

**DELLWOOD**

**THE UNTOLD STORY**



**DAMAGE ALONG WEST FLORISSANT OCCURRED IN DELLWOOD,  
FERGUSON, JENNINGS & UNICORPORATED COUNTY**

# Properties Damaged

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There were several businesses damaged or completely destroyed during the Ferguson Events. O'Reilys is the only business destroyed that is rebuilding at this current time. The City of Dellwood needs major infilled development to replace business that were destroyed.



- Queens Royal Touch Salon & Spa
- Phillips 66
- Discount Tire
- Advance Auto Parts
- Auto Buy Credit
- Auto zone
- Clean World Laundromat
- Conoco
- Dellwood Market
- London's Wing House
- On On Chop Suey
- O' Reilys
- Prime Beauty
- Title Max

# DELLWOOD

DATE OF INCORPORATION : 1954

CURRENT POPULATION : 5,000

LAND AREA : 1.1 SQ. MI.

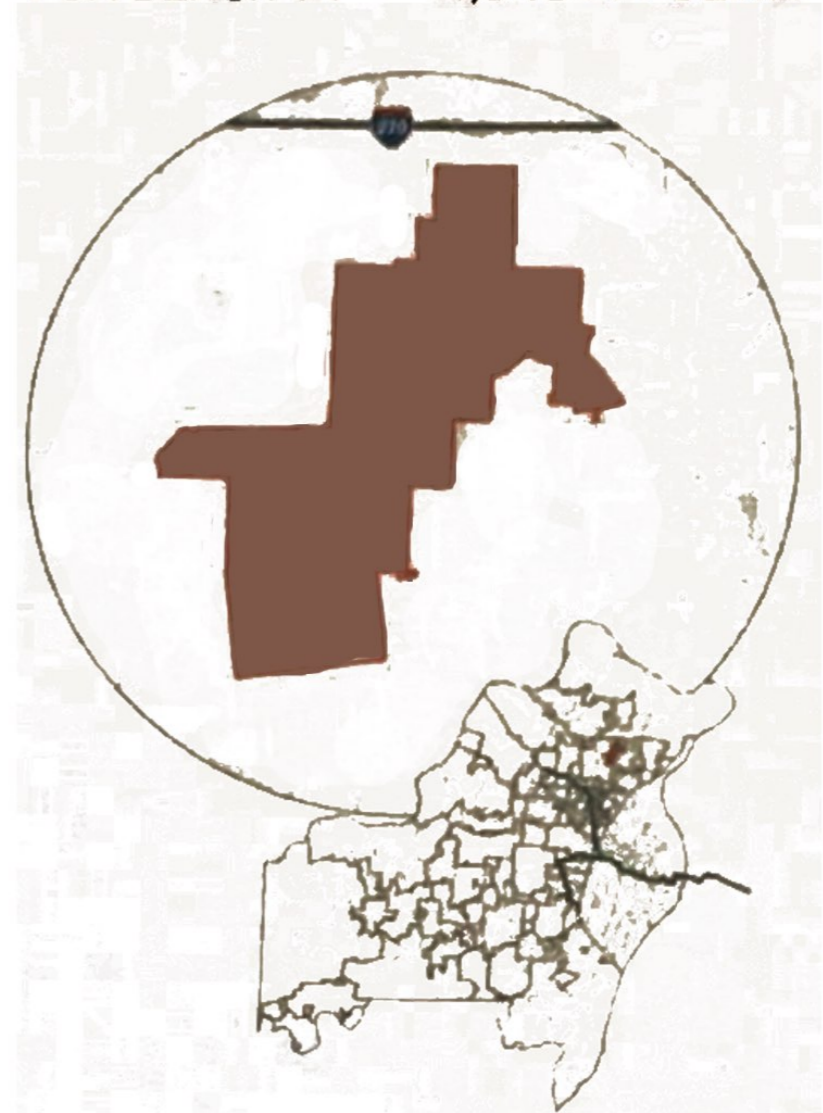
POP. DENSITY : 4,545 PP/SQ.MI.

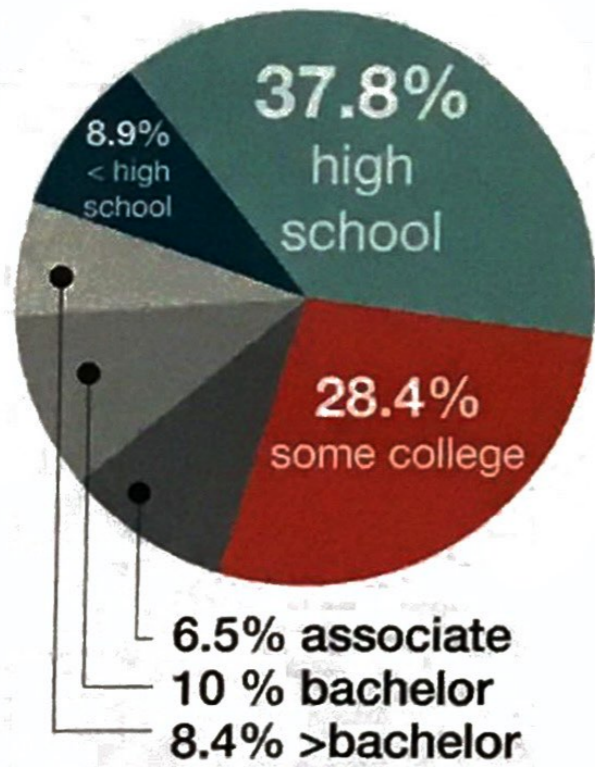
**\$43,210.00** median household income

**31.4** average age

**4.3%** unemployment 2014

**19%** living below poverty line



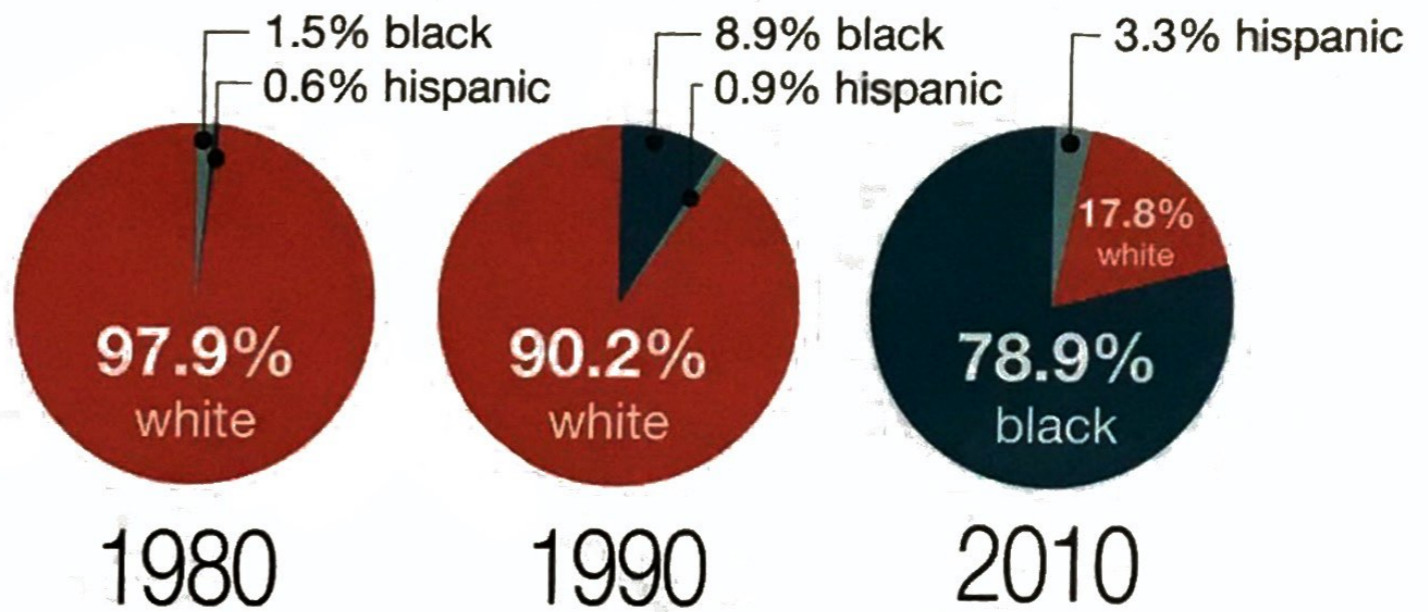


**education attainment**



57% female

43% male



**racial demographics over time**



76.4% owned

16.3% rented

7.2% vacant

# DELLWOOD RECREATION CENTER



# ST. LOUIS PROMISE ZONE TOUR

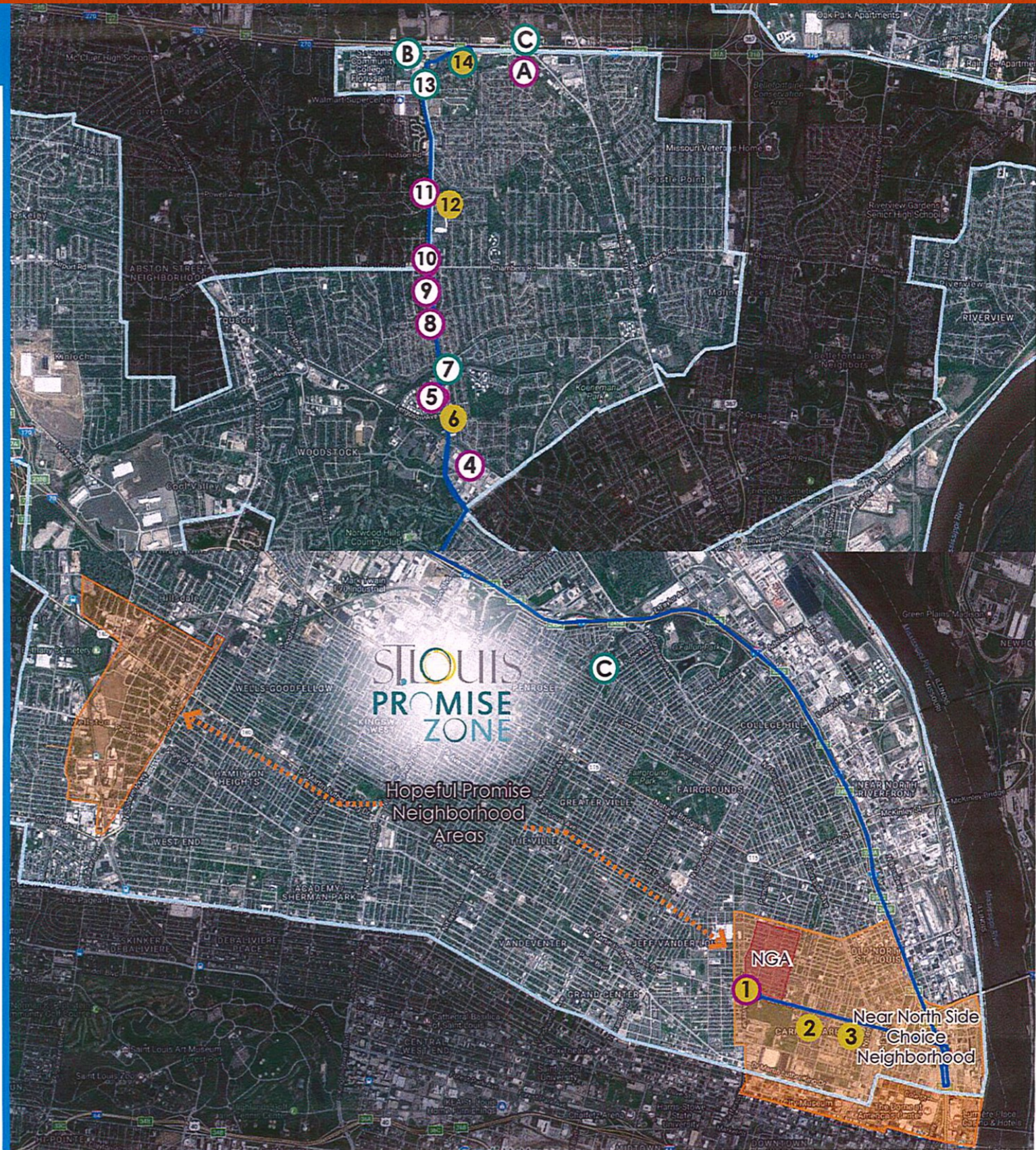
Monday, December 12, 2016

- Housing/Community Development
- Economic Development
- Workforce Development

1. **NGA [START]**  
\$1.75B campus development for 3,000+ intelligence and mapping workforce
2. **Carr Square**
3. **Preservation Square**
4. **Buzz Westfall Plaza**
5. **W Florissant Small Business Corridor**  
Businesses impacted by civil unrest now in recovery with local and federal assistance
6. **Potential Mixed-Use Development**  
Developer working with Urban Strategies to engage residents around neighborhood needs
7. **Urban League Community Empowerment Center**  
13,000sf center to house Save Our Sons employment program and additional supports
8. **Sweetie Pie's**  
New business development
9. **O'Reilly's**  
New business development
10. **W Florissant & Chambers Retail Center**  
New business development under construction
11. **Potential EPA Brownfield Site**  
Former Conoco gas station
12. **Dellwood Recreation Center**  
\$345k+ awarded for facility, park and ball field upgrades to support youth programming
13. **Starbucks and AT&T**  
40 area residents employed with plans to partner with Urban League Save Our Sons program
14. **North County Transit Center [END]**  
\$10.3M investment increasing residents' transit access to jobs and other destinations

## Surrounding Developments/Activities

- A. New Centene Service Center
- B. St. Louis Community College Center for Innovation and Workforce
- C. Career Pathway Centers



## Springwood Plaza

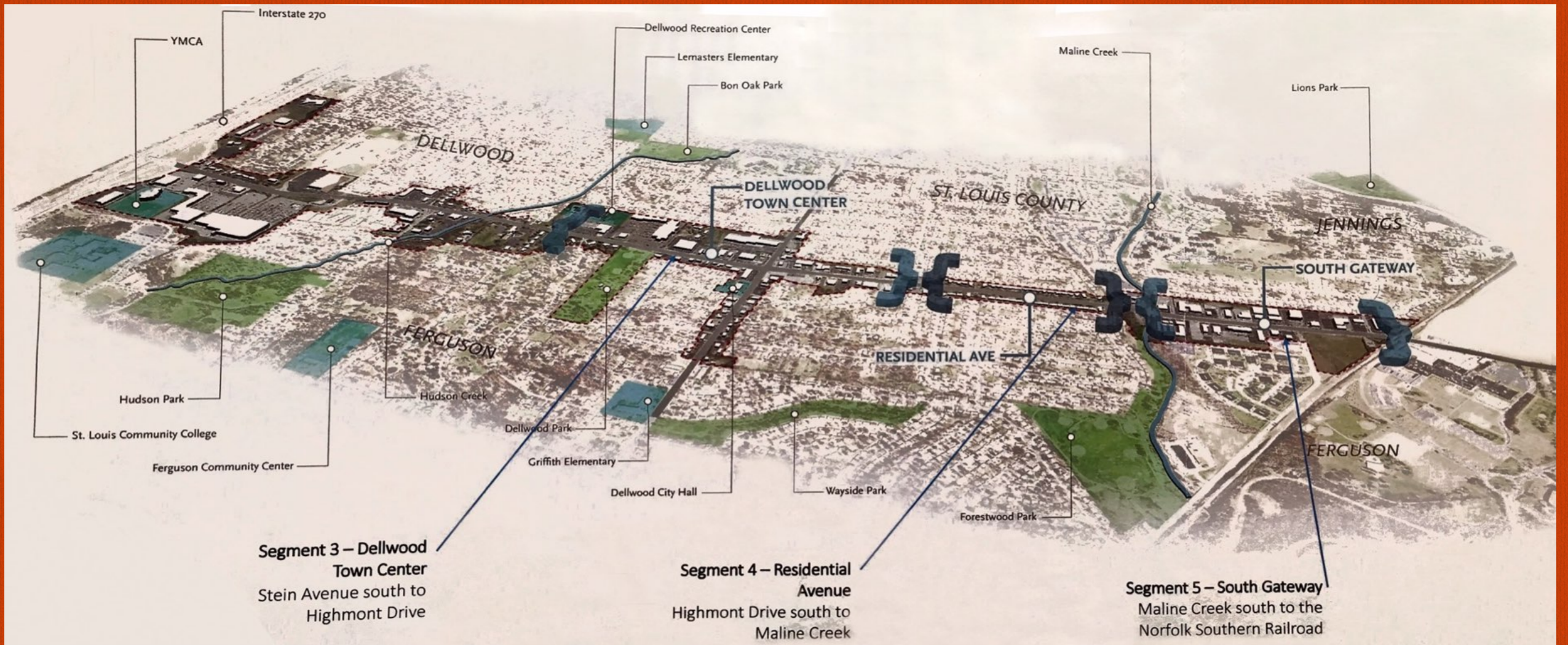
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Springwood Plaza has primarily been vacant with the exception of one or two tenants, since Schnucks moved to Jennings almost 10 years ago. This was a main economic arm for the city that has been in steadily decline over the last 13 years. Springwood Plaza requires substantial improvements in order to generate adequate returns on investments to a developer and City of Dellwood.



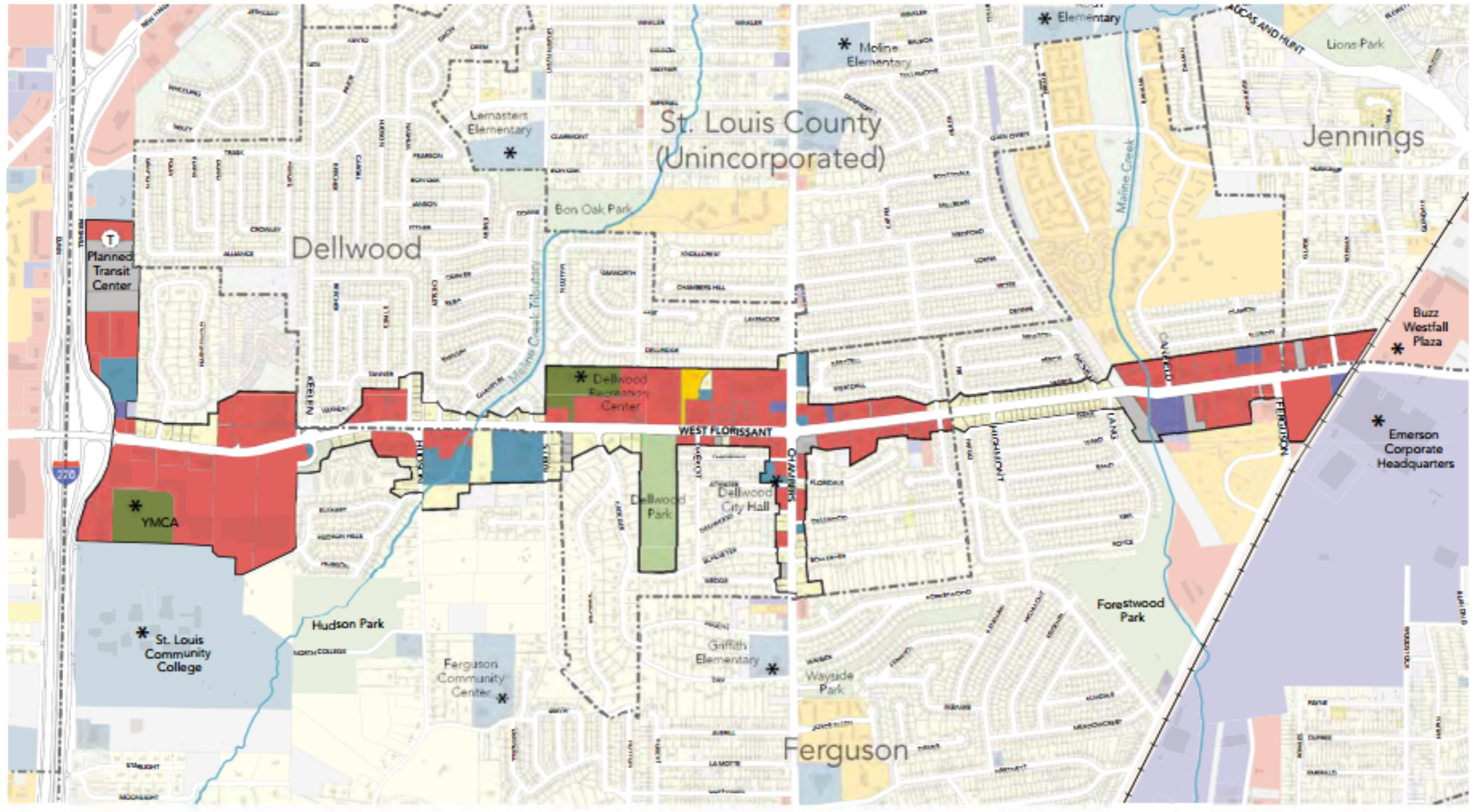






# OVERVIEW • DELLWOOD, FERGUSON & UNINCORPORATED

MAP 2.1. EXISTING LAND USE



Great Streets Initiative  
**West Florissant Avenue Demonstration Project**

Project Sponsors:  
 East West Gateway | Cities of Ferguson and Dellwood | St. Louis County

City Limit	Commercial	Institution	Industrial/Utility
Planning Area	Multi-Family	Common Ground	Vacant/Agriculture
Creek	Duplex/Townhome	Park	
Rai Line	Single Family	Recreation	

**Existing Land Use**  
 Map 2.1

12.19.2013  
 Data Source:  
 St. Louis County GIS

N 0 250 500 1,000 2,000 ft

## Current Initiatives

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The City is engaged in aggressive rehabilitation and redevelopment initiatives. In response to decades-long racial and socioeconomic divides, Dellwood is trending toward community cohesion and recovery. Renewal and restoration are supported by economic investment and expansion, brownfield redevelopment/land reuse, and the push for mixed-use and mixed-income communities.

- Area-wide Planning Grant – EPA
- Signal Boxes Project
- West Florissant Beautification Project
- Bond
- CAASTLC – Home Repair, Building Block Initiative, Help My House Initiative
- Park Grant – Recreation Center
- Community Forward
- Brownfields Marketplace
- Lindenwood University
- NPSG 2017 Session Proposal: Dellwood: The Untold Story
- St. Louis Economic Partnership
- 1451 Chambers Road
- Capacity Building for City of Dellwood
- County Health Department
- Other Nonprofit Organizations

# Challenges

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- Safety Perceptions
- Offering Programming to the Community
- Education
- Economic Opportunities
- Housing Redevelopment
- Housing Quality
- Social Capital –The web of personal and institutional relationships and knowledge through which people access benefits of society
- Access to Health Care Options



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