

Q4: How long have you lived or worked in Old North?



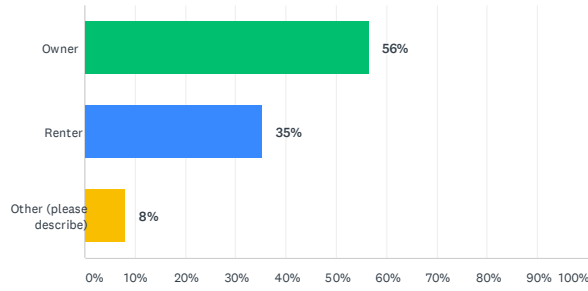
ANSWER CHOICES	RESPONSES	
Less than 2 years	12%	12
2 - 5 years	12%	12
6-10 years	15%	15
11 - 20 years	32%	32
Over 20 years	26%	26
Not applicable	4%	4
TOTAL		101

Q23: What is Your Race/Ethnicity?



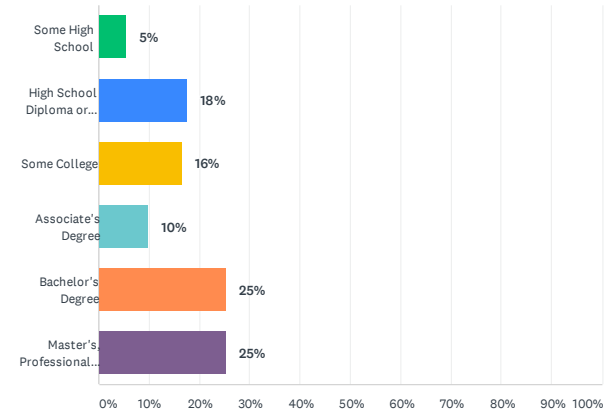
ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	0%	0
Asian or Asian American	1%	1
Black or African American	46%	42
Hispanic or Latino	1%	1
White or Caucasian	49%	45
Other	2%	2
TOTAL		91

Q25: Which of the following best describes your current housing situation?



ANSWER CHOICES	RESPONSES	
Owner	56%	48
Renter	35%	30
Other (please describe)	8%	7
TOTAL		85

Q26: What is the highest degree or level of school you have completed?



ANSWER CHOICES	RESPONSES	
Some High School	5%	5
High School Diploma or Equivalent	18%	16
Some College	16%	15
Associate's Degree	10%	9
Bachelor's Degree	25%	23
Master's, Professional, or Doctoral Degree	25%	23
TOTAL		91



SECTION 2

Responses from Old North residents. Includes respondents who identified as 'I live in Old North' or 'I live and work in Old North' from Question 2.

Q5: In five words or less, explain your favorite thing about living or working in Old North.

friends Crown Candy Quiet area stores neighborhood friendly Great
sense community go **community** know
neighbors walk location historical nice people close Architecture
family love

“Location.”

“Strong sense of community.”

“sense of community, just having friendly neighbors around.”

“Kind, involved neighbors. Location.”

“Friendliness of the community.”

“Friendly neighbors and neighborhood.”

“My wonderful historical apartment building.”

“Preserving / restoring old buildings.”

“Caring neighbors.”

“I can walk to most stores.”

“It’s close to my job.”

“Historical area with nice neighborhoods.”

“Close friends, family, quick access to rest of greater StL”

“It’s a quiet little community.”

“The eclectic, positive residents.”

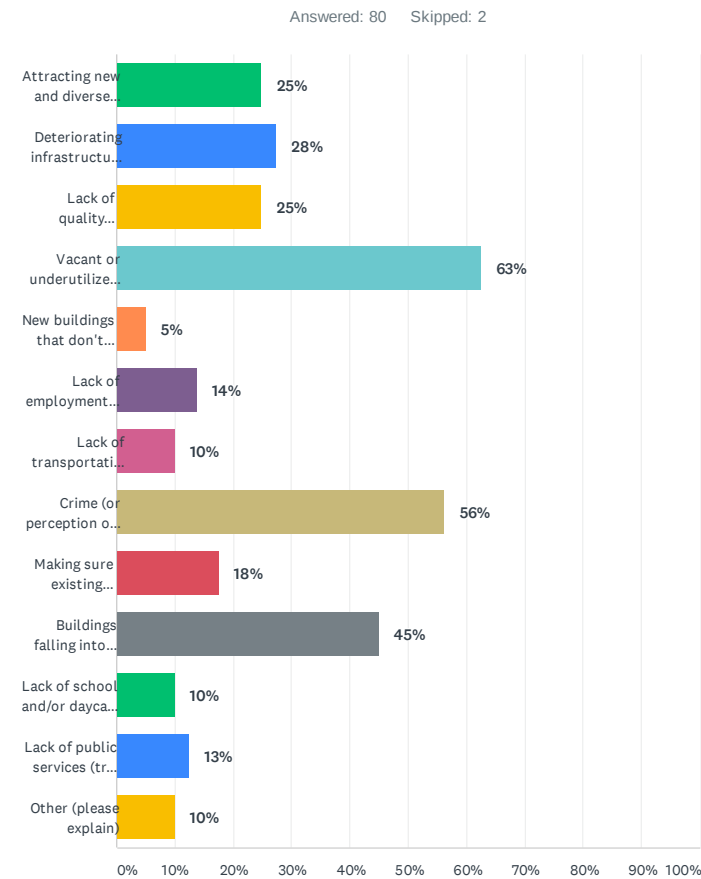
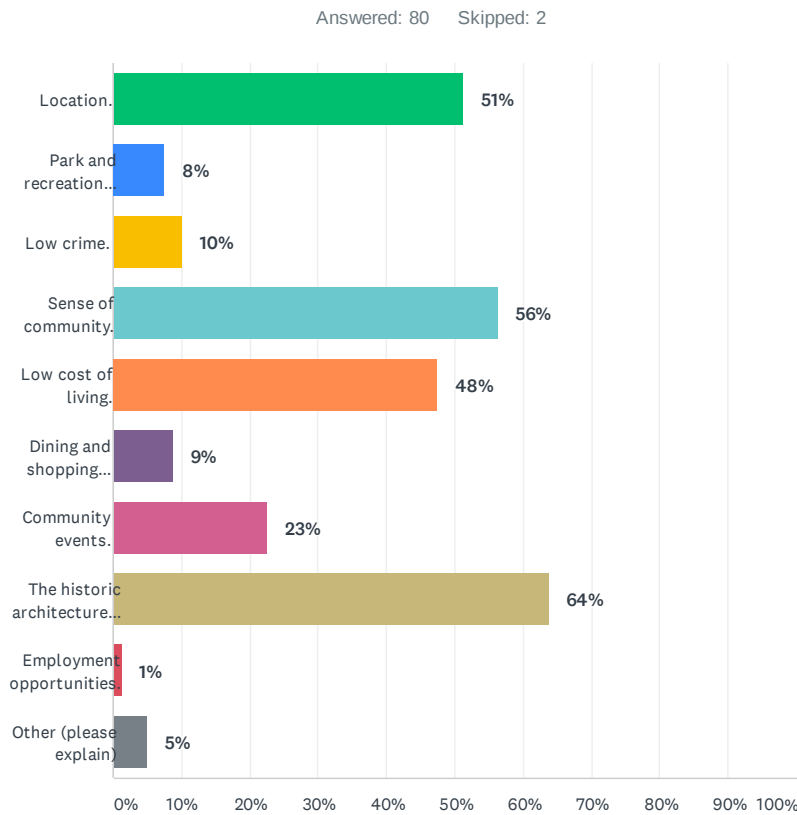
“neighbors, knowledge and historic architecture.”

“I love my neighbors.”

“This really feels like a community.....I enjoy the businesses and the festivals as well.”

Q6: What are the top three strengths of living or working in Old North? (choose up to three)

Q7: What are the three biggest challenges facing Old North in the next 10 years? (choose up to three)



1. The historic architecture and character of neighborhood. 64%
2. Sense of community. 56%
3. Location. 51%
4. Low cost of living. 48%

1. Vacant or underutilized properties. 63%
2. Crime (or perception of crime). 56%
3. Buildings falling into disrepair. 45%

Q8: If you could change one thing about the neighborhood, what would it be?

Responses are grouped by common themes. Representational quotes are included.

Crime (17 responses)

“Less crime.”

“Eliminate Gunfire”

More police presence to combat crime.”

“The gun violence is a persistent issue.”

“People shooting guns at night.”

Economic (9 responses)

“More employment opportunities.”

“Greater variety of businesses and services.”

“More shopping store - eating places.”

“More businesses for work.”

Housing Options (6 responses)

“Building the community back up with nice homes and homeowners.”

“Increased housing options at all economic levels, especially for families.”

“Nicer upscale housing.”

Deteriorating buildings, vacancies, rehabilitation (16 responses)

“Saving the deteriorating buildings, finding uses for them and money to fix them.”

“Rehab all of the vacant and uninhabitable buildings.”

“Have all the vacant buildings rehabbed and people living in them.”

“More rehabbed buildings for businesses and families (and fewer building demolished, fewer empty lots).”

Neighborhood Communication and Care (6 responses)

“Need for better communication.”

“The way others choose to care for one another.”

“The lack of caring. The government doesn't care, the people don't care, no one cares.”

“Build a strong neighborhood & association.”

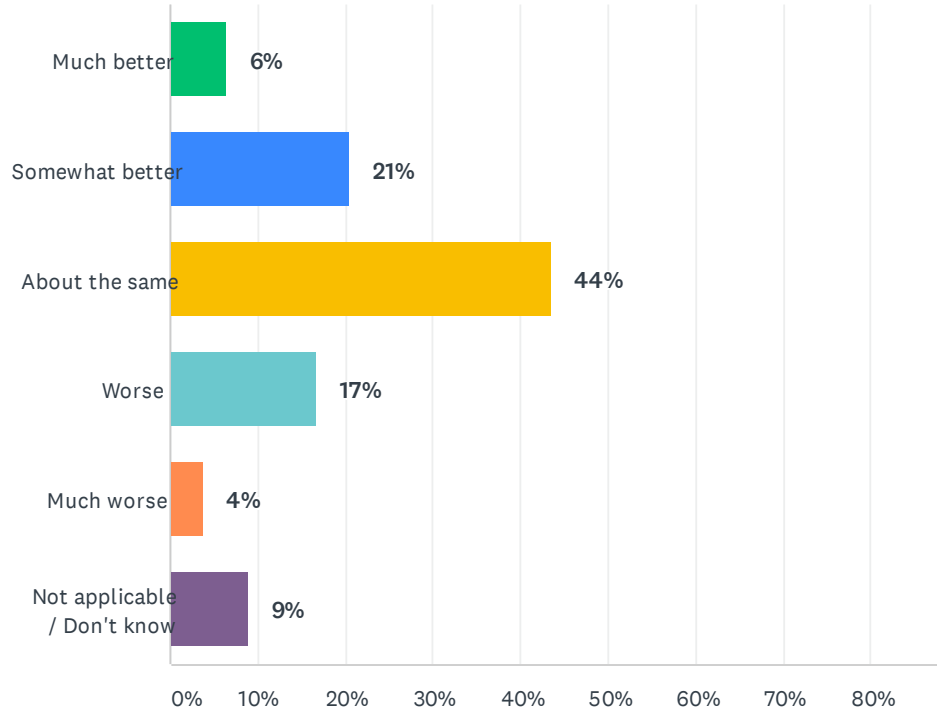
Traffic (2 responses)

“Reckless drivers.”

“Change the roads - traffic flow. Speeding cars = I will not let my kids ride bikes here.”

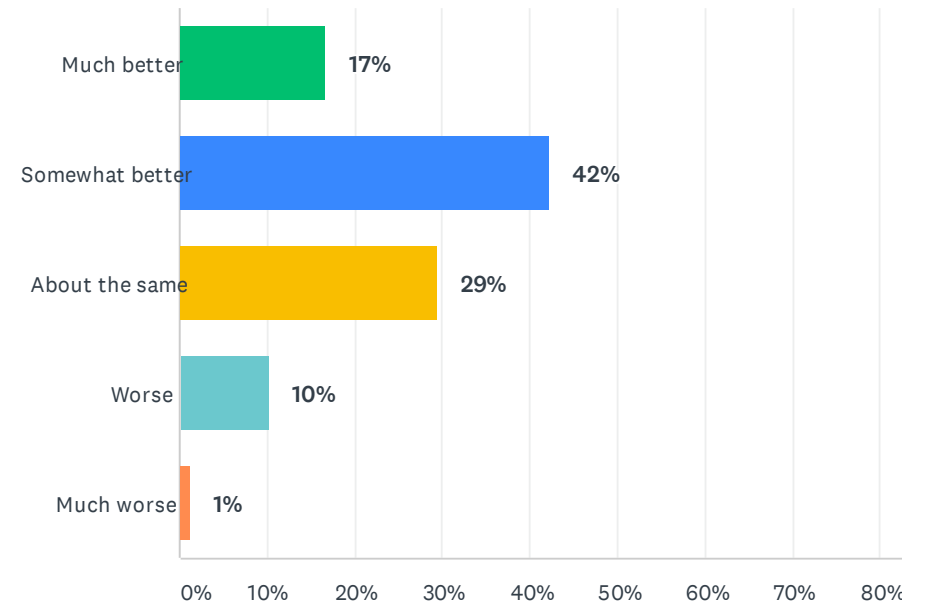
Q9: Compared to 5 years ago, how would you rate Old North as a place to live or work?

Answered: 78 Skipped: 4

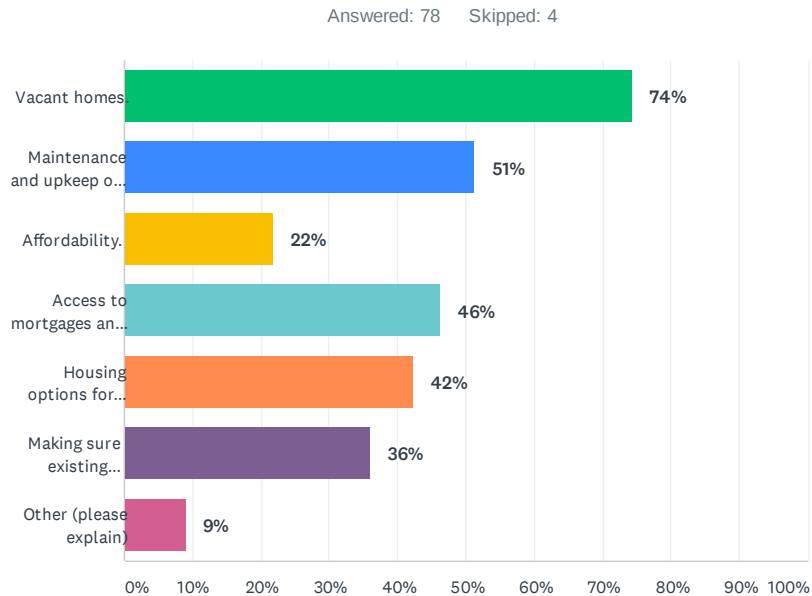


Q10: How would you rate the Old North neighborhood compared to surrounding neighborhoods?

Answered: 78 Skipped: 4



Q11: What are the three biggest issues regarding housing in the neighborhood? (choose up to three)



1. Vacant homes. 74%
2. Maintenance and upkeep of homes. 51%
3. Access to mortgages and financing. 46%
4. Housing options for keeping and attracting a diverse spectrum of residents. 42%
5. Making sure existing residents can stay in their homes long-term. 36%

Other:

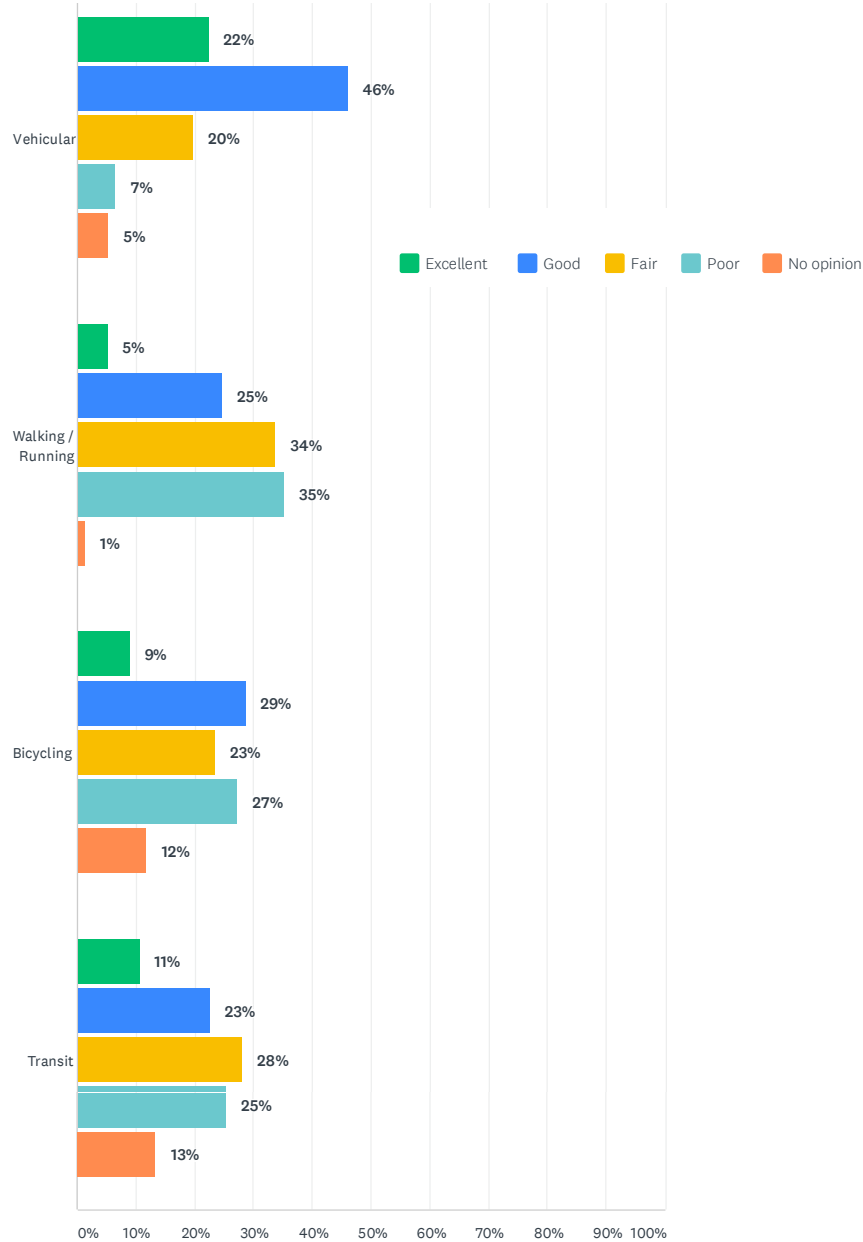
"Access to mortgages and financing for REHABS (why I didn't select option above)... rehabs are notoriously hard to get \$ for...and in this neighborhood, even trickier because the amount needed to properly rehab some of these homes is more than they will be worth once completed."

"People owning places and not doing anything with them."

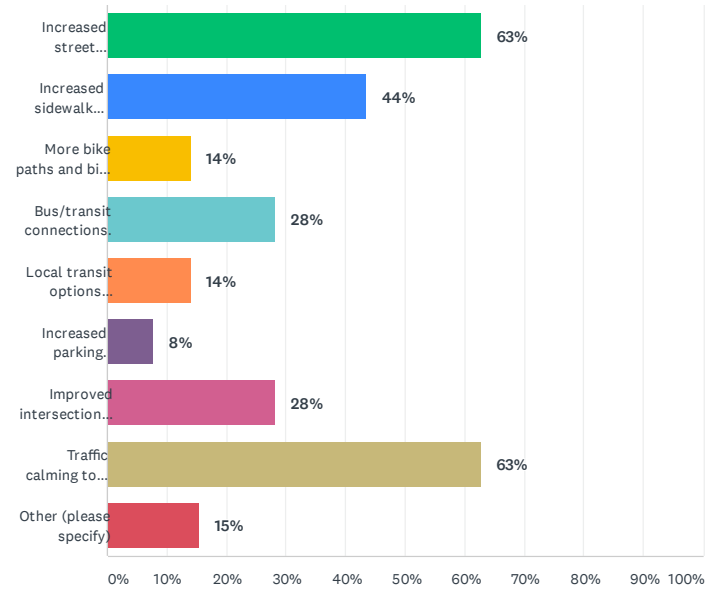
"Lack of standards requiring historic preservation."

"Property values drop = problems with realistic expectations of what it actually costs to build and maintain."

Q12: How would you rate the ease of the following modes of transportation in Old North?



Q13: What are your top three priorities for transportation in Old North? (choose up to three)

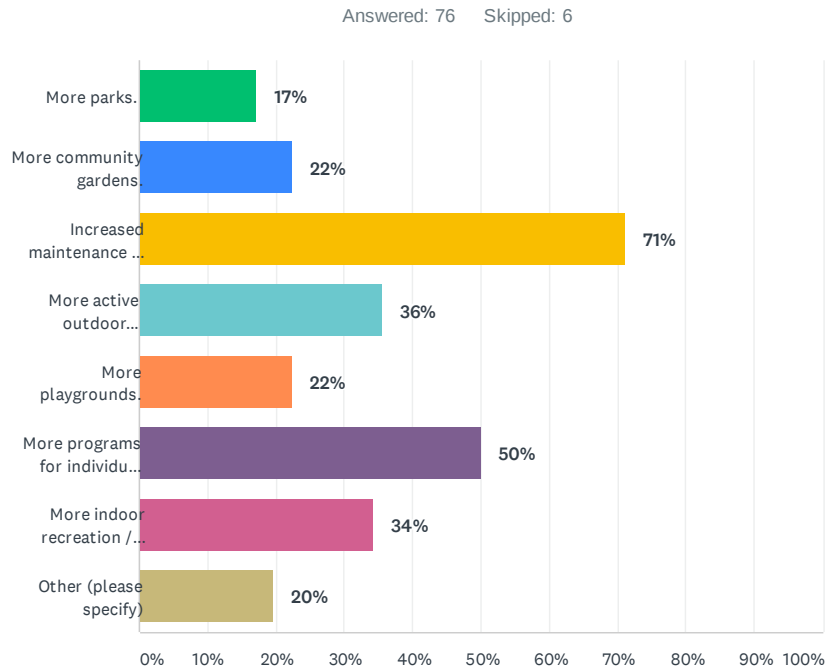


1. Traffic calming to reduce speeding. 63%
1. Increased street maintenance. 63%
3. Increased sidewalk maintenance. 44%
4. Improved intersection crossings for pedestrians and bicyclists. 28%
4. Bus/transit connections. 28%.

Other:

“Traffic calming to stop the crazy speeding, going through stop signs, racing, etc.”
 “Perhaps some way to reduce blowing by stop signs.” “People running stop signs is quite dangerous.” “Enforcement would reduce speeding.”
 “Metrolink expansion on north Florissant.” “Easier access to MetroLink.”

Q14: What are your top three priorities for parks, recreation, and open space in Old North? (choose up to three)

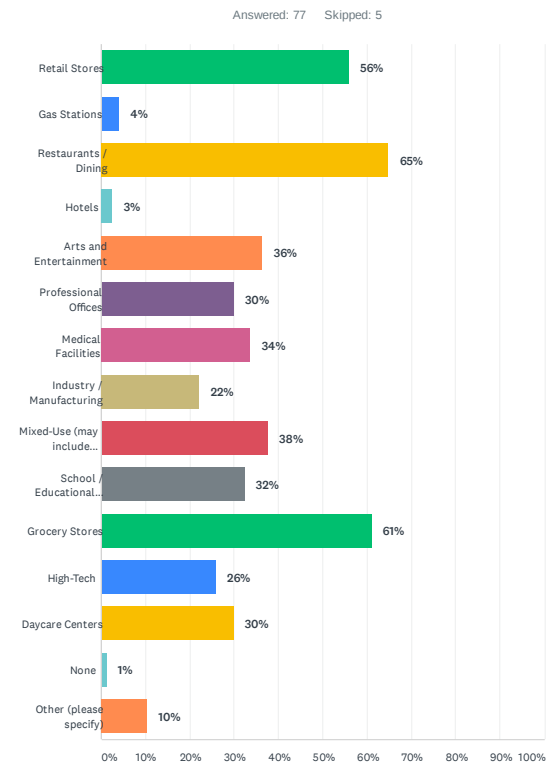


1. Increased maintenance of existing parks, open space, and gardens. 71%
2. More programs for individuals (seniors, youth, families, etc). 50%
3. More active outdoor recreation opportunities (basketball, etc). 36%
4. More indoor recreation / programming opportunities. 34%

Other:

“General trash pick up (not dumpsters...but just trash in the streets, tires, etc.)..SO many neighbors work on this, but can’t keep up with it. I watch people throw trash out of their cars in front of my house on a nearly daily basis.” “Better public park maintenance.” “Clean & repair what we have, & install cameras to catch criminals and vandals.” “We have two playgrounds, but they are in very isolated parts of the neighborhood. It would be great to have a more centralized playground so kids and families could feel safe.”

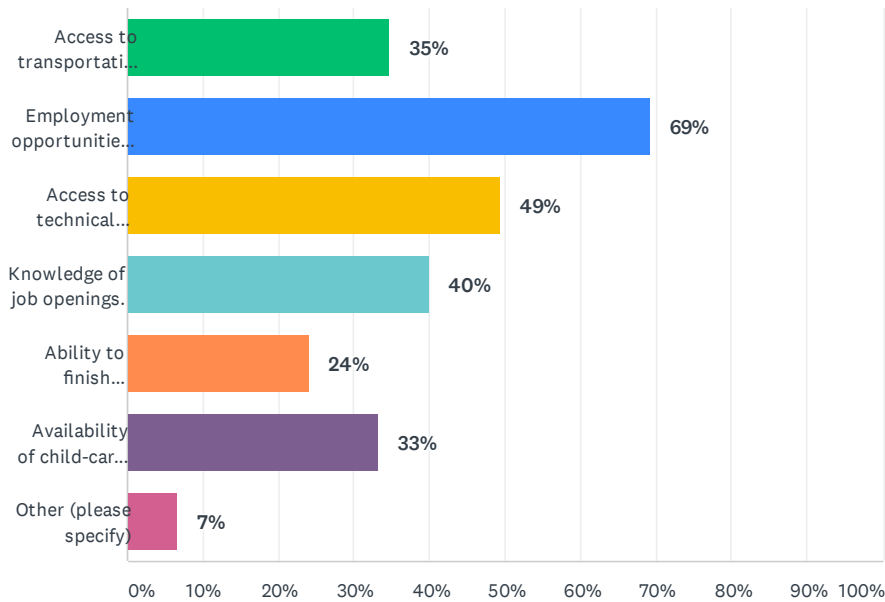
Q15: What kind of non-residential development would you like to see in the neighborhood in the future? (Check all that apply)



1. Restaurants / Dining. 65%
2. Grocery Stores. 61%
3. Retail Stores. 56%

Q16: What are the top issues related to job opportunities for residents in Old North? (choose up to three)

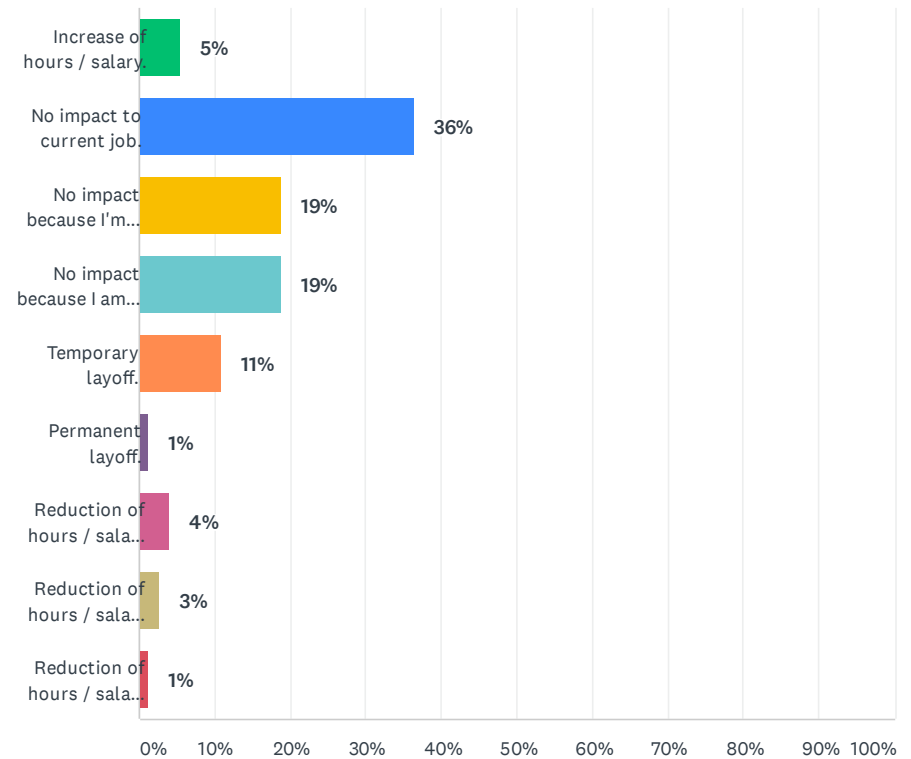
Answered: 75 Skipped: 7



1. Employment opportunities within the neighborhood. 69%
2. Access to technical training. 49%
3. Knowledge of job openings. 40%
4. Access to transportation. 35%
5. Availability of child-care options. 33%

Q17: How has the coronavirus crisis impacted your job/employment status? (choose one response)

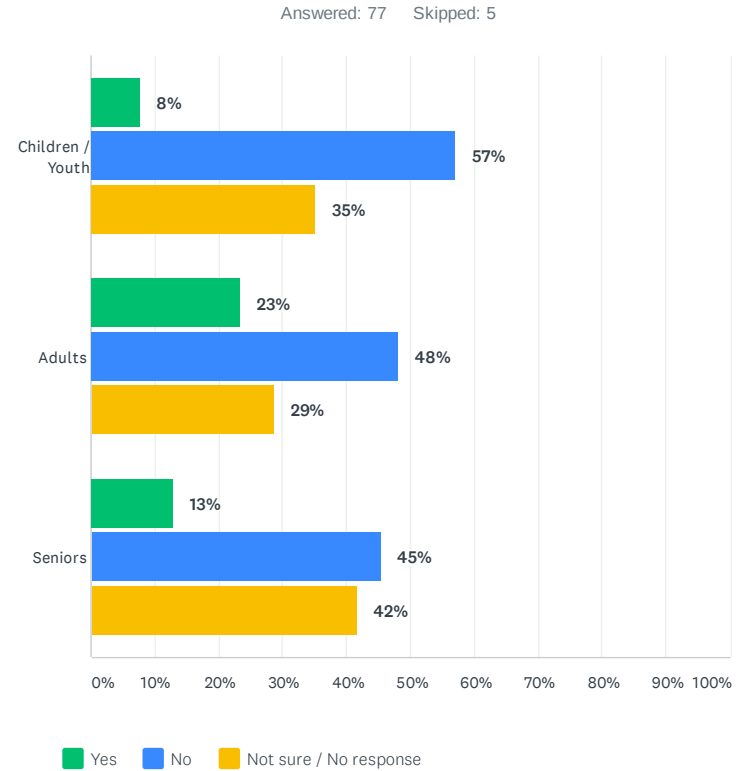
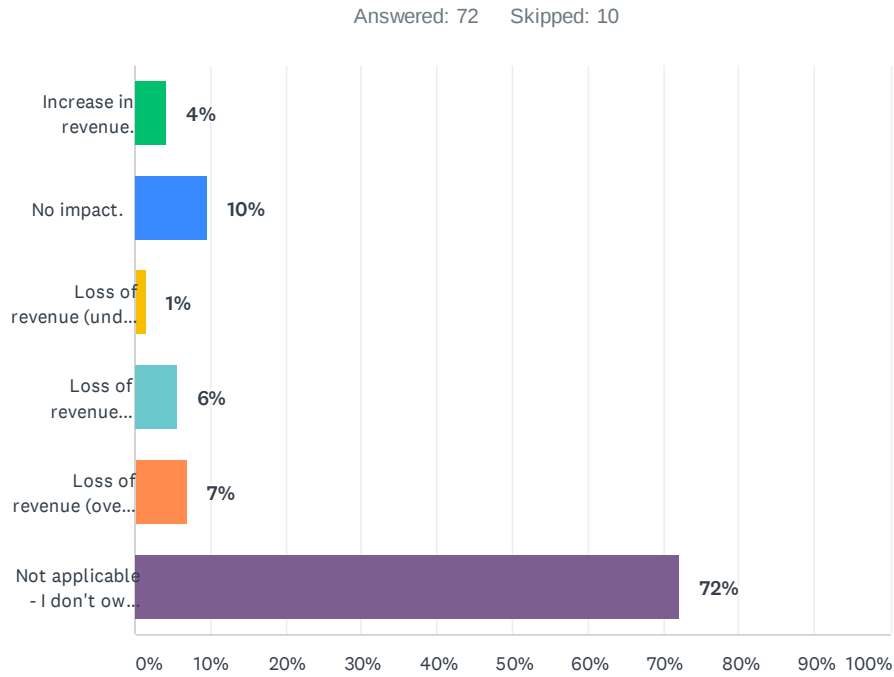
Answered: 74 Skipped: 8



1. No impact to current job. 36%
2. No impact because I'm retired. 19%
3. No impact because I am not in the workforce. 19%

Q18: If you own a business, how has the coronavirus impacted your business?

Q19: Are there enough services and activities for the following:



Comments:

- “Other than the 2 schools and Building Futures, there is nothing regular for youth in the community.”
- “ Would be good to have organizations/retail stuff other than charity programs. Need some balance.”
- “Senior activities are on the increase thanks to the NORC. There used to be more kid camps but that has really decreased since we moved here.”
- “There should be a youth center. Kids need exercise, activities beside basketball. Not enough parks and basketball courts.”

Q20: Are there any specific needs, services, or programs you want to see happen in the neighborhood?

Responses are grouped by common themes. Representational quotes are included.

Youth Programs (11 responses)

“In general, I think we should focus on kids and promoting education.”

“Free after school program that’s in our neighborhood. Gyms for kids.”

“More ways to meet neighbors. The kids and teens really need more.”

“Youth programs for at risk youth in the community.”

“Kids and youth need MORE. In my ideal world, we would have a rec center centrally located.”

Crime / Police (8 responses)

“More police patrol due to high crime.” “More police patrolling.” “Increased resident protection by and from police.”

“Heavily increased measures against violent crime that help in the long-term, not just increase number of arrests. Better education, access to social and economical advancements, social services, etc.”

“People not buying drugs in front of my house on a weekly basis would be nice. and not shooting guns off at all hours all days.”

Community Events / Neighborhood Programs (7 responses)

“A YMCA or perhaps a community center that offered extension courses as well as other activities such as a library branch.”

“Exercise classes for seniors.”

“Programs and facilities geared to improving residents health and wellness.”

“More community experinces. Small block dinners 3-4 houses dinner party.”

Economic Development (9 responses)

More grocery stores or places for people without transportation to have easier access too.”

“We should get a day care. Lots of neighborhoods have day care and we could use a quality one. Just super practical. More businesses, less charities. Need to be a sustainable neighborhood.”

“I would like to see more grocery stores, gas stations, restaurants, and more know businesses that are like the County neighborhoods.”

Housing / Buildings (7 responses)

“Housing assistance is needed as many banks are reluctant to provide loans for properties in the area even with good credit as houses don’t sell well so the bank trouble assigning a value to properties.”

“Historic preservation. It’s maybe the strongest quality that Old North has to offer. You better manage it or it will be irreparably eroded.”

“Home repair programs.”

Maintenance (4 responses)

“More clean up of alleys and vacant lots.”

“Neglected overgrown bushes in alleyways overgrown lots no consistent maintenance. Even if lots and alleyways are cut and maintained it would give the illusion that it is cared for.”

Q21: Is there anything else you would like to share with us that we have not asked about?

“There is a lot of gun fire in late evening and early morning.”

“We’d like to see trees planted all along North Florissant—something fast growing.”

“The Crown center electronic kiosk data needs to be updated. Some home business information is inaccurate and/or the home address shouldn’t be listed.”

“There are too many not-for-profits in the neighborhood it seems. nothing against not-for-profits...but why are there SO MANY here/nearby? Sunshine Mission built these huge brand new buildings at the south end (or just outside of?) the neighborhood...but does ANYONE in the neighborhood have any contact with them? have they done anything to involve themselves with the neighborhood?!”

“With the impact of COV19, more services for the senior to have well check.”

“Any services or programs in the area need to be tailored to low-income people.”

“Previous redevelopment efforts (such as the since closed food co-op) are priced out of reach of many residents or were tailored towards subsets of the population that weren’t reflective of the residents as a whole.”

“I would like Old North to remain mainly residential and family oriented.”

“We’ve got a lot of heart and violence and need more integrated community and more buildings!”

“The city government has damaged our neighborhood by redrawing Ward lines to benefit corrupt developers and officials.”

“Old North is divided between tow wards (3rd and 5th) and doesn’t get enough political attention or advocacy by elected officials focused elsewhere.”

“I would volunteer my time to pick-up trash weekly with help from other neighbors.”

“Stray pets and/or unattended pets in the community.”

“CHRONIC illegal dumping of BOATLOADS OF CRAP in the alley between Hebert and Palm. Where are the police?”

“We need lights and Bristol Place keeps saying it’s the city responsibility.”

“We have a lot of small-scale residential treatment/housing options in the neighborhood and they work pretty well, but we don’t need more. What we need most is residential investment for home ownership.”

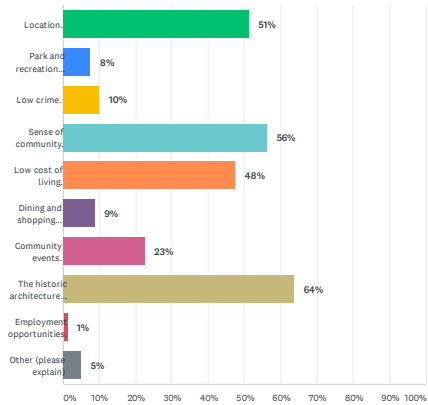
“ONSL needs to increase the tax base here in order to get more service. The neighbourhood is excellent at welcoming non-profit/service entities but it cannot be the prime focus as it will not create the environment for improvement & growth. Part of the long-term planning needs to incorporate services and housing for (potential) employees of NGA as well as those who might start businesses targeting NGA. Understandably not everyone is happy about the NGA but it seems to be happening and will be a resource that ONSL should be positioned to take advantage.”



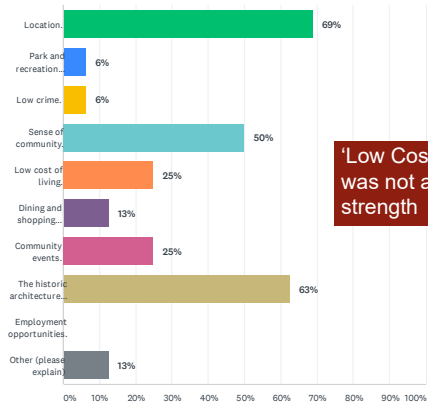
SECTION 3

Comparison of survey results
based on a breakdown of
respondent groups.

It is important to note that with a total of 104 respondents, breaking down the survey into smaller groups (ranging from 18-38 responses) may not be representative for that particular group. However, there appears to be some key differences among the groups on certain questions and priorities. Red text boxes on the following pages highlight key differences.

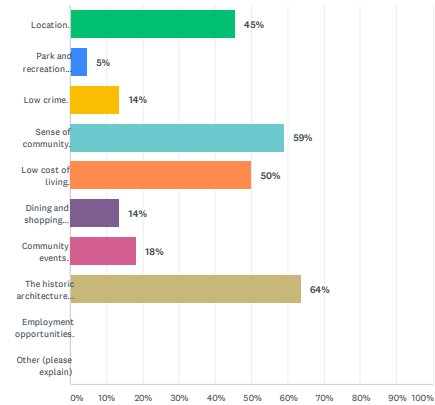


ALL Old North Residents



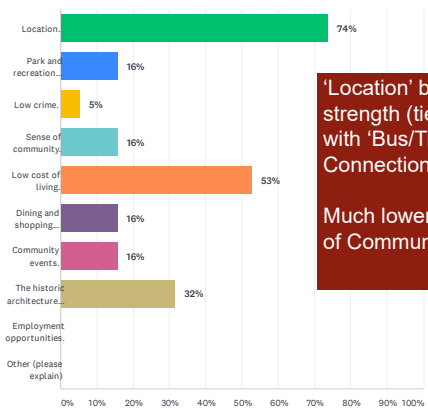
New Residents (Five Years or Less)

'Low Cost of Living' was not as big of strength



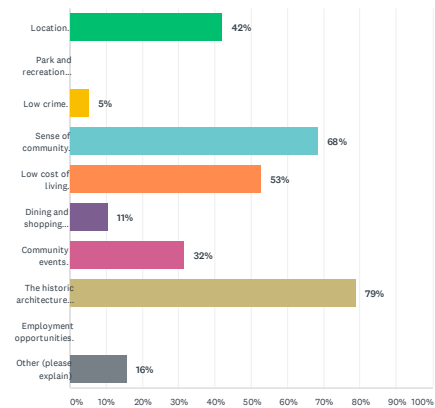
Long-Term Residents (More than 20 Years)

Q6: What are the top three strengths of living or working in Old North? (choose up to three)

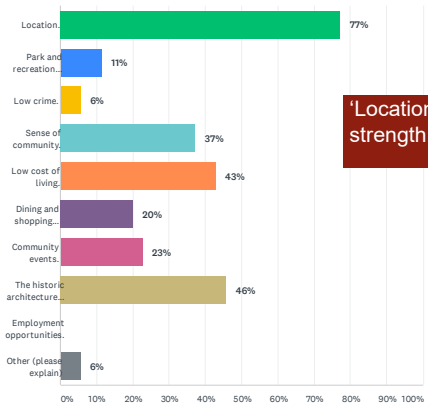


Education: High School Diploma or less

'Location' biggest strength (ties with 'Bus/Transit Connections' Q13)
Much lower 'Sense of Community'

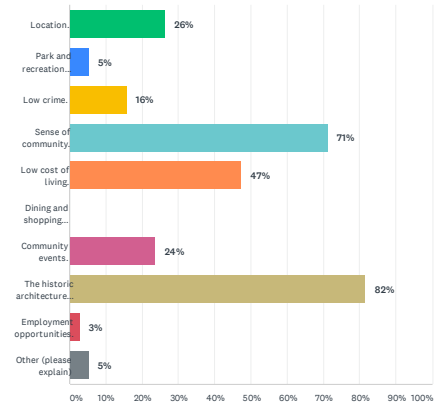


Education: Master's, Professional, or Doctoral

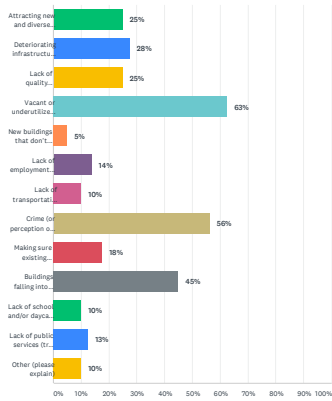


Black or African American

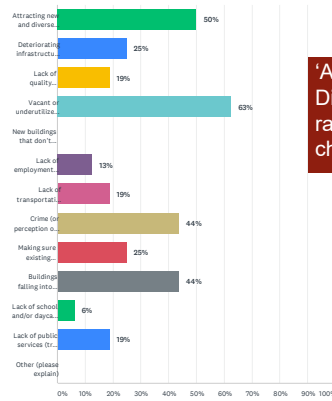
'Location' biggest strength



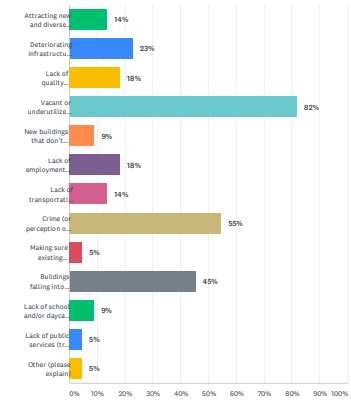
White or Caucasian



ALL Old North Residents

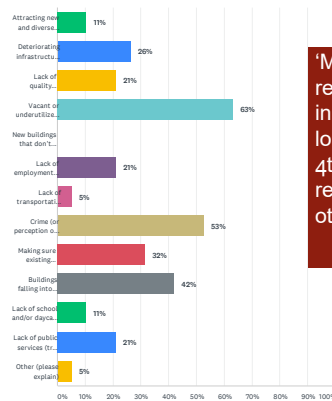


New Residents (Five Years or Less)

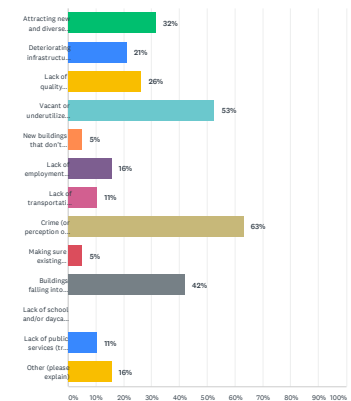


Long-Term Residents (More than 20 Years)

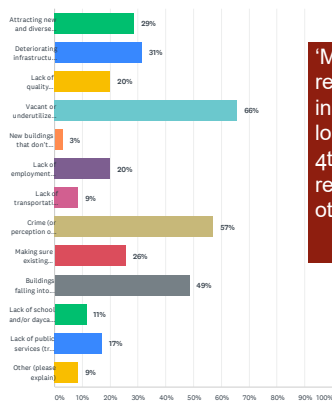
Q7: What are the three biggest challenges facing Old North in the next 10 years? (choose up to three)



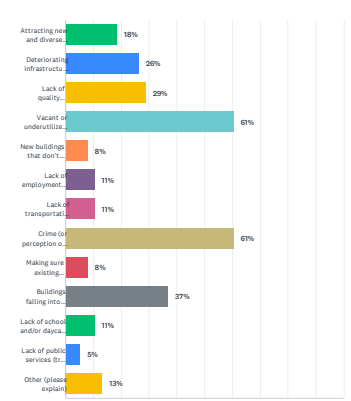
Education: High School Diploma or less



Education: Master's, Professional, or Doctoral



Black or African American

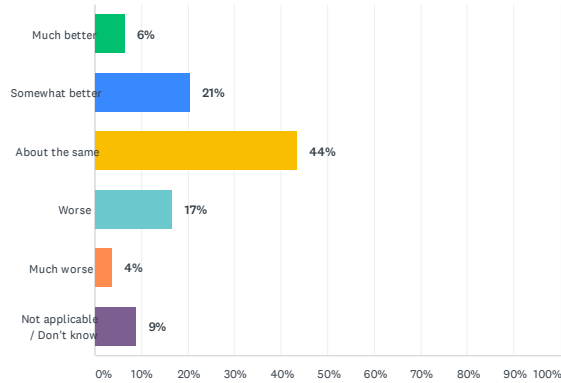


White or Caucasian

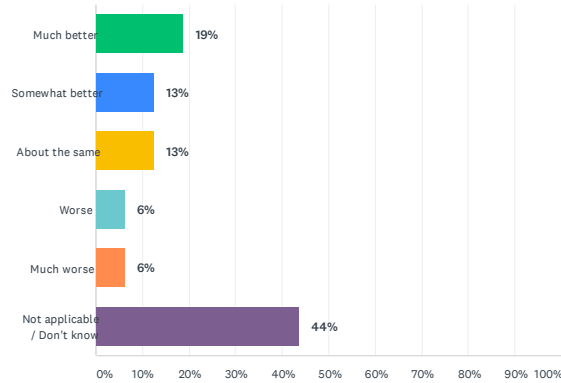
'Attracting New and Diverse Residents' ranked 2nd biggest challenge.

'Making sure existing residents can stay in their homes long-term' ranked 4th, higher than all respondents and other groups

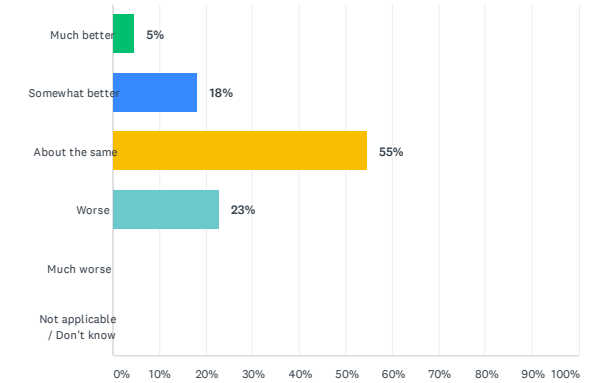
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ALL Old North Residents

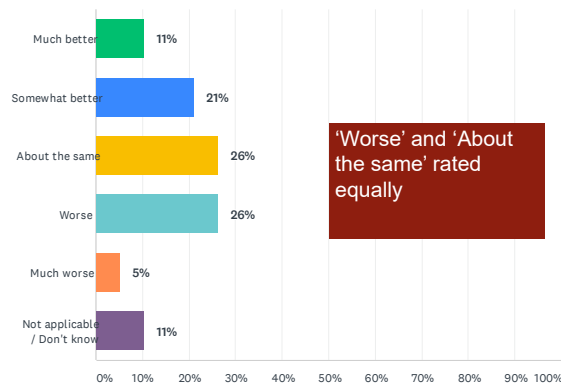


New Residents (Five Years or Less)

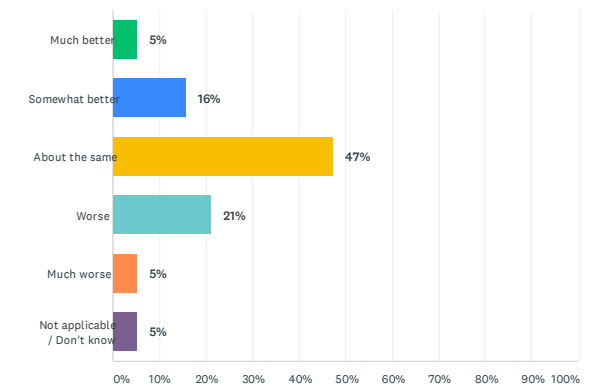


Long-Term Residents (More than 20 Years)

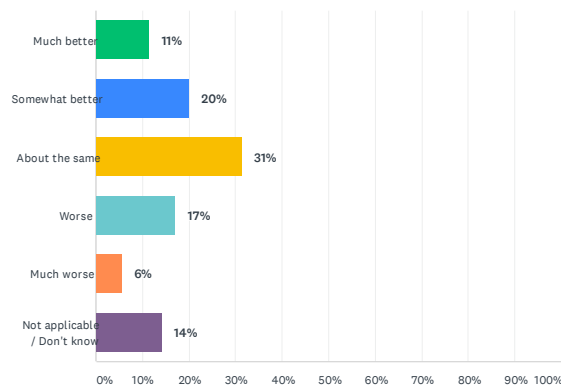
Q9: Compared to 5 years ago, how would you rate Old North as a place to live or work?



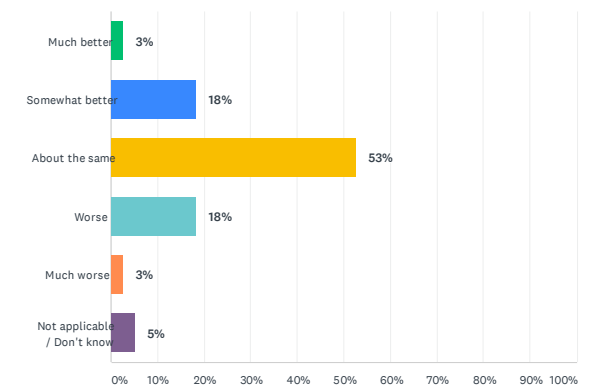
Education: High School Diploma or less



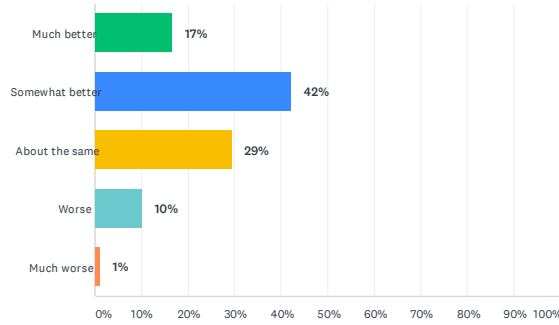
Education: Master's, Professional, or Doctoral



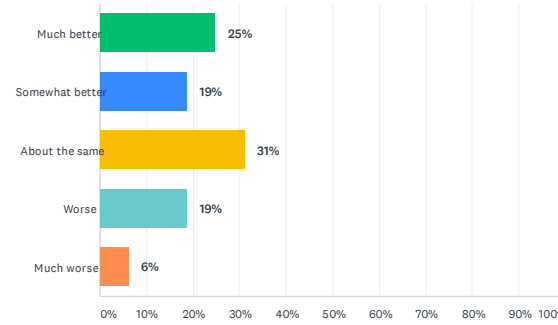
Black or African American



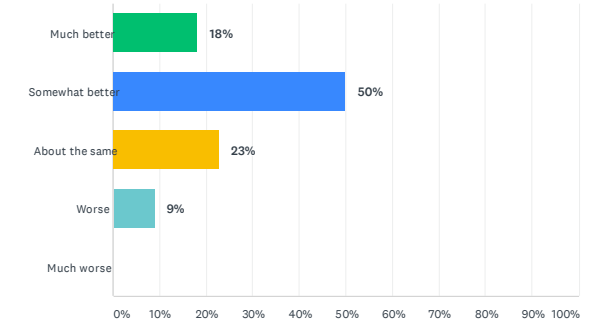
White or Caucasian



ALL Old North Residents

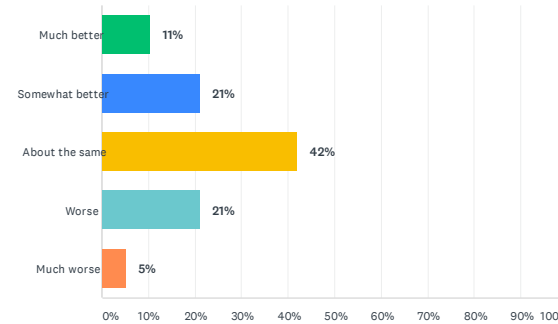


New Residents (Five Years or Less)

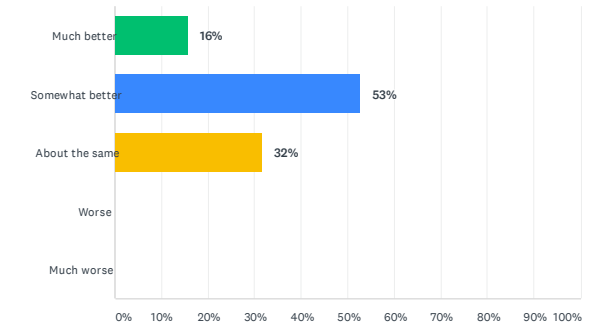


Long-Term Residents (More than 20 Years)

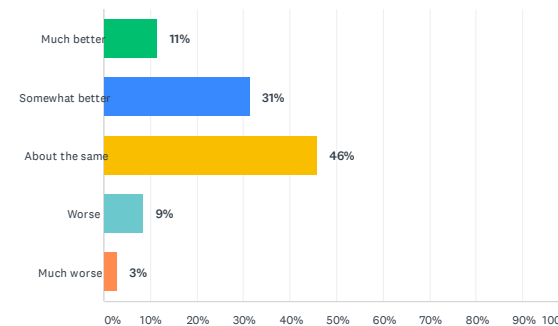
Q10: How would you rate the Old North neighborhood compared to surrounding neighborhoods?



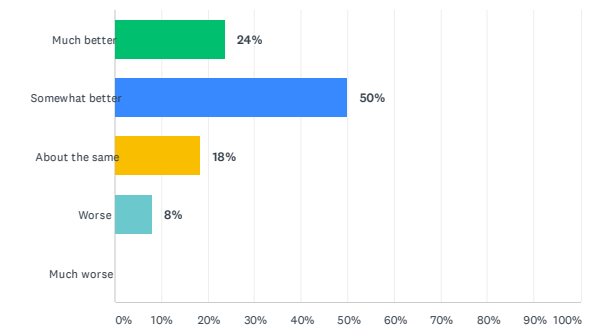
Education: High School Diploma or less



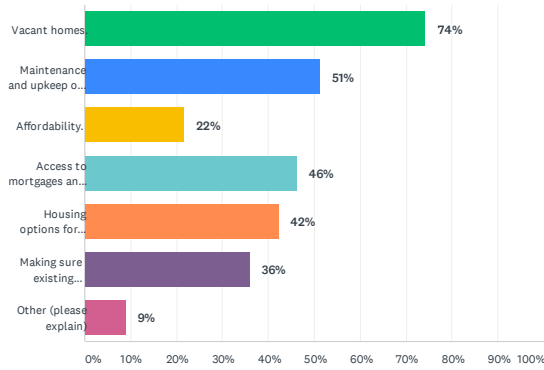
Education: Master's, Professional, or Doctoral



Black or African American

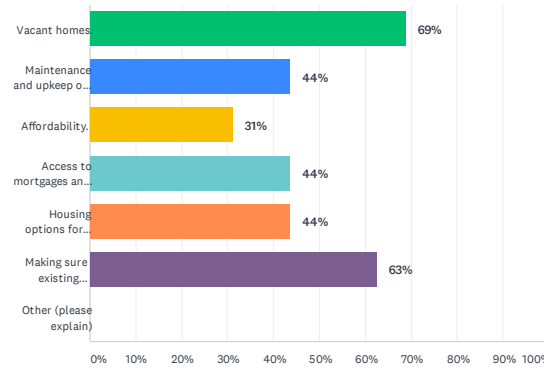


White or Caucasian

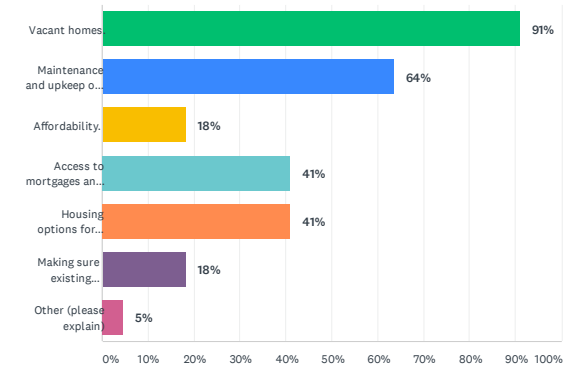


ALL Old North Residents

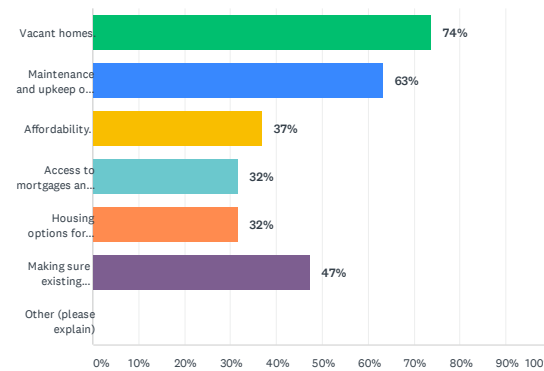
Q11: What are the three biggest issues regarding housing in the neighborhood? (choose up to three)



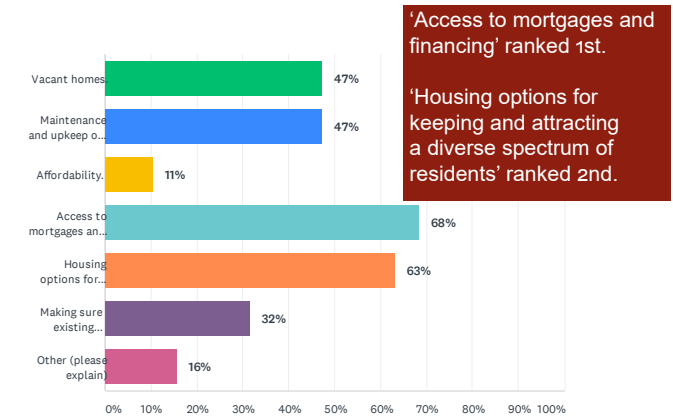
New Residents (Five Years or Less)



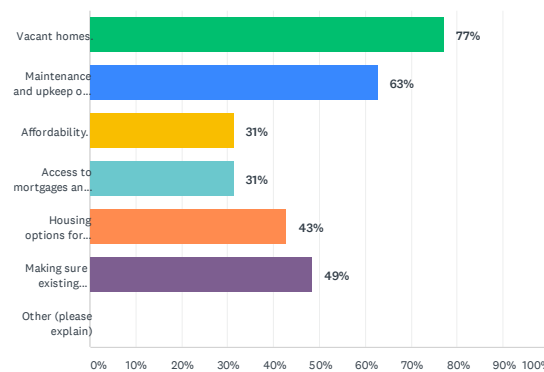
Long-Term Residents (More than 20 Years)



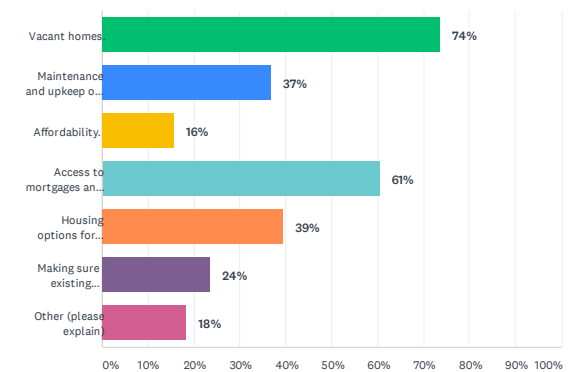
Education: High School Diploma or less



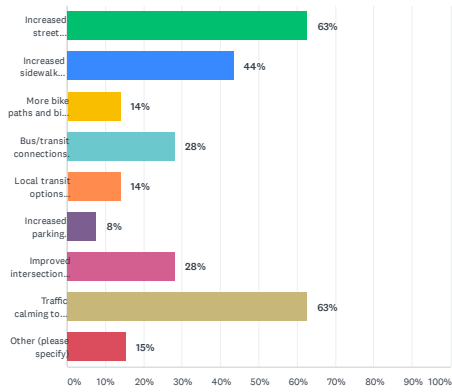
Education: Master's, Professional, or Doctoral



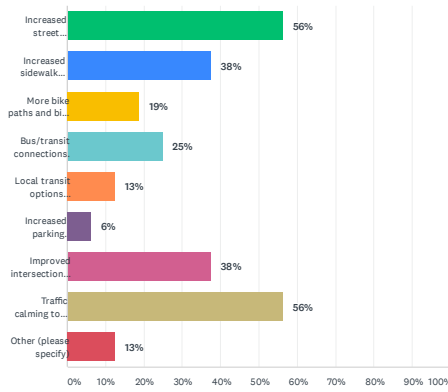
Black or African American



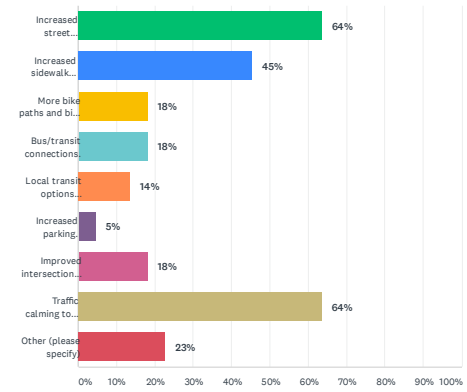
White or Caucasian



ALL Old North Residents

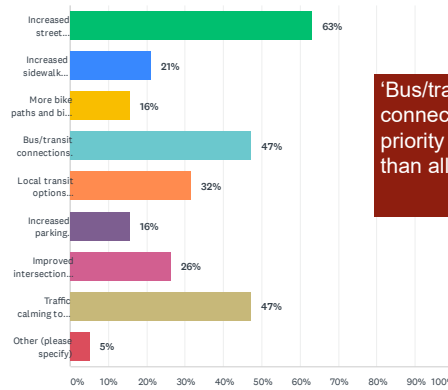


New Residents (Five Years or Less)

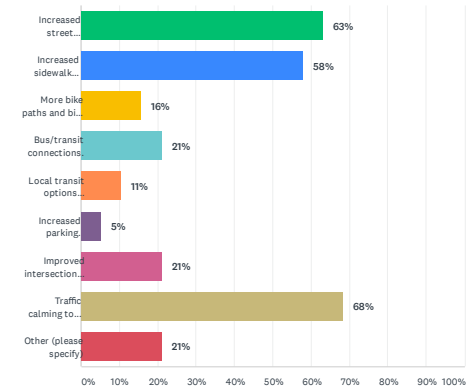


Long-Term Residents (More than 20 Years)

Q13: What are your top three priorities for transportation in Old North? (choose up to three)

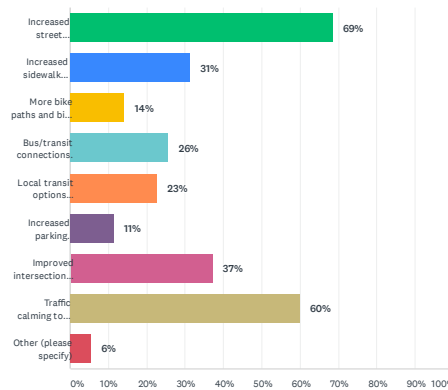


Education: High School Diploma or less

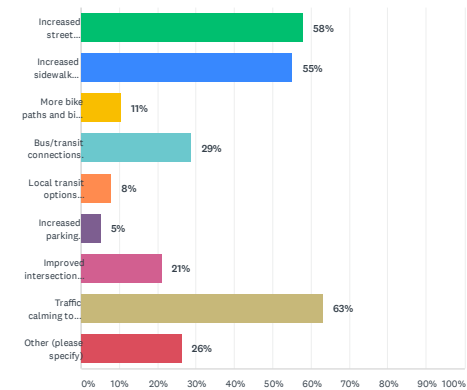


Education: Master's, Professional, or Doctoral

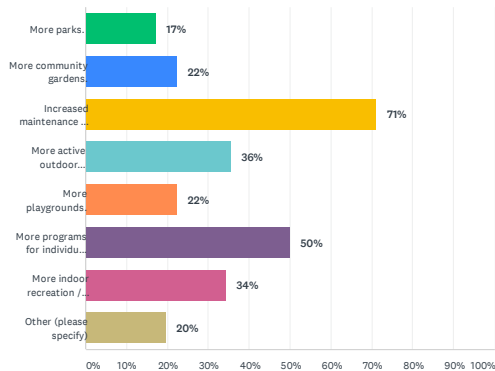
'Bus/transit connections' higher priority (ranked 2nd) than all respondents



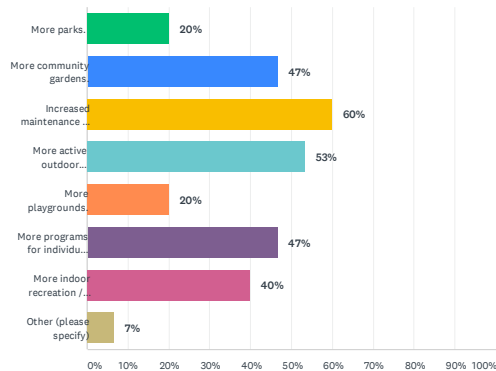
Black or African American



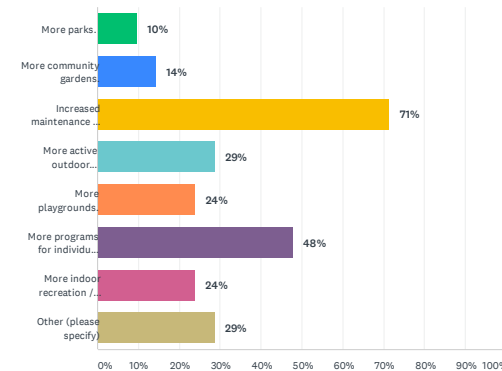
White or Caucasian



ALL Old North Residents

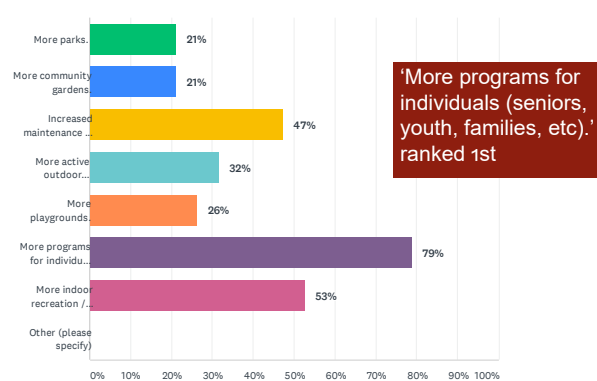


New Residents (Five Years or Less)

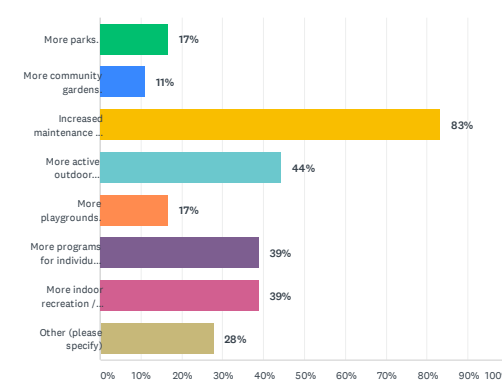


Long-Term Residents (More than 20 Years)

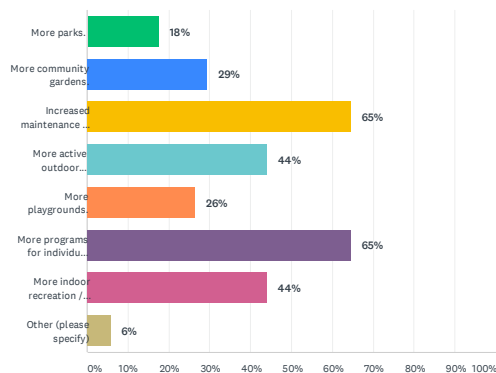
Q14: What are your top three priorities for parks, recreation, and open space in Old North? (choose up to three)



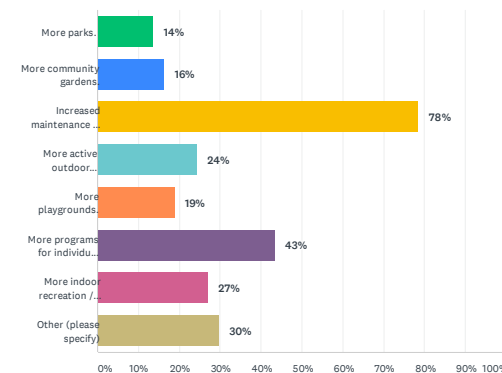
Education: High School Diploma or less



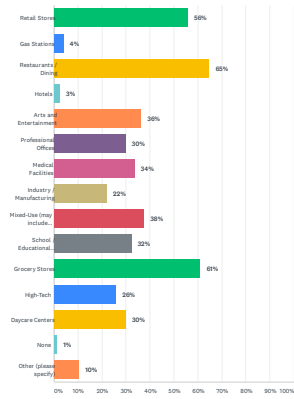
Education: Master's, Professional, or Doctoral



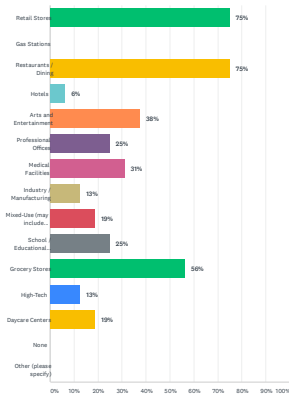
Black or African American



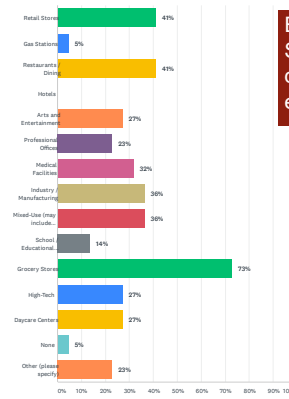
White or Caucasian



ALL Old North Residents



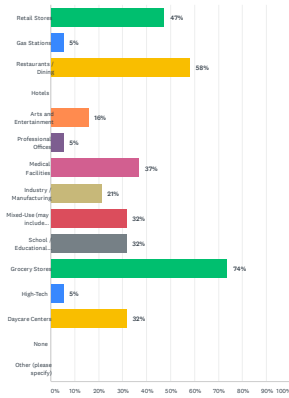
New Residents (Five Years or Less)



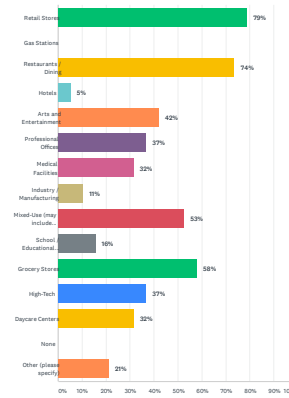
Long-Term Residents (More than 20 Years)

Except for 'Grocery Stores', other development fairly evenly ranked

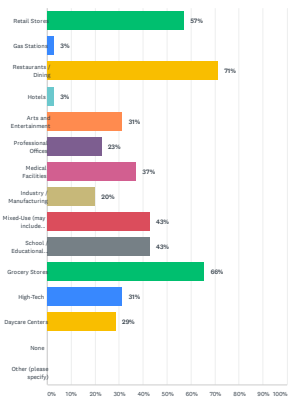
Q15: What kind of non-residential development would you like to see in the neighborhood in the future? (Check all that apply)



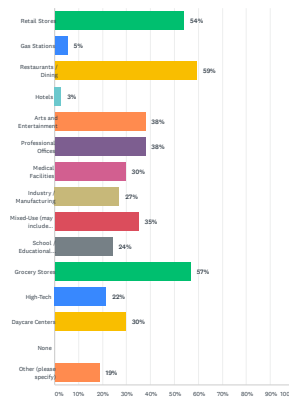
Education: High School Diploma or less



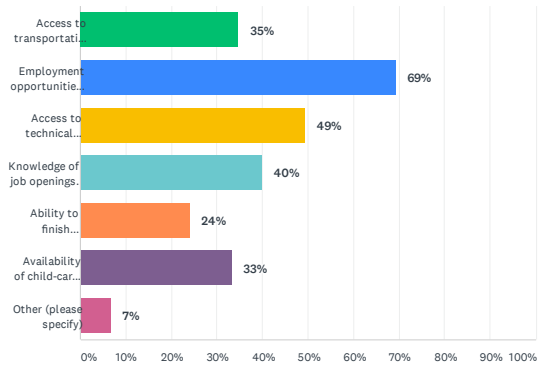
Education: Master's, Professional, or Doctoral



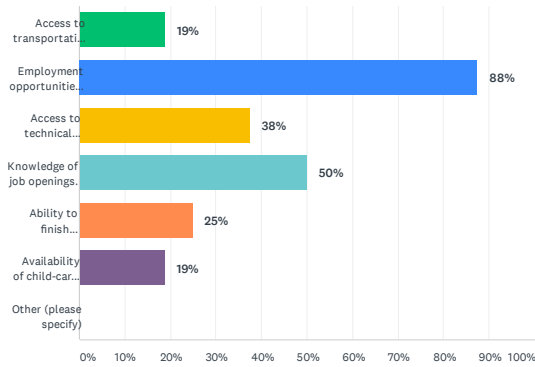
Black or African American



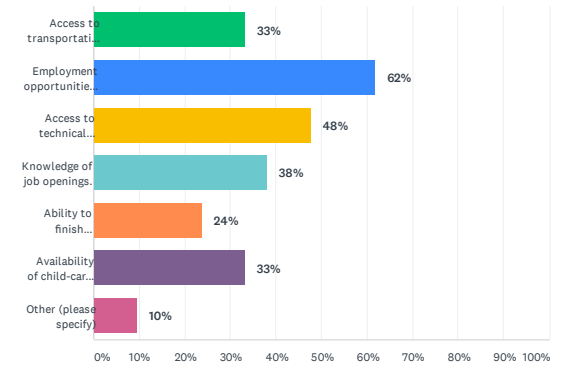
White or Caucasian



ALL Old North Residents

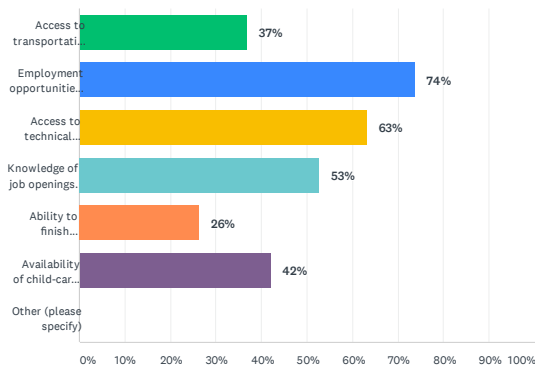


New Residents (Five Years or Less)

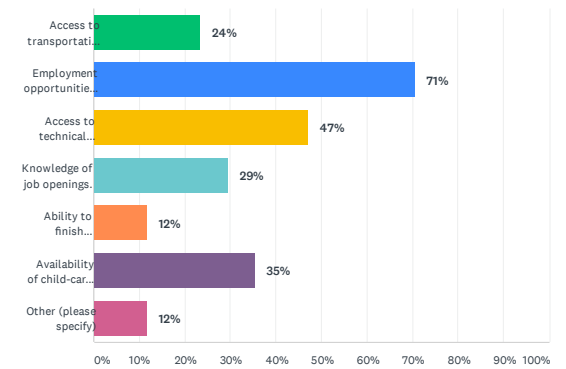


Long-Term Residents (More than 20 Years)

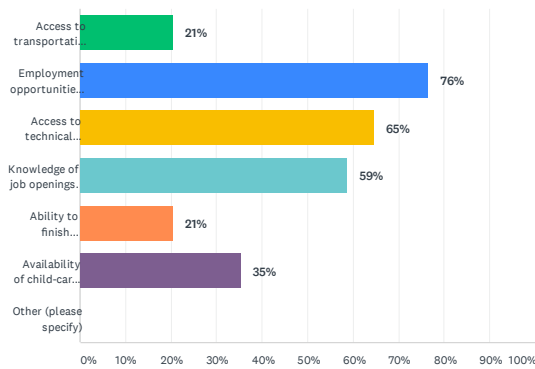
Q16: What are the top issues related to job opportunities for residents in Old North? (choose up to three)



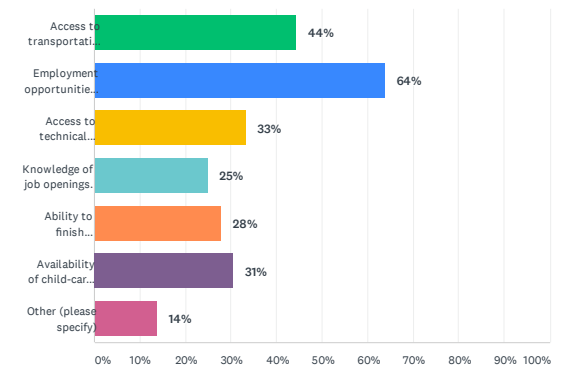
Education: High School Diploma or less



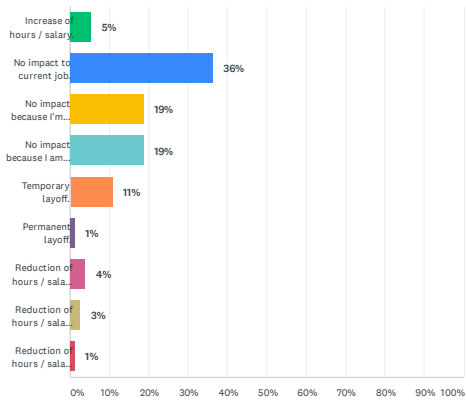
Education: Master's, Professional, or Doctoral



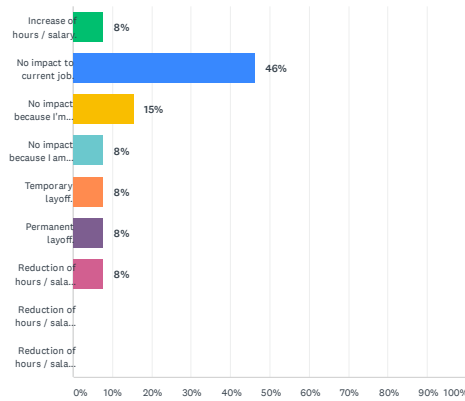
Black or African American



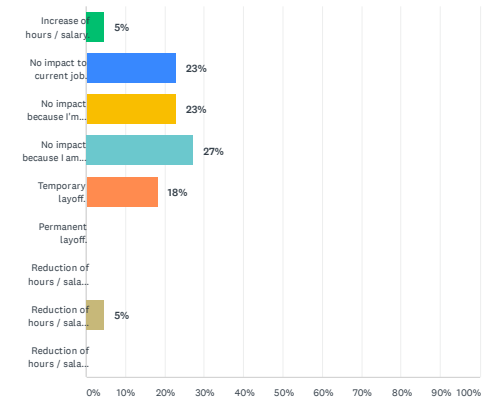
White or Caucasian



ALL Old North Residents

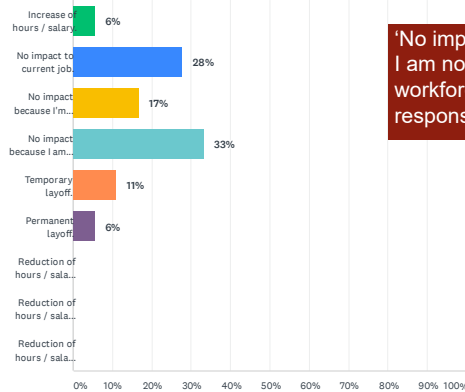


New Residents (Five Years or Less)



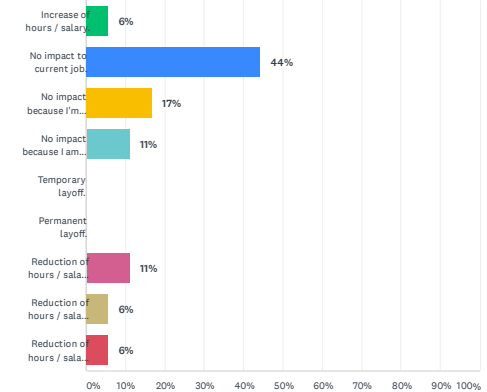
Long-Term Residents (More than 20 Years)

Q17: How has the coronavirus crisis impacted your job/employment status?

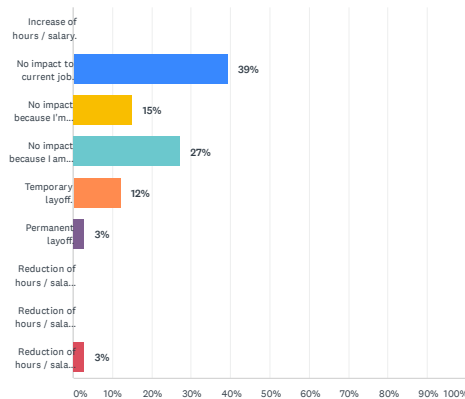


Education: High School Diploma or less

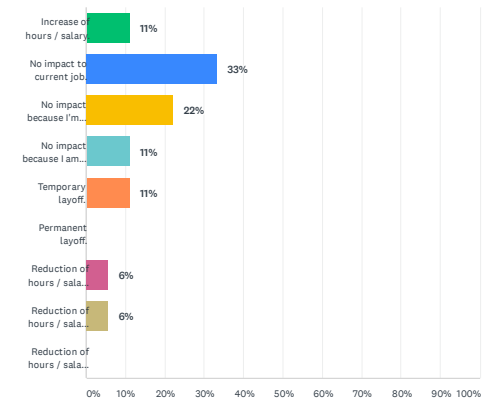
'No impact because I am not in the workforce' top response



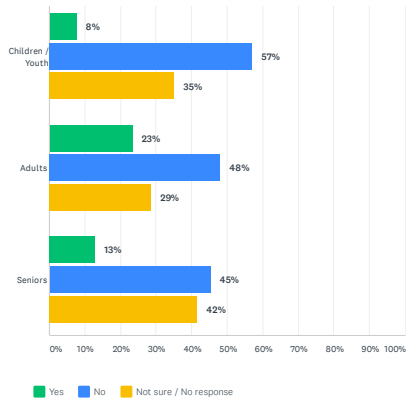
Education: Master's, Professional, or Doctoral



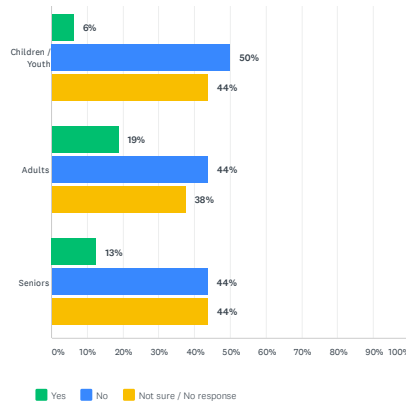
Black or African American



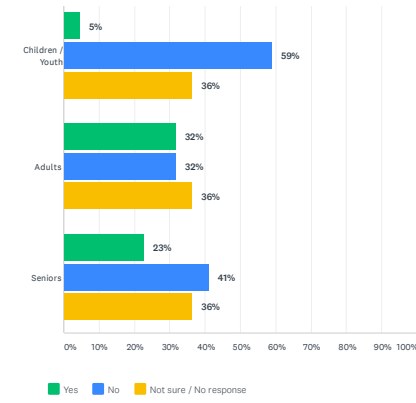
White or Caucasian



ALL Old North Residents

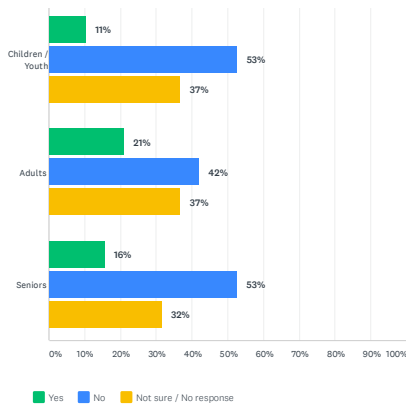


New Residents (Five Years or Less)

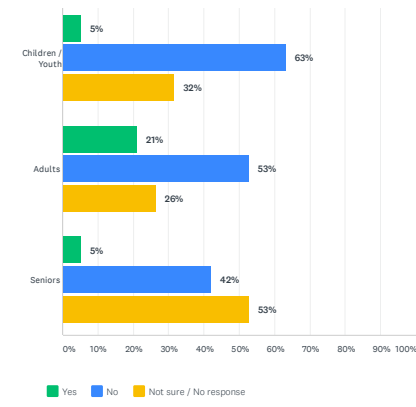


Long-Term Residents (More than 20 Years)

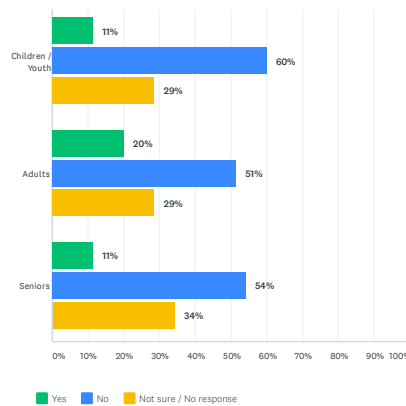
Q19: Are there enough services and activities for the following:



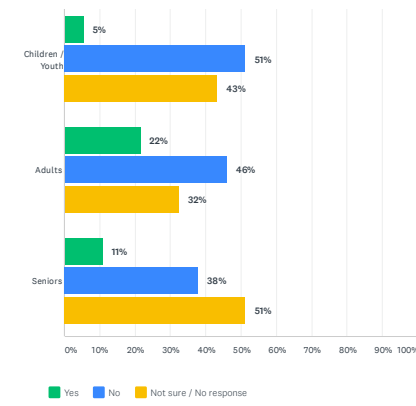
Education: High School Diploma or less



Education: Master's, Professional, or Doctoral



Black or African American



White or Caucasian

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3.

DEMOGRAPHICS + EXISTING CONDITIONS

OLD NORTH DEMOGRAPHIC DATA

/// Population

The population of Old North had a meaningful increase between the years 2000 and 2010, from 1,652 to 1,916 residents. Ever since, there have been slight declines. In 2019, the population was 1,885, a -1.6% decrease since 2010.

The City of St. Louis as a whole has been decreasing in population. Since 2010, the City has decreased in population by -5.9%.

Old North is projected to have roughly 1,857 residents in 2024, continuing that slight decrease in population.

/// Race

Old North is made up of predominantly African-American residents, counting for 71.7% of the neighborhood's population in 2019. White residents make up the second largest racial group in the neighborhood at 24% in 2019. Old North has been becoming increasingly diverse, and will continue to do so in the next five years. However, this increase will be a modest amount.

/// Age

Old North has a slightly younger median age at 32.1 than St. Louis City overall at 35.5.

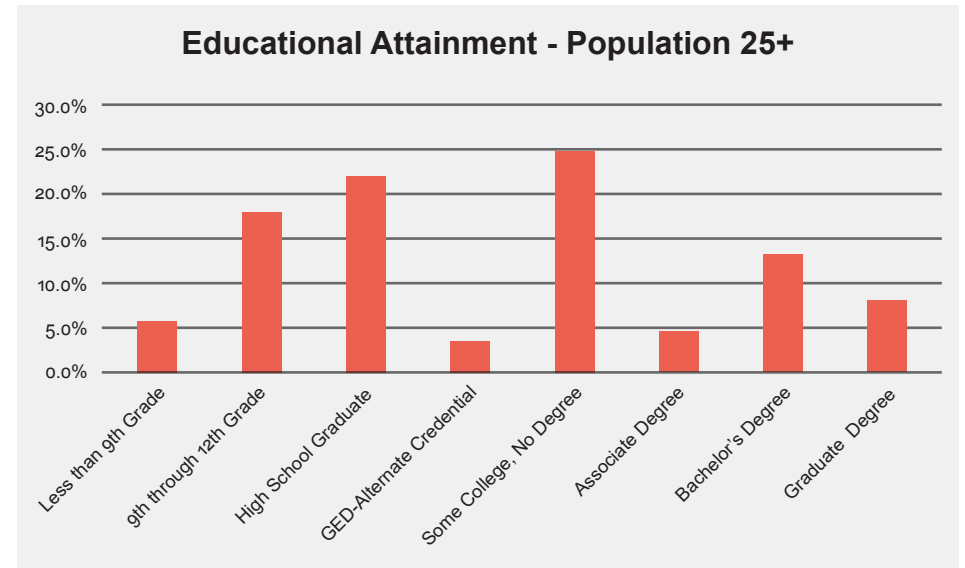
The majority of Old North residents are 15 to 54 years old. This age range makes up 57.2% of the neighborhood's population. Looking at age segments, the largest in Old North is the 15 to 24 year-olds group at 15.2%.

The data above displays a slightly younger population for Old North, especially as only 8.9% of the neighborhood is 65 or older.

/// Education

The educational attainment of Old North residents varies. The majority of residents, at 76.7%, have a high school degree or higher. For comparison, 86.9% of the City of St. Louis residents overall have a high school degree or higher.

The chart below displays the various educational attainment of Old North, with the highest percentages being high school graduates and those with some college but no degree.



Source Old North St. Louis Neighborhood Data: ESRI, compiled from US Census 2000 & 2010/ ESRI Projections

OLD NORTH DEMOGRAPHIC DATA (CONTINUED)



/// Housing

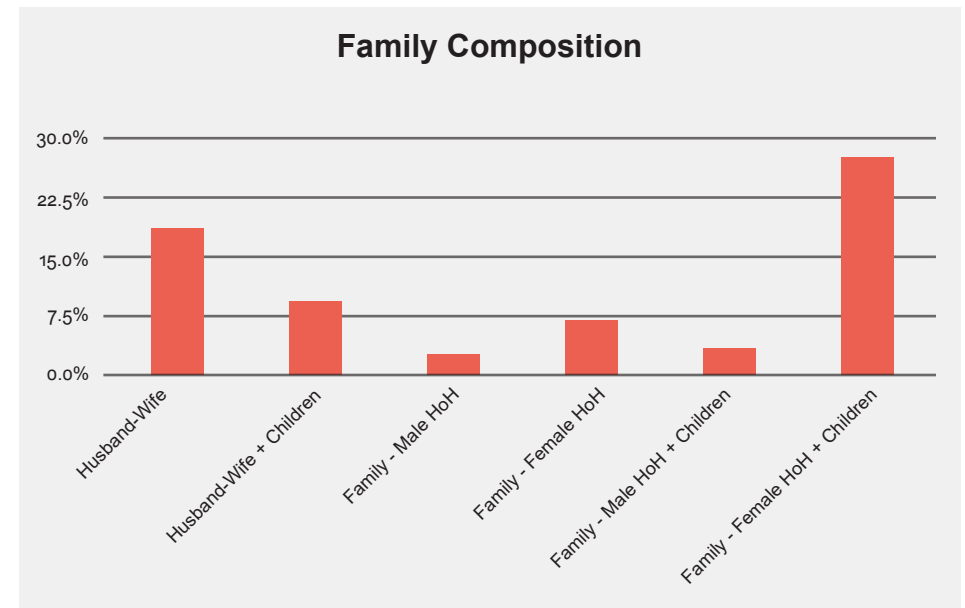
In 2019, Old North had a total of 990 housing units. The majority of these units are renter-occupied, at 57% in 2019, compared to owner-occupied units, which were at 19.2% in 2019.

The amount of owner-occupied homes did increase from 2000 to 2010. However, since 2010, the amount has remained flat or seen slight decreases.

Nearly a quarter of housing units are vacant in Old North at 23.8%. This number is projected to increase in the next five years to 25.5%.

/// Family Composition

Family Composition shows how households are being occupied. In Old North, 38.7% are single person households. Households with 2+ persons make up 61.3%. The majority of multi-person households, at 56%, are families. Additional data can be seen in the graph below.



OLD NORTH DEMOGRAPHIC DATA (CONTINUED)

/// Employment

In 2019, 86.3% of residents 16 years or older in Old North were employed. This is a higher percentage than City residents, as 65.4% were employed during 2014-2018.

The residents of Old North work in three main employment categories. White collar jobs make up 47.9% of employed residents, 32.1% are employed through service jobs, and 20.4% are blue collar employees.

/// Income

The average household income of Old North in 2019 was \$37,218 and the median household income was \$22,832. Looking further into this data, 36.5% of households in the neighborhood make less than \$15,000, which is the largest single percent of any income category for Old North. Additionally, 63.4% of neighborhood households make less than \$35,000.

/// Consumer Spending

Consumer spending in Old North is below average, generally ranging in the mid-to-high 40s relative to a national average of 100.

The areas with the highest scores for spending by Old North residents include Apparel and Services (48), Food at Home (48), and Food away from Home (46).

As a function of actual expenditures, the top three areas are Shelter, Health Care, and Food at Home.

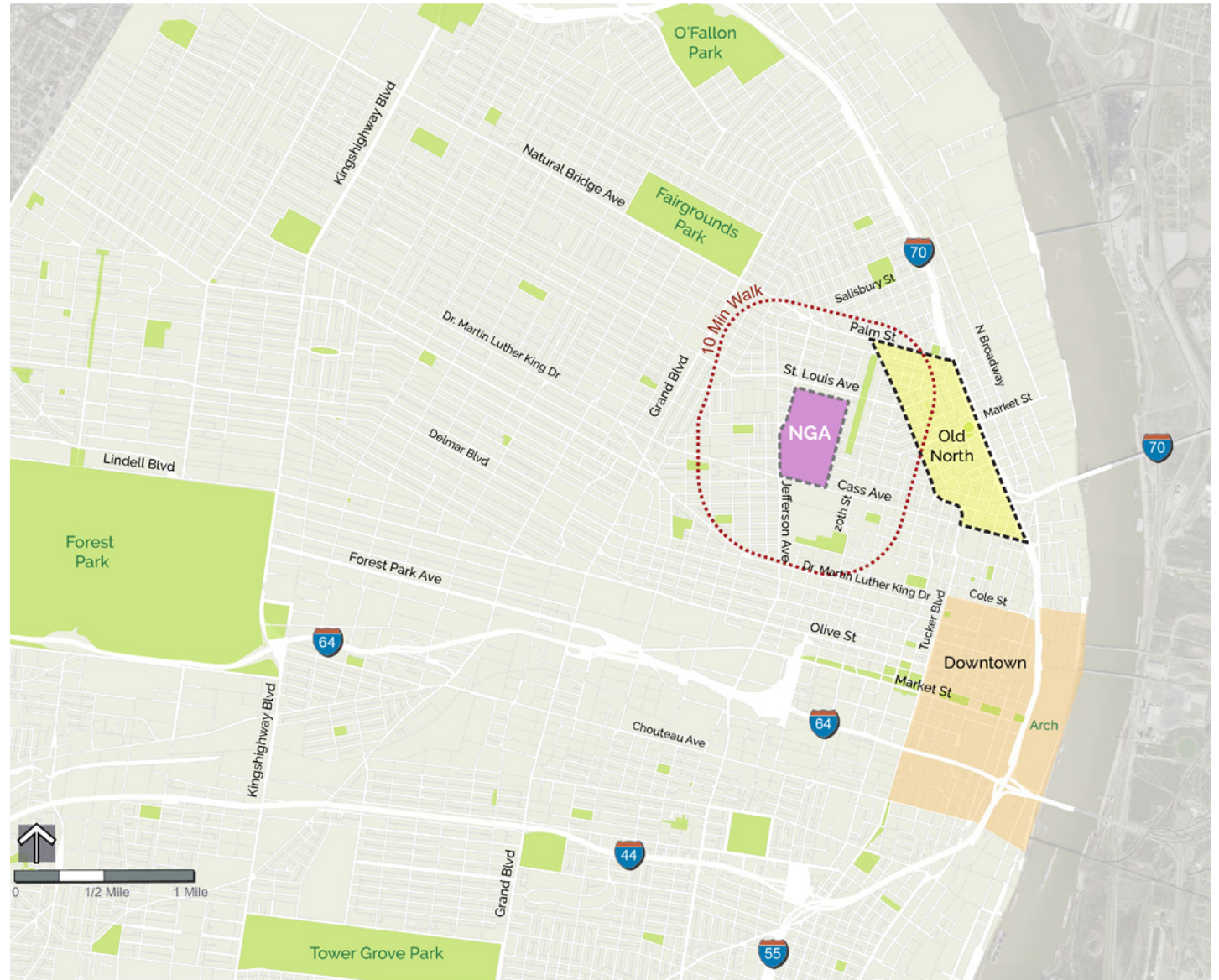


NGA Campus

The future \$1.75B National Geospatial-Intelligence Agency (NGA) campus is located near the Old North Neighborhood. Parts of the Old North Neighborhood will be a 10-minute walk to the future NGA campus.

According to a 2019 NGA press release, “The new facility will include approximately 712,000 square feet of office space, parking garages, a visitor’s center, an inspection facility and control access points.”

To complement the NGA investment, the City of St. Louis is leading Project Connect. Project Connect will ensure coordination and collaboration between neighborhood revitalization, transportation, and other re-development efforts and the City’s investments to support NGA in eight north St. Louis neighborhoods.



Proximity to the Future National Geospatial-Intelligence Agency Campus

Top Left: Aerial view of the 97-acre NGA site. (Source: Project Connect)
Left: Artist's rendering of future NGA site. (Source: McCarthy/HITT)

St. Louis City Opportunity Zones

Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

Two other opportunity zones in the City of St. Louis not shown on this map include the Dutchtown and Bevo opportunity zone and the Carondelet/Patch opportunity zone.



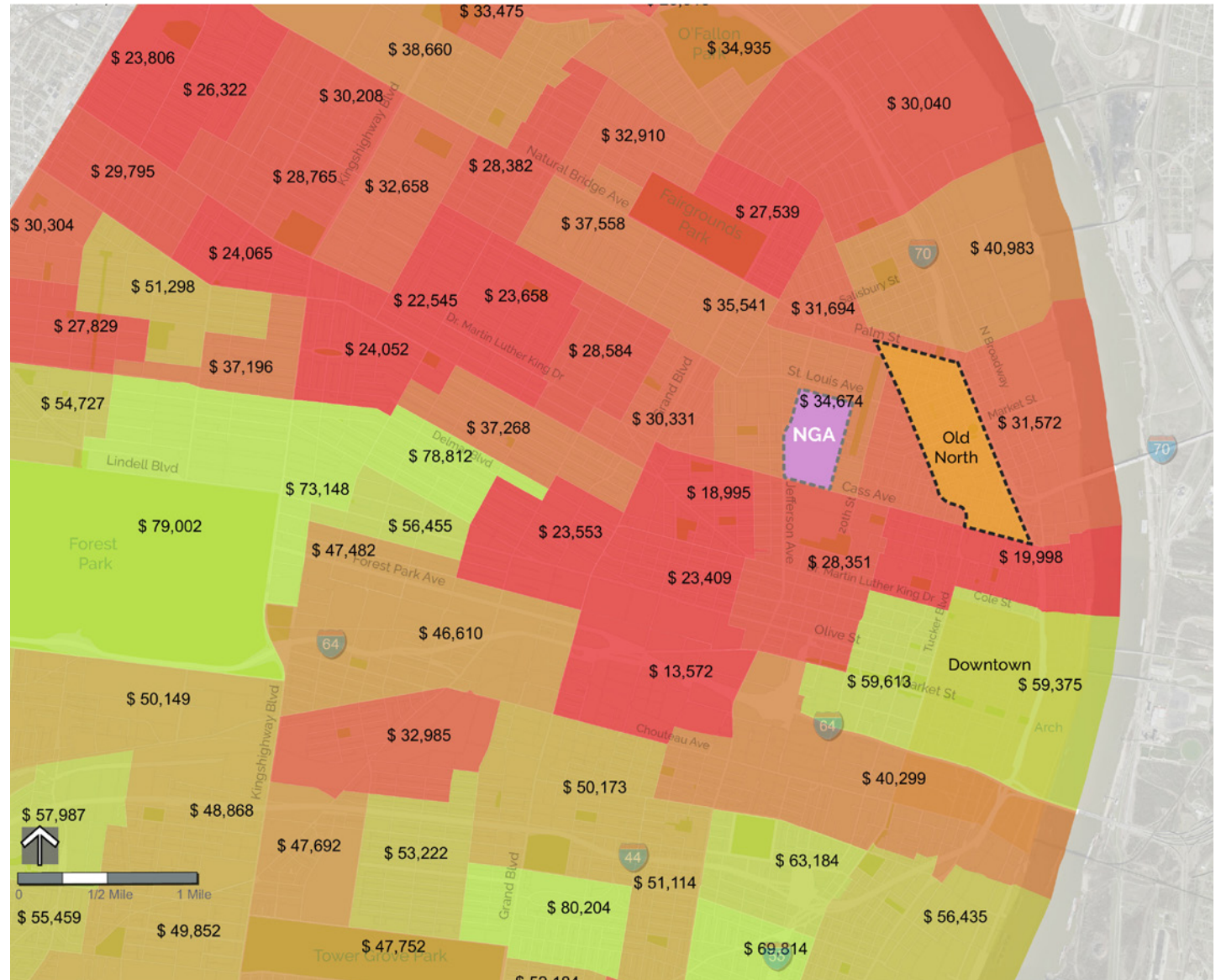
St. Louis City Opportunity Zones

Average Household Income

Census tracts are determined by the US Census Bureau. They are statistical subdivisions used to collect a variety of demographic and economic data. Census tracts are meant to comprise of roughly one neighborhood or subdivision.

The average household income of the census tract Old North sits in is \$31,572. It is not very different from the surrounding census tracts. However, the tract immediately to the north is about \$10,000 more, while the tract to the south is roughly \$10,000 less.

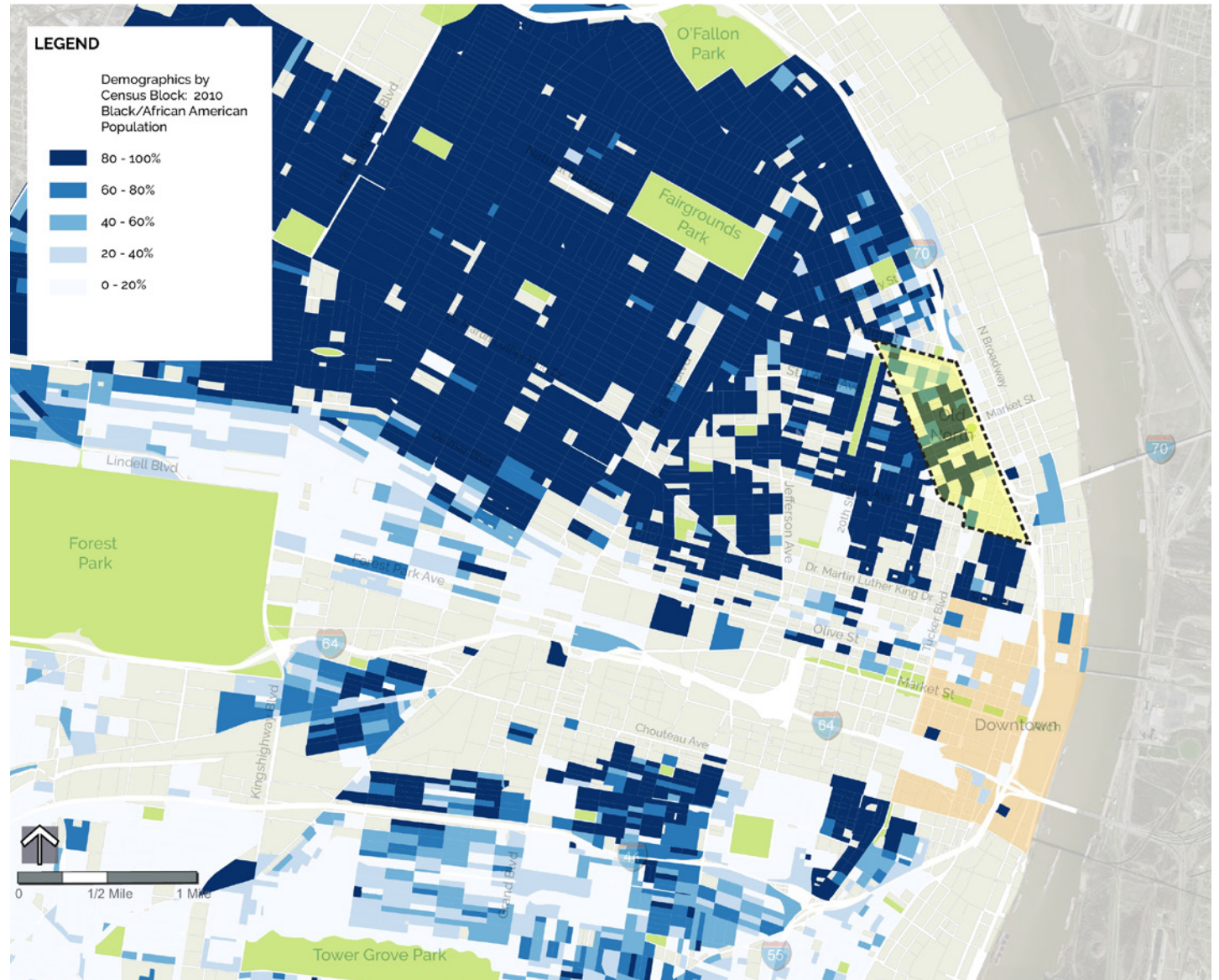
Old North's proximity to Downtown places it nearby a much higher average household income in the area of just under \$60,000.



Demographics: Average Household Income per Census Tract

Demographics: 2010 Black / African American Population per Census Block

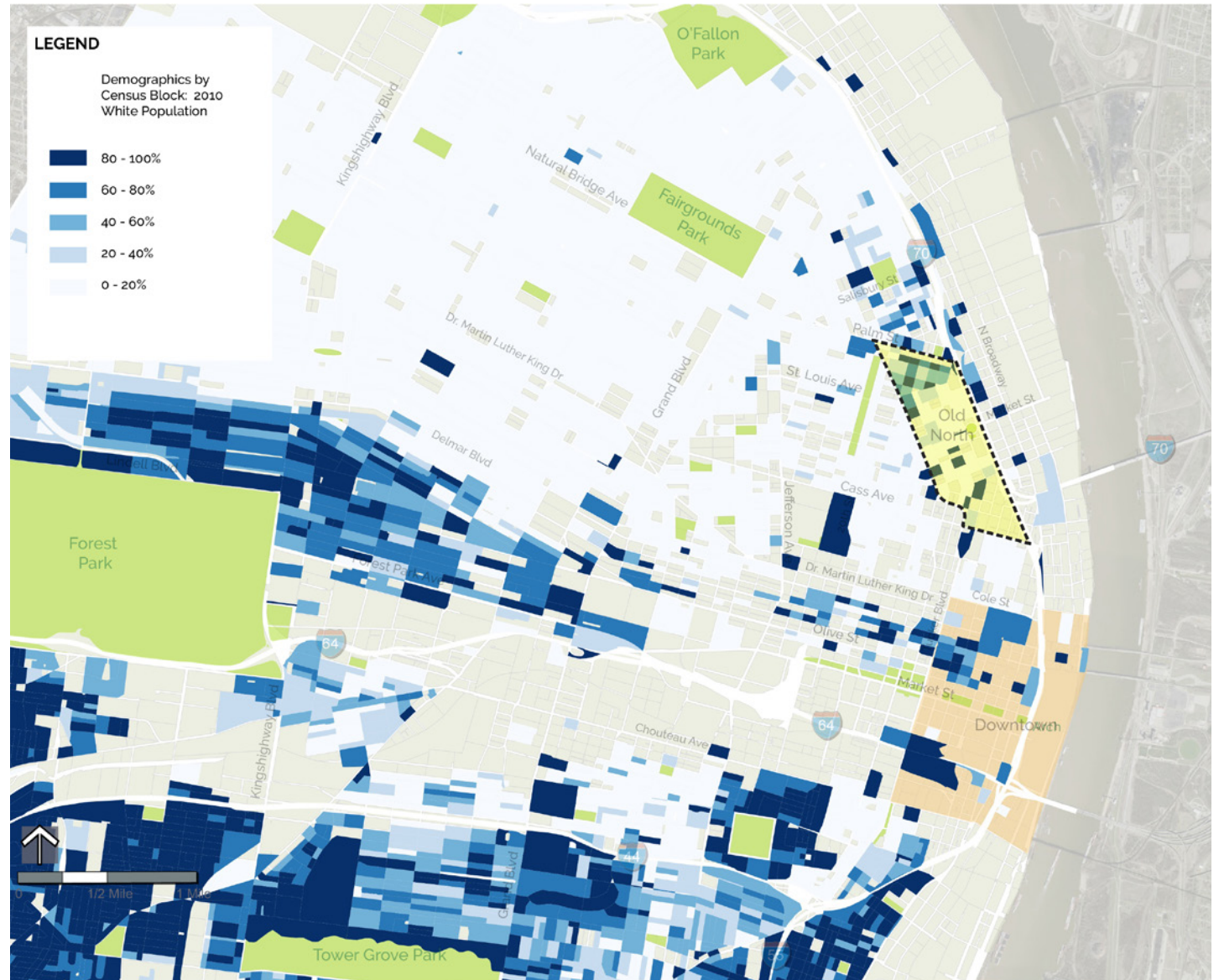
This map shows percentage of Black population by census block based on 2010 data. Old North has become increasingly diverse, especially compared to other neighborhoods.



Demographics: 2010 Black / African American Population per Census Block

Demographics: 2010 White Population per Census Block

This map shows percentage of white population by census block based on 2010 data. Old North has been becoming increasingly diverse, especially compared to other neighborhoods.



Demographics: 2010 White Population per Census Block

2010 Population Density by Census Block

Old North has a population density similar to the rest of North St. Louis. It is relatively low due to the vacant lots and single-family housing found throughout the neighborhood.

Certain blocks within Old North have a higher density with over 36 people per acre. These blocks are due to apartment buildings and clusters, including the Bristol Place Townhomes, Murphy Blair Apartments, and Jackson Park Senior Apartments.

Moving south, away from Old North, the over 36 people per acre population density becomes more prevalent due to the increase of higher density housing options.



2010 Population Density by Census Block

MetroLink Connections

Currently, the closest MetroLink station is in Downtown St. Louis, about 1.5 miles away. However, the proposed MetroLink Northside/Southside Alignment would provide a new station along the western edge of Old North. Additionally, three additional proposed stations would be only a few blocks from the north and south edges of the neighborhood.

The upcoming NGA site has also resulted in two proposed alternative MetroLink station for the proposed Northside Alignment. These proposed stations would be two additional nearby stations for the neighborhood.

The proposed MetroLink Southside Alignment would provide Old North direct access to and through Downtown, access to Chouteau Avenue, and continuous access down Jefferson Avenue. This would provide improved access to the Lafayette Square neighborhood and growing employment centers along Chouteau Avenue.

The proposed MetroLink Northside Alignment would provide Old North direct access along Natural Bridge Avenue. Old North would have improved access to the future NGA site and employment area and Fairgrounds Park.



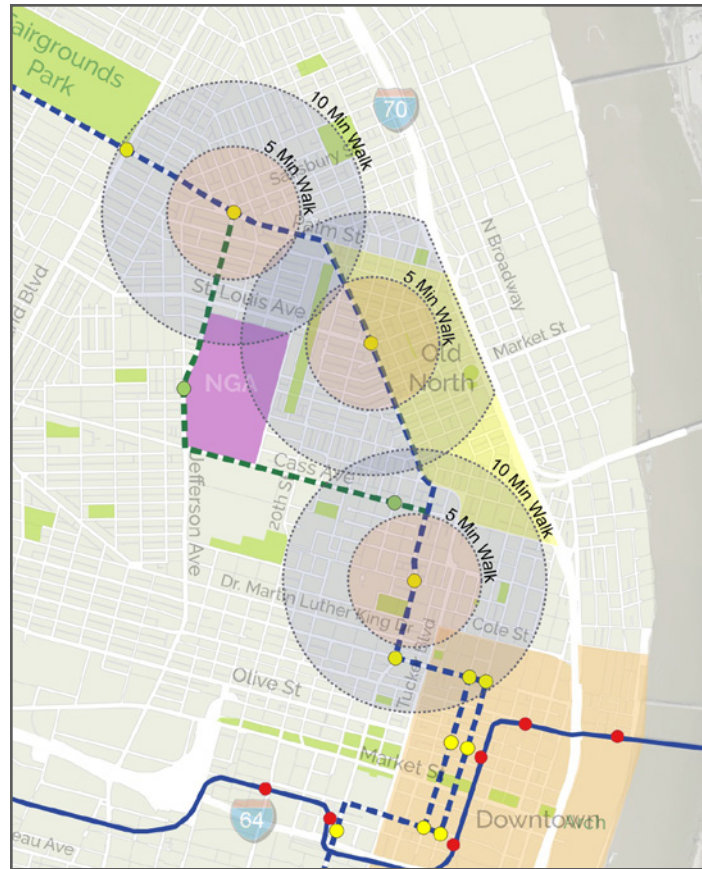
MetroLink Connections

MetroLink Walkability

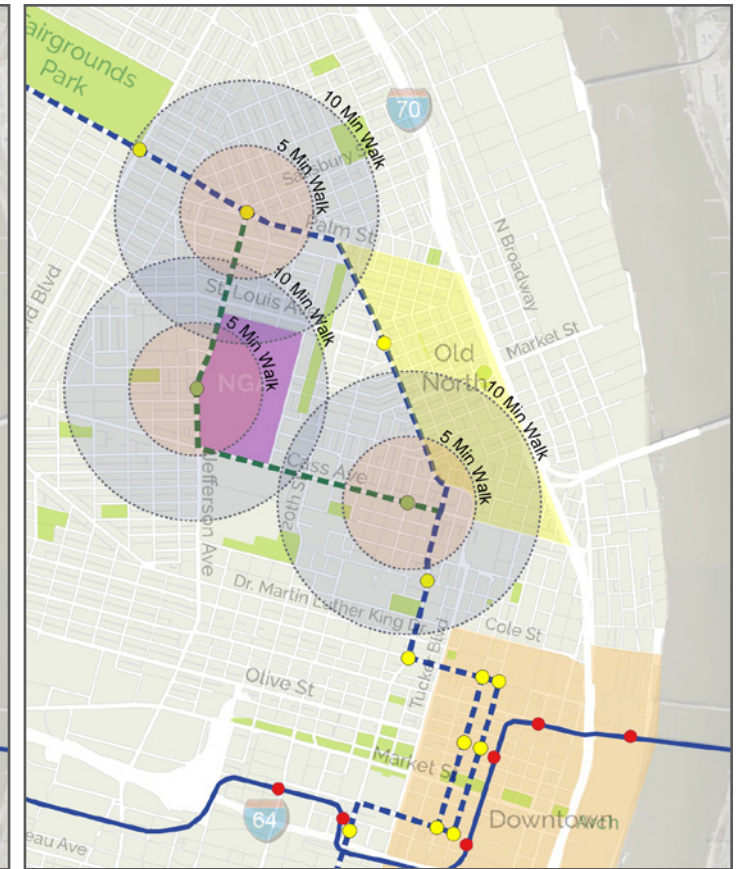
The proposed Northside/Southside Alignment and NGA Alternative Alignment would improve the walkable environment of Old North. As mentioned on the previous page, the current closest MetroLink stations are in Downtown, approximately 1.5 miles away. This would be at least a ten minute walk from the southern end of Old North.

The proposed stations of the Northside Alignment would result in the majority of Old North being within a ten-minute walk to a MetroLink station.

The proposed stations of the NGA Alternative Alignment provide roughly half of the Old North neighborhood with a ten-minute or less walk to a station.



Walkability: Proposed Northside / Southside Alignment



Walkability: Proposed NGA Alternative Alignment

Bus Routes

Three bus routes run inside of or along the borders of the Old North neighborhood. Route #19, St. Louis Ave., runs along 13th Street in the neighborhood until it heads west at St. Louis Avenue. Route #32, Dr. Martin Luther King Drive, only runs along the southern border of Old North, on Cass Avenue. Route #74, Florissant Ave., runs along the western edge of Old North.

Routes #19 and #32 travel into Downtown and provide accessibility to MetroLink stations. Other than Downtown, the existing bus routes servicing Old North primarily provide access to North St. Louis City and County.

Route #19 eventually changes to Route #35, traveling northwest along St. Charles Rock Road, ending at SSM DePaul Hospital. Route #32 ends at the Wellston MetroLink Station. Route #74 heads far north, ending at the North County Transit Center and St. Louis Community College at Florissant Valley. These final destinations are reached without any bus transfers. Doing so would provide additional destinations but would lengthen and complicate trips.



Bus Routes (December 2019)

Greenways (Existing and Future)

Old North is situated near multiple existing and future greenways. The existing 15-mile segment of the North Riverfront Trail is just to the east of the neighborhood, adjacent to the Mississippi River. Access from the neighborhood to the Riverfront Trail, however, is not ideal, with the industrial north riverfront area located between the neighborhood and trail.

The next page includes additional information about two ambitious greenway projects that impact the neighborhood: the Brickline Greenway and the Trestle.

Currently, the Brickline Greenway has strong momentum toward implementation. Additional planning and community engagement are ongoing.

The Trestle is a \$60 million project to convert a 1.5 mile abandoned elevated railroad trestle into a world-class elevated greenway, similar to the Highline in New York. With the requirement of additional private and public funding to move the project forward, the project has not progressed significantly since extensive planning was done in the early 2010s.



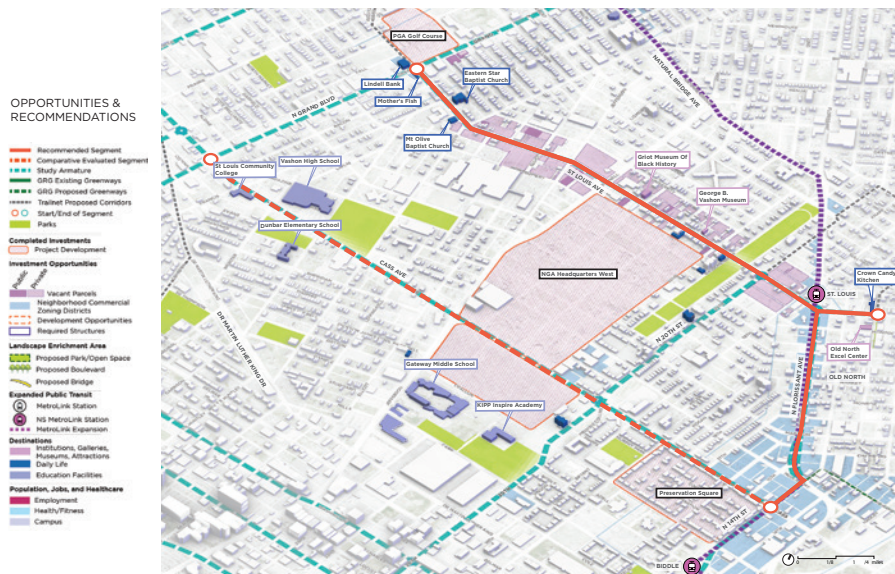
Greenways (Existing and Future)

Brickline Greenway (Formerly Chouteau Greenway)

Status: Active Planning

The Brickline Greenway planning process had its genesis in the 1990s with the idea to connect Forest Park and the Arch. In 2017, multiple regional partners conducted an international design competition. The resulting process examined not only connecting Forest Park and the River, but also north and south to Tower Grove Park and O'Fallon Park.

The images below are from the Fall 2019 'Chouteau Greenway Framework Plan' (Source: Great Rivers Greenway and Stoss). A greenway is proposed along North Florissant Avenue, the western border of Old North. The Framework Plan notes that all images are draft concepts and will be further vetted through on-going community engagement.



Draft concept of view along the greenway in north St. Louis

The Trestle

Status: Future Implementation Unknown

The Trestle is an ambitious, \$60 million project to convert a 1.5 mile abandoned elevated railroad trestle into an elevated greenway, similar to the Highline in New York. The Trestle would connect through Old North and link the Riverfront Trail to the 14th Street corridor.

Great Rivers Greenway (GRG) currently maintains the structure and has conducted extensive planning regarding the future vision of the trestle as a world-class bicycle and pedestrian facility. GRG is currently looking for additional public and private funding for the project. Without outside funding, the project will likely not move forward.

The below rendering of the Trestle is from planning from the early 2010s (Source: Great Rivers Greenway and Kiku Obata).



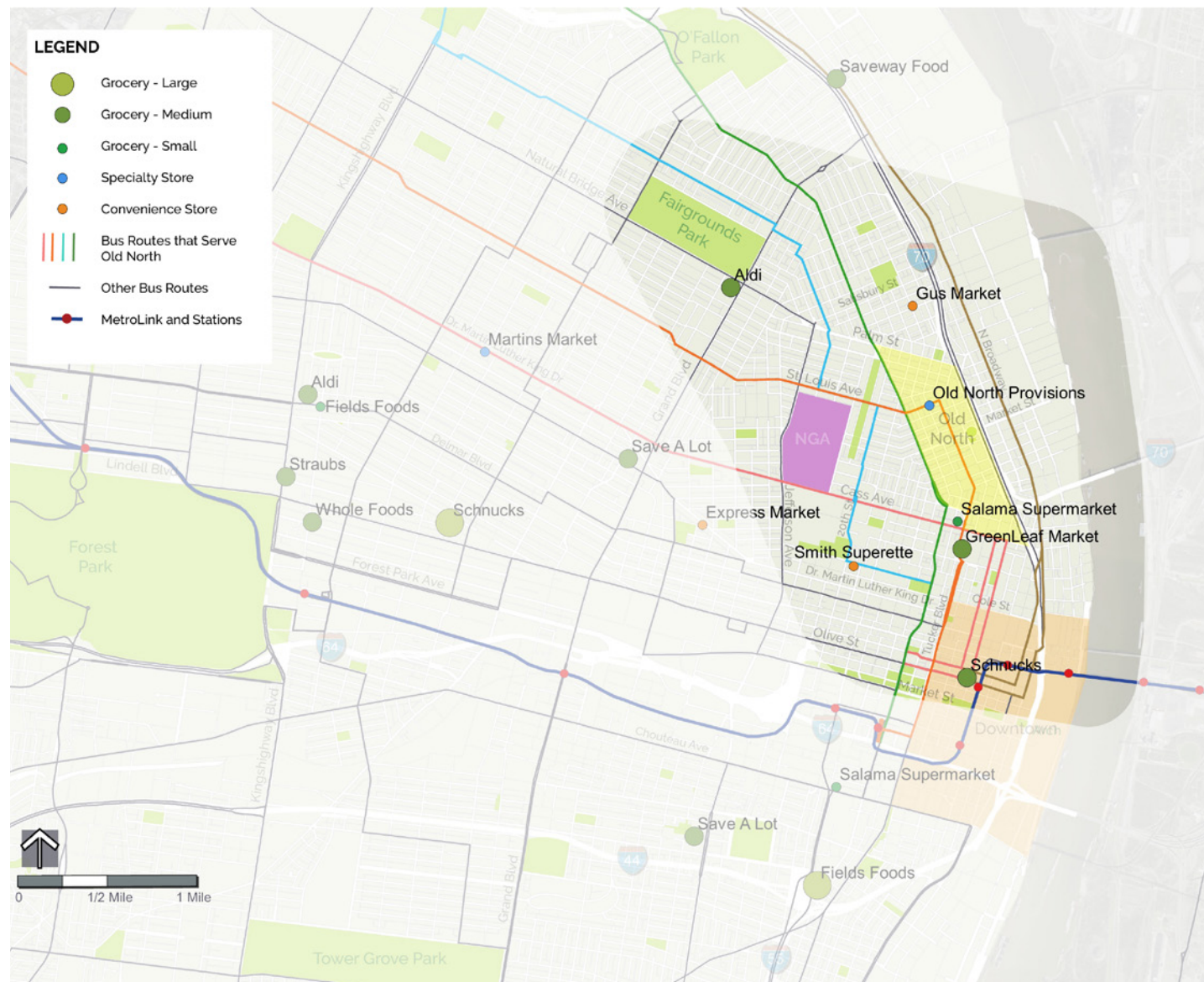
Grocery Stores

The available spot to buy food within Old North's boundaries is Old North Provisions, a specialty store. Its website notes it is "a mixed-use 'Foodery' focused on supporting sustainable farmers and producers of all backgrounds; a community event and hang out space, and a commercial kitchen incubator." The business sells a variety of organic options and acts as a destination within the neighborhood.

Three additional stores sit directly or a few blocks outside Old North's boundaries. Gus Market is a convenience store, approximately four blocks north of the neighborhood. Salama Supermarket is a small grocery store on the southwest boundary of Old North. Salama Supermarket provides a variety of food options and is part of a gas station.

GreenLeaf Market is a large grocery store option approximately two blocks south of the neighborhood. This grocery store provides the most options for Old North residents, with fresh produce, a butcher shop, bakery, deli, and more.

Old North Provisions, Salama Supermarket, and GreenLeaf Market are accessible via a ten minute walk by Old North residents. Additional markets outside the neighborhood include Schnuck's Culinaria downtown and Aldi are accessible by bus routes from Old North.



Grocery Stores

Historic Districts

The Old North neighborhood includes three historic districts on the National Register of Historic Districts (Murphy Blair, Mullanphy, and SS Cyril and Methodius). The Cultural Resource Office reviews proposed demolitions within a National Register of Historic Districts. However, listing a building on the National Register does not trigger local review of changes to the building unless the project is Federally funded.

From the City of St. Louis Cultural Resource Office, “Certified Local Historic Districts are locally-designated historic districts that have been determined by the Keeper of the National Register to be eligible for listing in the National Register of Historic Places. Any contributing building or structure within these districts receives the same benefits as if it were formally listed in the Register. Benefits include protection from Federally-funded projects that can negatively affect the district and the ability to qualify for State or Federal Historic Preservation Tax Credits. Eight of City’s 17 local historic districts in the City of St. Louis have been certified.

As in all local districts, exterior work on a building located in a Certified Local District must be reviewed by the staff of the Cultural Resources Office for compliance with the district’s rehabilitation and new construction standards.

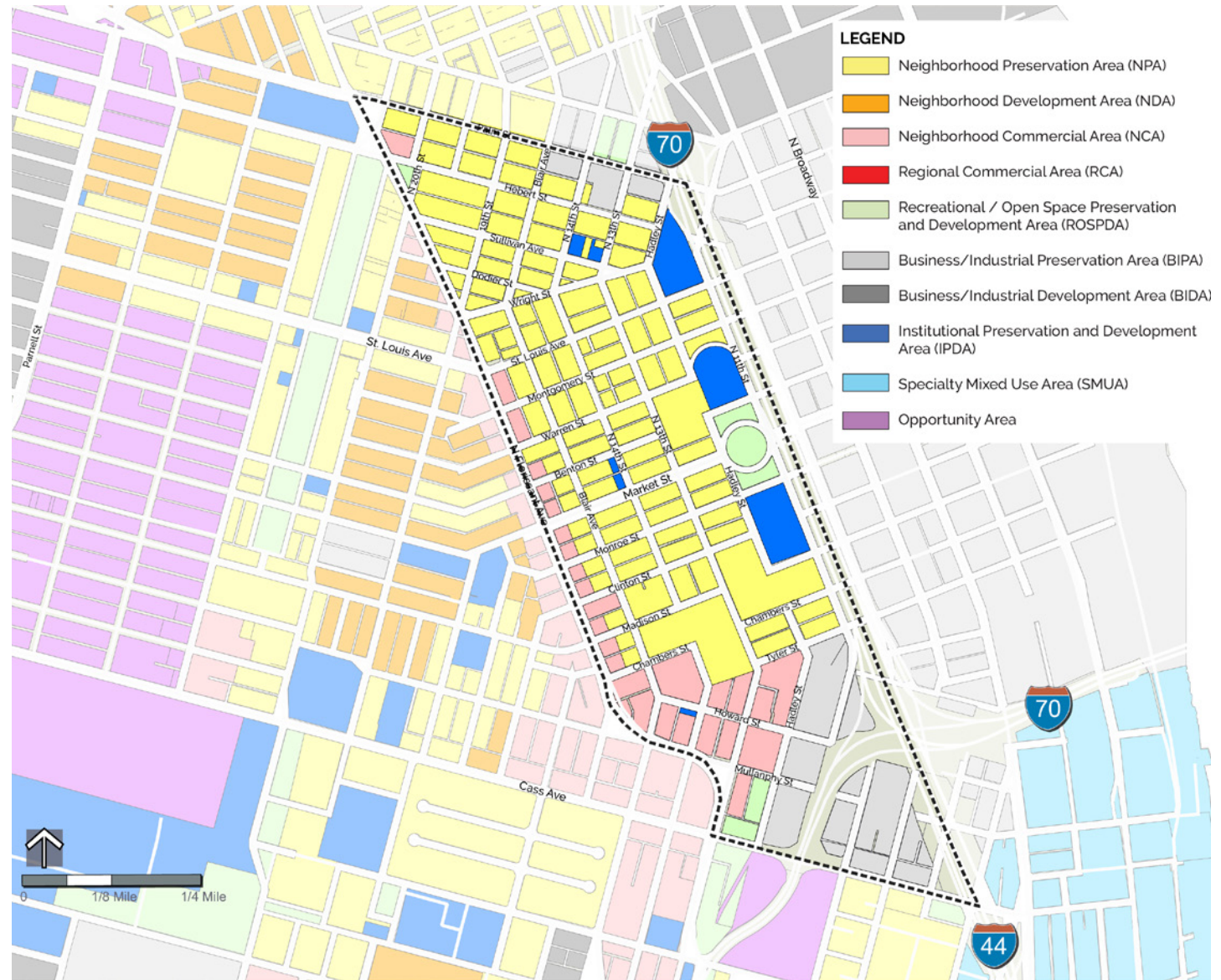


Historic Districts

Strategic Land Use Plan

The Strategic Land Use Plan was adopted as part of the Comprehensive Plan by the City of St. Louis in 2005. The plan assigns land use designations to every block in the City. The designations indicate what future development focus is intended for each block.

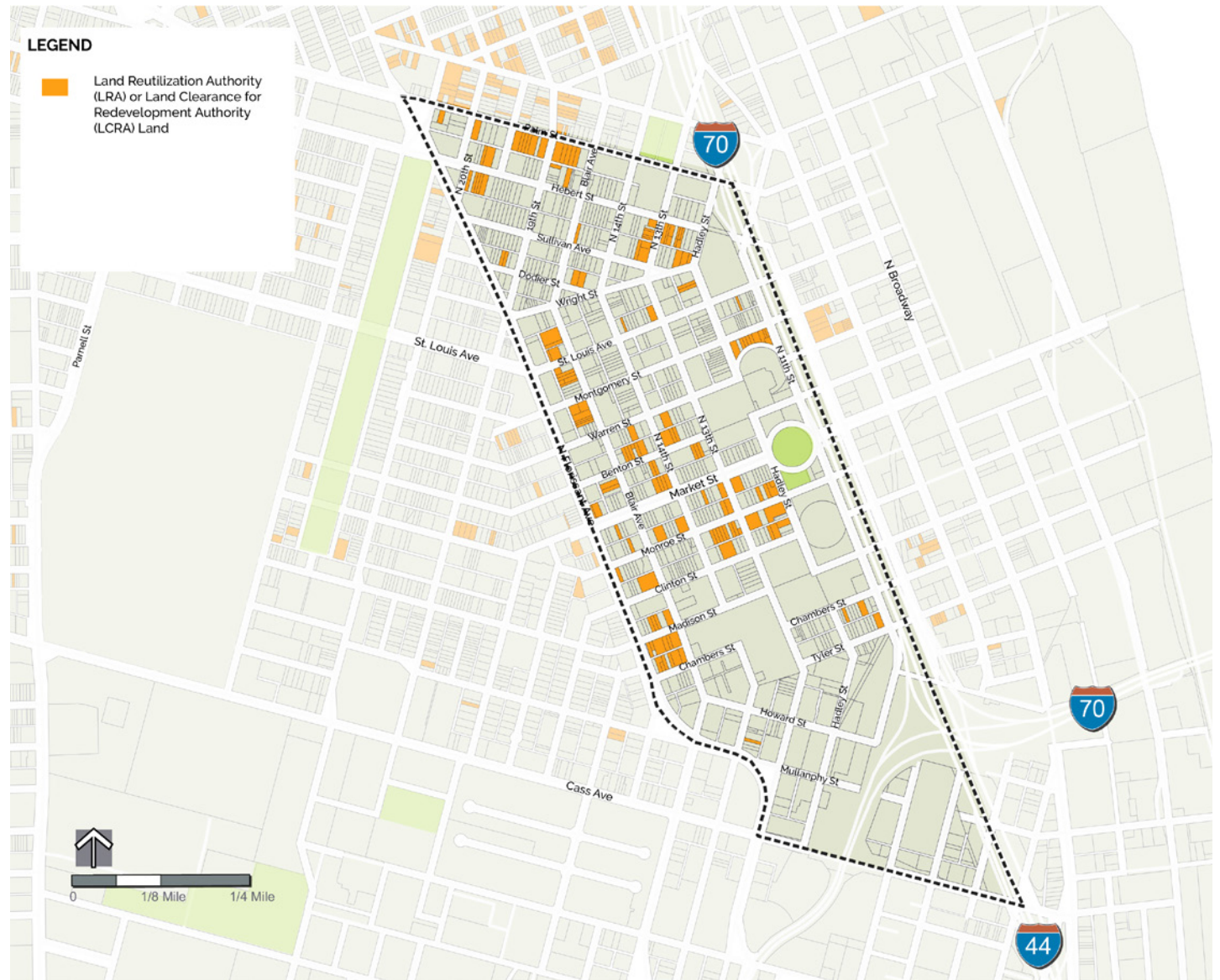
The current Strategic Land Use Plan for the Old North neighborhood includes the core of the neighborhood as 'Neighborhood Preservation Area'. 'Neighborhood Commercial Area' extends along North Florissant Avenue. Spot areas of the neighborhood include 'Institutional Preservation and Development Area,' especially along North 11th Street. The north and south ends of the neighborhood include pockets of 'Business/Industrial Preservation Area.'



Strategic Land Use Plan

Ownership - LCRA and LRA

The map on this page includes land owned by the Land Reutilization Authority (LRA) or Land Clearance for Redevelopment Authority (LCRA) or Land Clearance for Redevelopment Authority (LCRA).



Ownership - LCRA and LRA

Ownership - Multiple Property Owners

The map on this page includes multiple property owners in the neighborhood. The map generally includes owners with four or more properties.

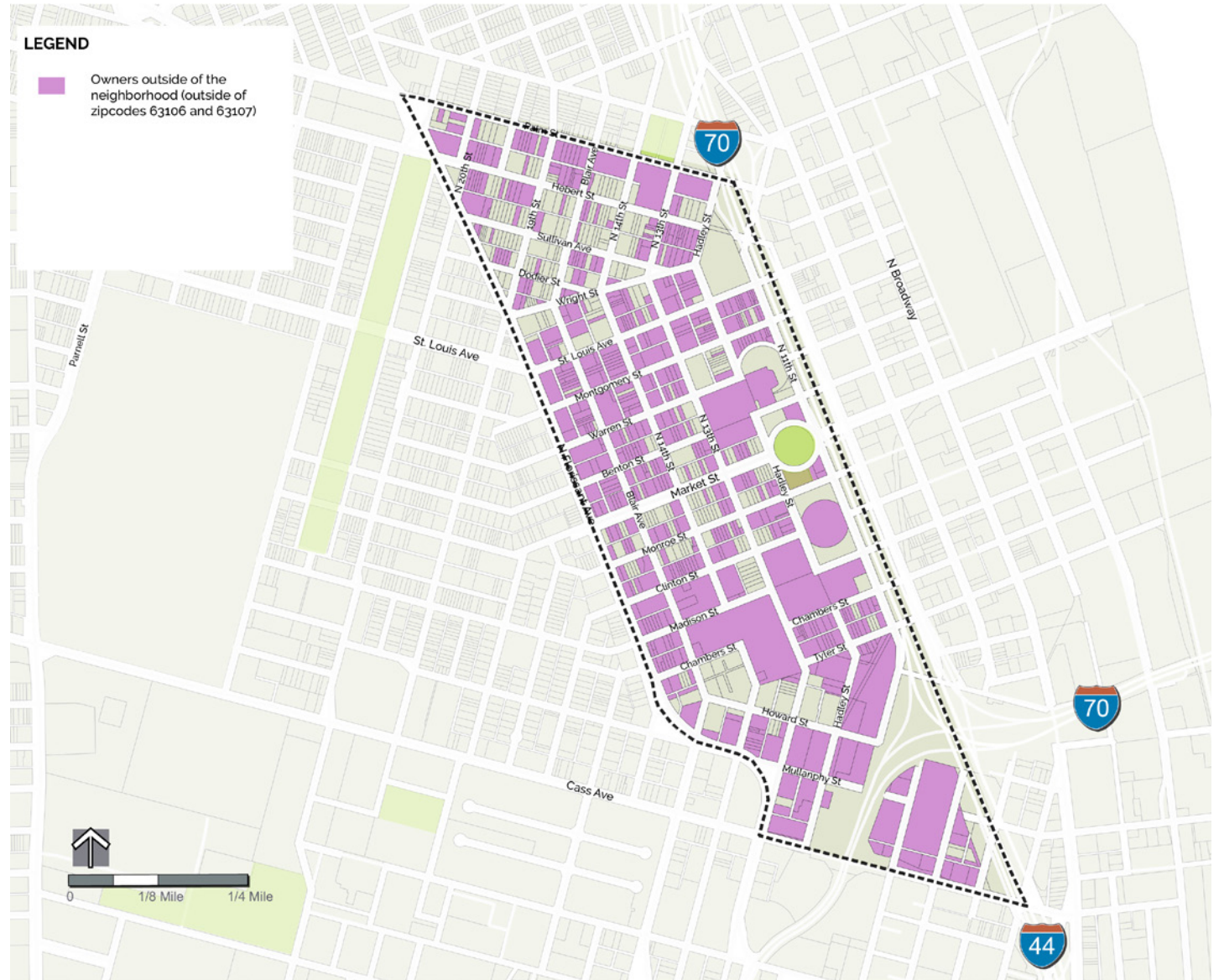
However, it is important to note that the map may not be inclusive of all multiple property owners because of data constraints or incomplete parcel information. Also, neighborhood homeowners that own adjacent multiple parcels to their home are not included.



Ownership - Multiple Property Owners

Ownership - Outside of Neighborhood

The map on this page shows existing parcel ownership by owners from outside the neighborhood. Outside of the neighborhood is defined as outside of the 63106 and 63107 zip codes.



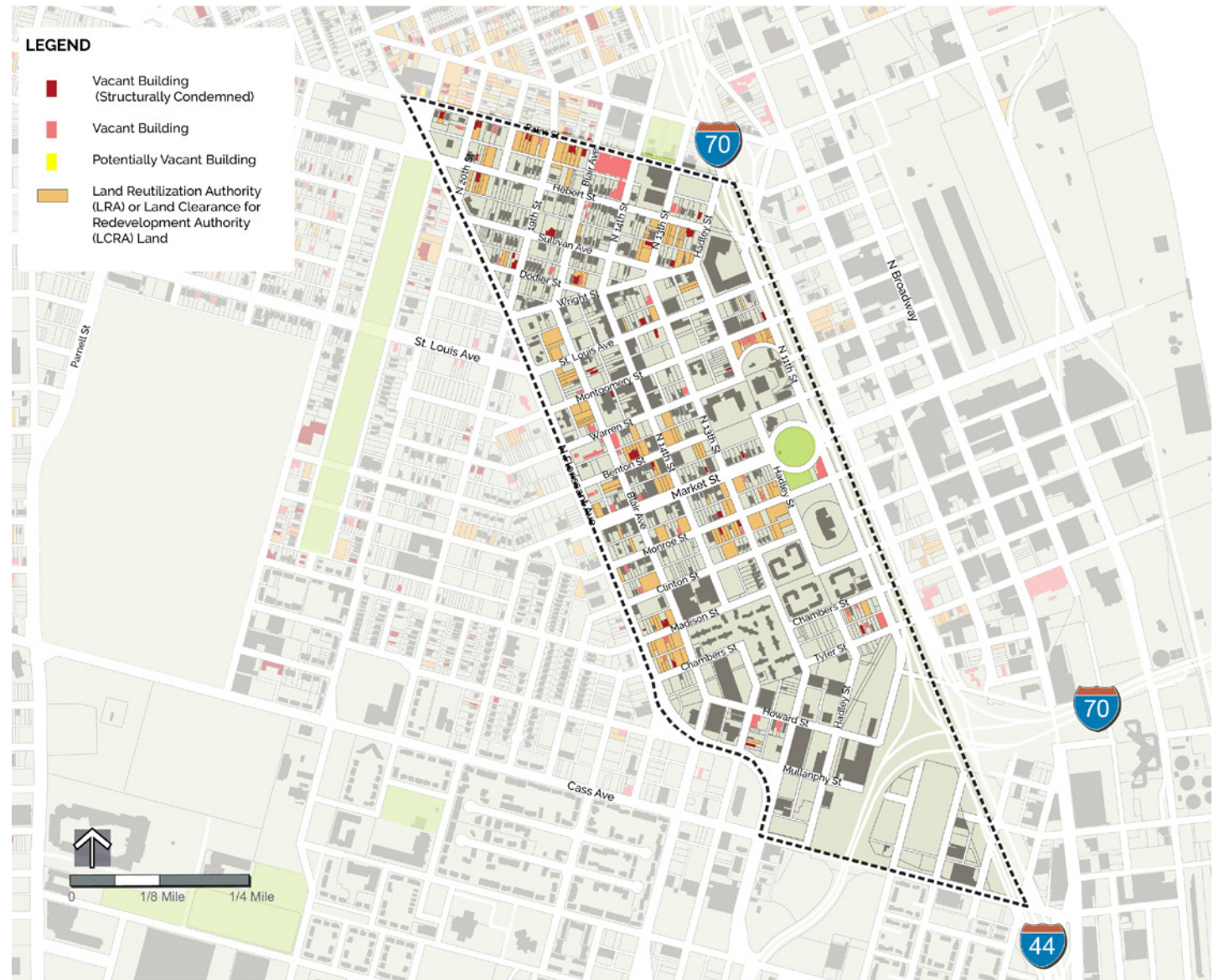
Ownership - Outside of Neighborhood

Vacant Buildings

The Vacant Buildings map includes vacant buildings that are structurally condemned, vacant buildings, and potentially vacant buildings (see below for definition). Please note, a vacant building not defined as structurally condemned, should not be assumed to be structurally intact. Buildings may be categorized incorrectly or have suffered additional deterioration.

Source of data: City of St. Louis Vacancy Portal. From the Vacancy Portal - "Data reflects information as of June 30, 2018. There may be errors for a range of reasons, including lag time between changes in ownership. Vacant Buildings are defined as buildings with consistent signs of abandonment (structural condemnation, tax delinquency, identified as vacant by building inspectors, owned by the LRA across available datasets. Possible Vacant Buildings have some signs of abandonment, but the data are contradictory or are missing needed information."

Visit www.stlvacancy.com for more information.



Vacant Buildings

Demolition of Vacant Buildings

The map on this page shows publicly funded demolitions completed or awarded since Jan 1, 2018. (Base on information available as of February 2020.)

Definitions of demolition status:

Coming Soon: A vacant building has been identified for demolition, but has not yet been awarded to a demolition contractor.

In Progress: A demolition permit application has been received, and the full process is not yet complete. During this time, all utilities must be disconnected; the building has to be inspected and receive environmental abatement when needed; the structure will then be demolished and the site graded and seeded before receiving its final inspection.

Complete: The demolition process is complete, the site has been reviewed and approved by an inspector, and all required paperwork has been received from the demolition contractor.

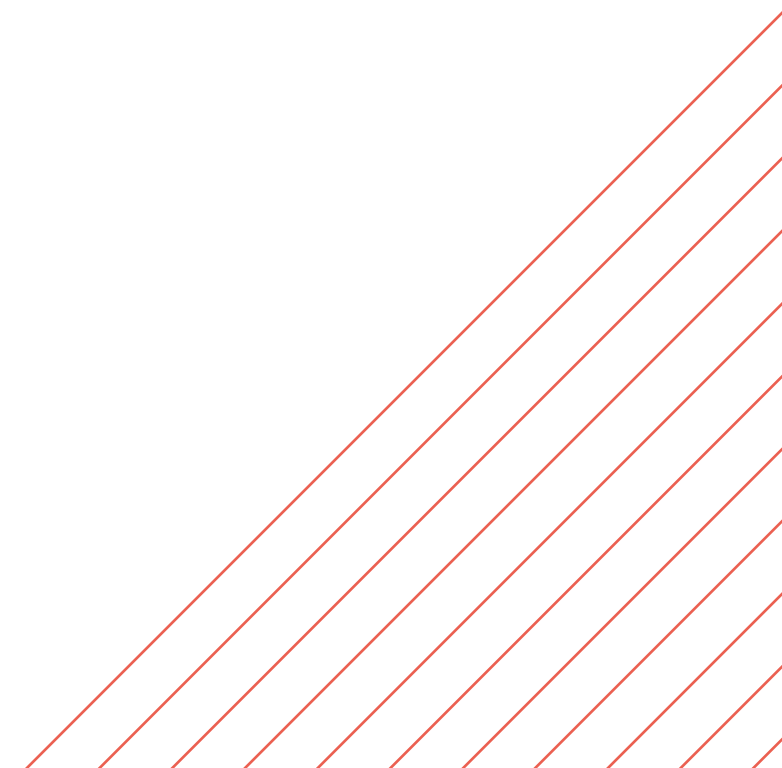
Visit www.stlvacancy.com for more information.



Demolition of Vacant Buildings

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APPENDIX



Neighborhood Survey

PLEASE SHARE YOUR THOUGHTS ABOUT THE OLD NORTH NEIGHBORHOOD!

This short, 10-15 minute survey is part of a needs assessment for the Old North Neighborhood. This survey is voluntary and your answers will be kept anonymous. Thank you in advance for taking the survey!

WHAT IS THIS SURVEY ABOUT?

The Old North St. Louis Neighborhood Needs Assessment is an approximately 9-month process to document the needs and priorities of the Old North Neighborhood as identified by neighborhood residents and stakeholders. The goal of the Needs Assessment is to build consensus around and prioritize neighborhood needs to better inform the work of neighborhood organizations, aldermen, City departments, and residents to help guide the direction of future investment and growth. A 13-person steering committee is helping guide the process. The steering committee includes neighborhood residents, business owners, and organizations in the neighborhood. For more information, please visit www.VisionOldNorth.com. The results of the survey will be posted on the website by late September.

Return the survey via the enclosed envelope or send to:

Old North Needs Survey
c/o The i5Group
4818 Washington Blvd, Suite 203
St. Louis, MO 63108

Instead of this paper survey, you can take the survey **online** at: www.VisionOldNorth.com

The survey will end on August 31.

TAKE THE SURVEY, CHANCE FOR A GIFT CARD!

Complete the survey for a chance to receive a \$6 gift card for Crown Candy Kitchen! There are two ways to win a gift card:

1. Visit the Vision Old North table at Crown Plaza (across from Crown Candy Kitchen) on Saturday morning, August 1st or August 15th from 9:00 - 11:00 am. The first 25 visitors each Saturday who have completed a survey (paper or online) will receive a gift card (check www.VisionOldNorth.com for updates).
2. Starting July 31, every week for five weeks, 10 survey respondents will be randomly chosen to receive a gift card. The earlier you complete the survey, the more chances you will have to receive a gift card!

Background

1. WHAT IS YOUR STREET ADDRESS?

(Addresses are only used to track response distribution. Addresses will be kept confidential.)

Street Address _____

 Zip/Postal Code _____

2. WHAT BEST DESCRIBES YOU?

- I live in Old North.
- I work in Old North.
- I live and work in Old North.
- None of the above (please explain)

3. WHAT IS YOUR AGE?

- 18 or younger
- 19 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 and over

4. HOW LONG HAVE YOU LIVED OR WORKED IN OLD NORTH?

- Less than 2 years
- 2 - 5 years
- 6 - 10 years
- 11 - 20 years
- Over 20 years
- Not applicable

Community Values and Vision

5. IN FIVE WORDS OR LESS, EXPLAIN YOUR FAVORITE THING ABOUT LIVING OR WORKING IN OLD NORTH.

6. WHAT ARE THE TOP THREE STRENGTHS OF LIVING OR WORKING IN OLD NORTH?
(choose up to three)

- Location
- Park and recreation opportunities
- Other (please explain) _____
- Low crime
- Sense of community
- Low cost of living
- Dining and shopping options
- Community events
- The historic architecture and character of neighborhood
- Employment opportunities

Community Values and Vision (continued)

7. WHAT ARE THE THREE BIGGEST CHALLENGES FACING OLD NORTH IN THE NEXT 10 YEARS?
(choose up to three)

- Attracting new and diverse residents
- Deteriorating infrastructure (streets, sewers, etc.)
- Lack of quality businesses and services
- Vacant or underutilized properties
- New buildings that don't match the existing character of the neighborhood
- Lack of employment opportunities for residents
- Other (please explain) _____
- Lack of transportation options (biking, walking, transit)
- Crime (or perception of crime)
- Making sure existing residents can stay in their homes long-term
- Buildings falling into disrepair
- Lack of school and/or daycare options
- Lack of public services (trash pickup, maintenance of street lights, etc.)

8. IF YOU COULD CHANGE ONE THING ABOUT THE NEIGHBORHOOD, WHAT WOULD IT BE?

Neighborhood Character and Housing

9. COMPARED TO 5 YEARS AGO, HOW WOULD YOU RATE OLD NORTH AS A PLACE TO LIVE OR WORK?
 Much better Somewhat better About the same Worse Much worse
 Not applicable/ Don't know Optional - Explain why the quality of life is "better" or "worse"

10. HOW WOULD YOU RATE THE OLD NORTH NEIGHBORHOOD COMPARED TO SURROUNDING NEIGHBORHOODS?
 Much better Somewhat better About the same Worse Much worse
 Optional - Explain why

Neighborhood Character and Housing (continued)

11. WHAT ARE THE THREE BIGGEST ISSUES REGARDING HOUSING IN THE NEIGHBORHOOD?
(choose up to three)

- Vacant homes
- Affordability
- Other (please explain)
- Maintenance and upkeep of homes
- Access to mortgages and financing
- Making sure existing residents can stay in their homes long-term.
- Housing options for keeping and attracting a diverse spectrum of residents

Transportation and Parks, Recreation, & Open Space

12. HOW WOULD YOU RATE THE EASE OF THE FOLLOWING MODES OF TRANSPORTATION IN OLD NORTH?

	Excellent	Good	Fair	Poor	No opinion
Vehicular	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking/Running	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Optional - Explain why

13. WHAT ARE YOUR TOP THREE PRIORITIES FOR TRANSPORTATION IN OLD NORTH?
(choose up to three)

- Increased street maintenance
- Increased sidewalk maintenance
- More bike paths and bike lanes
- Other (please specify) _____
- Traffic calming to reduce speeding
- Bus/transit connections
- Local transit options (call-a-ride, shuttle service, etc.)
- Increased parking
- Improved intersection crossings for pedestrians and bicyclists

Transportation and Parks, Recreation, & Open Space (continued)

14. WHAT ARE YOUR TOP THREE PRIORITIES FOR PARKS, RECREATION, AND OPEN SPACE IN OLD NORTH?
(choose up to three)

- More parks
- More playgrounds
- Other (please specify)
- More community gardens
- More active outdoor recreation opportunities (basketball, etc.)
- More indoor recreation/ programming opportunities
- Increased maintenance of existing parks, open space, and gardens
- More programs for individuals (seniors, youth, families, etc.)

Economic Development and Jobs

15. WHAT KIND OF NON-RESIDENTIAL DEVELOPMENT WOULD YOU LIKE TO SEE IN THE NEIGHBORHOOD IN THE FUTURE? (check all that apply)

- Retail stores
- Hotels
- Medical Facilities
- School/Educational Institutions
- None
- Gas stations
- Arts and Entertainment
- Industry/Manufacturing
- Grocery Stores
- Other (please specify)
- Restaurants/Dining
- Professional Offices
- Mixed-Use (may include residential)
- High-Tech
- Daycare Centers

16. WHAT ARE THE TOP ISSUES RELATED TO JOB OPPORTUNITIES FOR RESIDENTS IN OLD NORTH?
(choose up to three)

- Access to transportation
- Access to technical training
- Ability to finish educational degree
- Other (please specify)
- Employment opportunities within the neighborhood
- Knowledge of job opportunities
- Availability of child-care options

Economic Development and Jobs (continued)

17. HOW HAS THE CORONAVIRUS CRISIS IMPACTED YOUR JOB/EMPLOYMENT STATUS? (choose one)

- Increase of hours/salary
- No impact because I am not in the workforce
- Reduction of hours/salary by under 20%
- No impact to current job
- Temporary layoff
- Reduction of hours/salary between 20-50%
- No impact because I'm retired
- Permanent layoff
- Reduction of hours/salary by over 50%

Optional - Please explain _____

18. IF YOU OWN A BUSINESS, HOW HAS THE CORONAVIRUS IMPACTED YOUR BUSINESS? (choose one)

- Increase in revenue
- Loss of revenue (20-50%)
- Not applicable - I don't own a business
- No impact
- Loss of revenue (under 20%)
- Loss of revenue (over 50%)

Optional - Please explain _____

19. ARE THERE ENOUGH SERVICES AND ACTIVITIES FOR THE FOLLOWING:

	Yes	No	Not sure/ No response
Children/Youth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Optional - Explain why _____

20. ARE THERE ANY SPECIFIC NEEDS, SERVICES, OR PROGRAMS YOU WANT TO SEE HAPPEN IN THE NEIGHBORHOOD?

21. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH US THAT WE HAVE NOT ASKED ABOUT?

22. WOULD YOU LIKE TO RECEIVE UPDATES ABOUT THE OLD NORTH NEIGHBORHOOD - NEEDS ASSESSMENT AND HAVE THE CHANCE TO RECEIVE A GIFT CARD FOR PARTICIPATING IN THE SURVEY? IF YES, PLEASE PROVIDE YOUR CONTACT INFORMATION BELOW:

Name (optional) _____
Address _____
Apt./Suite _____
ZIP/Postal Code _____
Email Address _____
Phone Number (optional) _____

Thank You!

Thank you for taking the survey!
Your input is greatly appreciated.

Background Information (Answers are Optional)

23. WHAT IS YOUR RACE/ETHNICITY? (OPTIONAL)

- American Indian or Alaska Native
- Asian or Asian American
- Black or African American
- Hispanic or Latino
- White or Caucasian
- Other

24. WHICH OF THE FOLLOWING BEST DESCRIBES YOUR CURRENT HOUSING SITUATION? (OPTIONAL)

- Owner
- Renter
- Other (please describe)
- _____
- _____
- _____

25. WHAT IS THE HIGHEST DEGREE OR LEVEL OF SCHOOL YOU HAVE COMPLETED? (OPTIONAL)

- Some High School
- High School Diploma or Equivalent
- Some College
- Associate's Degree
- Bachelor's Degree
- Master's, Professional, or Doctoral Degree

Take the survey online! visit:

www.VisionOldNorth.com

Stakeholder Interviews

Stephen Acree, President
Rise Community Development
(Crown Square development partner)

Kamina Ballard, Resident & former Old North St. Louis Restoration Group
(ONSLRG) board member

Tracey Bever, Owner
Le Fit

Dr. Anessa Blackmun, Resident, former Crown Square business owner &
ONSLRG board member

Kimberly Brown, Executive Director
Haven of Grace

Juan William Chavez, Founder and Director
Northside Workshop / Arte Util

Cecelia Dvorak, City Planning Executive
City of St. Louis

Michelle Forneris, Area Engineer, City of St. Louis
Missouri Department of Transportation

Terry Harris, Co-Founder
The Collective STL Yoga Studio
(Former ONSLRG board member)

Billy Hendrickson, General Manager
CTR Industries

Tameka Hubbard, Alderwoman
City of St. Louis

Frank & Gay Lorberbaum, Co-Founders
Building Futures

Kaleena Menke, Green Infrastructure Program Manager
St. Louis Metropolitan Sewer District

Leslie Muhammad, Principal
Confluence Academy

Marie Oberkirsch, Executive Director
Central Print, Neighborhood Resident

Tino Ochoa, Resident & past ONSLRG board president

Dave Shogren, President
US International Foods, LLC

Peter Sparks, Founder and Owner
14th Street Artists Community

Sean Thomas, Program Manager
St. Louis Development Corporation
(Former Executive Director, ONSLRG)

Mark Vogl, Project Manager
Great Rivers Greenway District

Jay Watson, Project Manager Project Connect
St. Louis Development Corporation

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