Revitalizing an Urban Core Neighborhood with Smart Growth Principles

The Old North St. Louis Story

New Partners for Smart Growth Conference

February 3, 2017

Sean Thomas, President

Vibrant Communities Consulting
Where is Old North Saint Louis?
Old North Saint Louis – on the edge of Downtown St. Louis
Revitalizing an Urban Core Neighborhood with Smart Growth Principles
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Crown Candy
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Redlining & the 75+ year legacy of limited access to financing for mortgages, etc.

All of Old North was in the “red” zone (classified as an area not recommended for loans or investments)
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Revitalizing an **Urban Core Neighborhood** with **Smart Growth Principles**
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Mission: To revitalize the physical & social dimensions of the Old North neighborhood in a manner that respects the community’s historic, cultural, and urban character.
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An of, by, & for the community approach
Given that history & with that ambitious mission, what has been ONSLRG’s comprehensive strategy?

8 Essential Ingredients for Effective Community Development

+ 10 Smart Growth Principles

= Sustainable Revitalization
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8 Essential Ingredients for Effective Community Development:

**SHEPPPPIC**

1. Social Capital
2. Housing Options for diverse population
3. Economic Goods, Services, & Opportunities
4. Physical Space that is Attractive
5. Political Support
6. Partners with Resources & respect for the community’s vision
7. Institutional Anchors
8. Coordinating Entity
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1. Social Capital
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2 Housing Options for diverse population
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Historic rehabs of crumbling & abandoned buildings have transformed the image of Old North.

2. Housing Options for diverse population
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2 Housing Options for diverse population
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1436 Monroe, 2006
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2 Housing Options for diverse population
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2. Housing Options for diverse population
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2. Housing Options for diverse population
3. Economic Goods, Services, & Opportunities
4. Physical Space that is Attractive
14th Street Pedestrian Mall Plan

- Close 2 blocks of N. 14th Street and the cross street of Montgomery to create an attractive, pedestrian-oriented plaza area
- Demolish buildings on adjacent blocks to create off-street surface parking lots
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1 Social Capital & ....
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1 Social Capital
2 Housing Options for diverse population
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1. Economic Goods, Services, & Opportunities
2. Housing Options for diverse population
3. Economic Goods, Services, & Opportunities
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1. Economic Goods, Services, & Opportunities

2. Housing Options for diverse population

3. Economic Goods, Services, & Opportunities
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2. Housing Options ...

3. Economic Goods, Services, & Opportunities
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By saving buildings, such as this one, we also have a chance to reconnect with people who have personal histories with these places, instead of allowing their past crumble and fade away.
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2 Housing Options for diverse population
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4 Physical Space that is Attractive
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4 Physical Space that is Attractive

A Neighborhood of Community Gardens
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3 Economic Goods, Services, & Opportunities

Food options in Old North prior to Old North St. Louis Restoration Group’s Comprehensive Healthy Foods Strategy
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1 Social Capital

3 Economic Goods, Services...

Old North St. Louis Restoration Group’s 5 Part Strategy to address healthy food access
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**Smart Growth Principles**

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development toward existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.
- Encourage community and stakeholder collaboration in development decisions.
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Housing Conservation, Renovation, & New Construction
105 New Single Family Homes
53,000 Square Feet of Renovation
72 New Apartment Dwellings

- Housing Conservation – Potential Home Repair
- Privately Owned Property – New Renovation
- Publicly Owned Property – New Renovation
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Smart Growth Principles
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- Take advantage of compact building designs.

Foster distinctive, attractive communities with a strong sense of place.
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Preserve open space, farmland... Create an attractive, safe & livable core, which can reverse the generations of outmigration
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Old North St. Louis
NEIGHBORHOOD
DESIGN CODE
Old North St. Louis Restoration Group
January 2000

Old North St. Louis Restoration Group
2800 N. 14th Street St. Louis, MO 63107
314-241-3031 www.ONSL.org
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Smart Growth Principles

Encourage community and stakeholder collaboration in development decisions.
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It helps to **start with** an active & engaged community

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Partnerships & Collaborations Are Crucial

Old North Saint Louis Restoration Group
The Common Seal of the City of St. Louis
Regional Housing and Community Development Alliance
University of Missouri Extension
Agrimissouri
Missouri Foundation for Health
Gateway Greening
STL North LLC

Old North Saint Louis
Outcomes

\[ 8 + 10 = 28 \] ?

and

\[ 8 + 10 = -42 \] ?
Each star represents a property that had been vacant 10 years ago but is now redeveloped.
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Population growth, 2000-2010

+28%
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Reduction in Total Crime, 2010-2015

42%
Thank you

For more information, feel free to get in touch...

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