THE UNTOLD STORY
DAMAGE ALONG WEST FLORISSANT OCCURRED IN DELLWOOD, FERGUSON, JENNINGS & UNICORPORATED COUNTY
Properties Damaged

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

- 37.8% high school
- 28.4% some college
- 6.5% associate
- 10% bachelor
- 8.4% >bachelor

racial demographics over time

- 1980: 97.9% white
- 1990: 90.2% white
- 2010: 78.9% black

- 1.5% black
- 0.6% hispanic
- 8.9% black
- 0.9% hispanic

- 17.8% white

57% female 43% male

- 76.4% owned
- 16.3% rented
- 7.2% vacant
ST. LOUIS PROMISE ZONE TOUR
Monday, December 12, 2016

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

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
Current Initiatives

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

- 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