St. Louis’ dynamic economy is nationally-recognized for its strengths in innovation, distribution, health care, and biotechnology. With substantial growth in these sectors and a robust ecosystem of organizations supporting these industries, the region is poised for ongoing job creation, business investment, and new startup activity.

St. Louis is a city of neighborhoods, each with its own history, character, assets, and priorities for reinvestment. St. Louis and its network of community development organizations are working to promote equitable investment in these neighborhoods, and to align Opportunity Zone capital in support of community priorities.

The City of St. Louis has 27 Opportunity Zones organized into 10 clusters that provide a wide variety of investment options, including impact investing, community development, small-scale rehabs, and large-scale transformative developments.

The City of St. Louis stands ready to partner with Opportunity Zone investors and developers, and to catalyze transformative projects with this new source of capital.
## Contents

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St. Louis’ Opportunity Zones
Introduction

about the Opportunity Zone program and its potential
Opportunity Zones Program Overview

About the Program

➢ The **Tax Cut and Jobs Act of 2017** established Internal Revenue Code Section 1400Z – Opportunity Zones.

➢ The program allows for the **deferral and partial exemption of capital gains** invested in designated Opportunity Zones (OZs).

➢ Opportunity Zone capital is intended to **spur development in economically-distressed communities** through **patient-capital** investment in real property and in businesses.

➢ The program is designed to be **highly flexible and accessible to participating investors**.

“This we need a **new formula** for the public and private sectors to **work together** to generate new investments, new businesses, and new good paying jobs in places that have fallen behind.”

The Honorable Andrew Young  
Fmr. U.S. Congressman
Opportunity Zones Program Overview

How does it work?

1. Capital gains invested in Opportunity Funds
   - Capital gain must be placed in Opportunity Fund **within 180 days**. Opportunity Fund capital must be deployed **within 31 months**.
   - Capital must be invested in **Opportunity Zone Property**: 1) real estate; 2) businesses; or 3) business equipment.

2. 5-YEAR HOLD
   - **10% reduction** in capital gains tax liability

3. 10-YEAR HOLD
   - **15% reduction** in capital gains tax liability and **no taxes on gains earned** through Opportunity Funds
Opportunity Zones Program Overview
Potential for partnerships

**Identify Strategic Projects**
- **Catalyst projects** at key sites to create new momentum
- **Business investments** in firms and equipment
- **Establish focus districts** for targeted investment aligning with other initiatives

**Match Projects with Investors**
- **Market projects** to potential investors
- **Assemble needed capital** for priority projects

**Build New Partnerships**
- **Solicit project proposals** from developers with new projects in opportunity zones
- **Connect with investors** interested in supporting projects in St. Louis’ Opportunity Zones
- See page 48 to learn how to submit a project proposal and/or connect to project investment opportunities

LEADERSHIP, COORDINATION, ALIGNMENT
The broad objective of this incentive—expanding economic opportunities for people and places left behind—cannot be achieved by the market and outside investors alone.

Cities ... will need to act decisively if Opportunity Zones are to engender inclusive, sustainable growth that is truly transformative for each city’s economy, rather than just a large volume of disconnected, individual transactions.”

Bruce Katz and Evan Weiss
Transactions to Transformation: How Cities can Maximize Opportunity Zones
City of St. Louis Overview

an introduction to the city and its economy
Regional Context

With **2.8 million residents**, the St. Louis region is the nation’s **21st largest metro area**.

**Population**

<table>
<thead>
<tr>
<th>Area</th>
<th>Population</th>
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<tr>
<td>St. Louis MSA</td>
<td>2,859,400</td>
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<tr>
<td>City of St. Louis</td>
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</tr>
<tr>
<td>Opportunity Zones</td>
<td>77,300</td>
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</tbody>
</table>
City of St. Louis

On the banks of the Mississippi River, the City of St. Louis is the region’s historic and geographic center.

The City of St. Louis submitted 40 census tracts for consideration as Opportunity Zones, and 27 tracts were designated as Opportunity Zones by the State of Missouri.

St. Louis’ designated Opportunity Zone census tracts span the city’s northern, southeastern, and central corridor neighborhoods.
Between 2005 and 2015, St. Louis saw an 87% increase among young professionals, the largest increase of any city during that period.\(^2\)

St. Louis added 4,700 high-tech jobs in 2016 and 2017, a 23 percent growth in tech-sector employment.\(^1\)

5,490 multifamily units delivered since 2013, with an additional 2,150 under construction.\(^3\)
Between 2005 and 2012, the region generated an average of more than $95 million in venture investment per year. Since 2013, the total has averaged over $340 million per year, a 256% increase.

St. Louis ranks 19th among metro areas for total VC investment and 4th among Midwest metros.
St. Louis’ Innovation Economy

Venture capital investments in St. Louis are up 90% in the past three years.\textsuperscript{4}

Forbes ranked St. Louis as one of the top 10 rising cities for startups.\textsuperscript{5}
Startups & Entrepreneurship

The St. Louis metro area has the **5th highest Startup Density**—the number of startups per 1,000 businesses—among peer metros.12

Firm establishments in the region are **trending strongly upward**. New firm establishments are at the **highest level since before the Great Recession**.

More than 80% of all new startups were companies with fewer than 20 employees, reflecting the **strength in small business entrepreneurship**.

New Business Establishments in the St. Louis Metro Area11
More than $4.4 billion in permitted construction activity during the past five years, with an additional $3.0 billion in planned development.¹

Over $2 billion of this investment occurred in St. Louis’s Opportunity Zones, including almost $600 million in residential and mixed-use development, almost $1 billion in commercial development, over $200 million in industrial development, and over $150 million in hotel development.
The St. Louis region is home to 10 Fortune 500 companies, including three companies and 11,000 employees in the City of St. Louis. St. Louis’ higher education institutions are major drivers of the economy, employing over 20,000 people and generating almost $3 billion in direct spending.

Access to jobs and economic opportunity will be key to the long-term health of the Opportunity Zones.
Many of St. Louis’ largest industries grew significantly between 2009 and 2015. During this period the City of St. Louis added:

- More than 18,000 jobs in Health Care and Social Assistance (a 5% increase);
- Almost 4,000 jobs in Professional, Scientific and Technical Services (a 25% increase); and
- Over 2,000 jobs in Arts, Entertainment, and Recreation (a 25% increase).
Workforce and Talent Development

Ranken Technical College provides comprehensive training and education in a wide variety of disciplines, including architecture, construction, electrical, information technology, and manufacturing. Ranken works closely with industry leaders to teach students the most in-demand skills.

The Urban League of Metropolitan St. Louis is working to expand economic self-reliance in the community through a wide range of initiatives. The organization’s programs range from computer training and financial literacy to job placement and housing counseling.

Launch Code is a national-recognized model for connecting unemployed and under-employed individuals with the skills they need to compete for jobs in the community’s growing technology sector.

The St. Louis Regional Chamber is leading a broad coalition in the St. Louis Region Educational Commitment—a bold vision to catapult the St. Louis region into the Top 10 most educated metropolitan regions in the United States by 2025.

The St. Louis Agency on Training & Employment (SLATE) connects job seekers to training programs and employment, helps employers diversify their workforce, and assists youth with developing career skills.

With over 8,200 students, St. Louis Community College-Forest Park has programs in over 80 technical fields.
Multimodal Access and Freight

With a robust transportation network and nearly one third of the U.S. population within 500 miles, the city is positioned to thrive as a logistics hub.

St. Louis handles $460 billion in freight value, the highest value among regions without ports for oceangoing vessels.

St. Louis has a highly reliable surface transportation network. The region ranks 7th on interstate travel time reliability.
St. Louis’ community development organizations are leading resident-driven initiatives to invest in quality housing, neighborhood services, and quality of life.

Invest STL, Rise Community Development, the Community Builders Network, and the St. Louis Association of Community Organizations are working to support these organizations and expand the impact of their important work.
Quality of Life

St. Louis is second only to Washington D.C. in its volume of free museums, cultural institutions, and attractions.

The nonprofit arts and cultural sector is a significant industry in St. Louis, generating almost $600 million in total economic activity across the metro area.15

The City has 108 parks covering almost 3,000 acres.16

The City’s largest park—Forest Park— is 1,300 acres and attracts 13 million visitors each year, making it the sixth most-visited urban park in the United States.17
St. Louis’ Opportunity Zones

the city’s framework for reinvestment
The 27 designated Opportunity Zone census tracts in the city are organized into 10 clusters.

These clusters were selected to connect and reinforce priority areas for investment, redevelopment, and economic growth.
### Demographic Profile

<table>
<thead>
<tr>
<th></th>
<th>Opportunity Zones</th>
<th>City of St. Louis</th>
<th>St. Louis MSA</th>
<th>United States</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>77,300</td>
<td>315,300</td>
<td>2,859,400</td>
<td>330 million</td>
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<tr>
<td>Projected Increase in 5 Years</td>
<td>-1%</td>
<td>-2%</td>
<td>2%</td>
<td>4%</td>
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<tr>
<td>Households</td>
<td>31,100</td>
<td>140,600</td>
<td>1,136,700</td>
<td>124 million</td>
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<td>Median Age</td>
<td>31.4</td>
<td>35.6</td>
<td>39.4</td>
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<td>24%</td>
<td>35%</td>
<td>34%</td>
<td>32%</td>
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<tr>
<td>% Households in Poverty</td>
<td>45%</td>
<td>32%</td>
<td>19%</td>
<td>21%</td>
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Source: ESRI, 2018
Demographic Profile (continued)

<table>
<thead>
<tr>
<th></th>
<th>Opportunity Zones</th>
<th>City of St. Louis</th>
<th>St. Louis MSA</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income</td>
<td>$28,000 (+25%)</td>
<td>$40,000 (+20%)</td>
<td>$60,000 (+15%)</td>
<td>$58,000 (+14%)</td>
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<tr>
<td>Median Housing Value</td>
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<td>$139,000</td>
<td>$180,000</td>
<td>$218,000</td>
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<tr>
<td>Average Household Size</td>
<td>2.26</td>
<td>2.46</td>
<td>2.47</td>
<td>2.59</td>
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<tr>
<td>% Rent</td>
<td>69%</td>
<td>57%</td>
<td>32%</td>
<td>37%</td>
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<tr>
<td>% Vacant</td>
<td>25%</td>
<td>20%</td>
<td>10%</td>
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Source: ESRI, 2018
## Demographic Profile (continued)

<table>
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<th>Education Level</th>
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<td>Less than High School</td>
<td>18%</td>
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<td>High School Degree or Equivalent</td>
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<td>22%</td>
<td>26%</td>
<td>27%</td>
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<tr>
<td>Some College or Associate’s Degree</td>
<td>32%</td>
<td>29%</td>
<td>32%</td>
<td>29%</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>24%</td>
<td>35%</td>
<td>34%</td>
<td>32%</td>
</tr>
</tbody>
</table>

*Source: ESRI, 2018*
Opportunity Zone
Cluster Profiles

each of the clusters, their strengths, and their opportunities
Greater Downtown

The geographic, economic, and cultural center of the St. Louis region

- **Ongoing reinvestment strategies** are aimed at attracting and retaining a talented young workforce, and improving the tourist, convention delegate, and visitor experience.

- The **America’s Center Convention Complex** draws over 600,000 annual visitors, and will soon see a $175 million expansion.

- The **Downtown Community Improvement District (CID)** is committed to providing a cleaner, safer, and more attractive Downtown environment.

### Demographics

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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<tr>
<td>Square Miles</td>
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<tr>
<td>Population</td>
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<tr>
<td># of Households</td>
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<tr>
<td>Bachelor’s Degree or Higher</td>
<td>44%</td>
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<tr>
<td>Median Income</td>
<td>$36K</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$247K</td>
</tr>
</tbody>
</table>

Source: ESRI, 2018
Greater Downtown

The Momentum

- The CityArchRiver initiative invested $380 million to connect, invigorate, and expand the Gateway Arch Grounds.

- Through the Near North Side Choice Neighborhood Initiative, this area will see at least $70 million in public-private investment in mixed-income housing, a new community center, and a range of social and economic supports.

- The $261 million Ballpark Village will include a hotel, apartments, and an office building.

Opportunities

- Historic rehabilitation and redevelopment in Chouteau’s Landing district

- Mixed-use development of vacant property on the Near North Riverfront

- Redevelopment of the Praxair site on Chouteau Avenue

- Rehabilitation and reuse of historic Downtown buildings
Dutchtown & Bevo

A diverse and historic neighborhood with exciting potential

- The area has a **diverse and historic housing stock**, with many buildings in good condition.
- **Community Improvement Districts** on Gravois and in Dutchtown self-fund marketing, security, and other quality of life enhancements.
- New **restaurants on Gravois Avenue** are bringing new vitality to the neighborhood.
- The area is one of the city’s most diverse, with **refugees and immigrant communities** from all over the world.

**Assets and Anchors**

**Historic housing stock**

**Bevo Mill**

**St. Mary’s High School**

**Square Miles** | 1.1
**Population** | 10,400
**# of Households** | 4,000
**Bachelor’s Degree or Higher** | 17%
**Median Income** | $36K
**Median Home Value** | $99K

Source: ESRI, 2018
Dutchtown & Bevo

The Momentum

- The proposed $3 million development of the Gene Slay’s Girls & Boys Club of St. Louis will serve 500 at-risk youth in the surrounding neighborhoods.

- The $1.5 million renovation project of the historic Bevo Mill as an event space brought new life to this iconic historic building, and re-established it as a dining and entertainment destination within the city.

Opportunities

- Partner with the City and St. Louis Public Schools on a mixed-use redevelopment of the old Cleveland High School, Scruggs School

- Historic rehabilitation of the Virginia Theatre

- Development of 5100 Virginia

- Industrial development and business investment
South Riverfront

This cluster has nearly 1.5 miles of riverfront, including several active industrial businesses as well as sites for commercial or industrial redevelopment.

The Anheuser-Busch Brewery is a center of beer production and a major destination for visitors and residents.

The area includes several neighborhood commercial districts, including on South Broadway and Chippewa.

<table>
<thead>
<tr>
<th>Square Miles</th>
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<tr>
<td>Population</td>
<td>1,700</td>
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<tr>
<td># of Households</td>
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<tr>
<td>Bachelor’s Degree or Higher</td>
<td>8%</td>
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<tr>
<td>Median Income</td>
<td>$27K</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$77K</td>
</tr>
</tbody>
</table>

Source: ESRI, 2018
South Riverfront

The Momentum

- MilliporeSigma invested an estimated $23 million in their facilities since 2013.
- Music venues and new restaurants on South Broadway bring new vitality to the area.
- Over the past 5 years, the Marine Villa neighborhood saw almost $6 million in residential reinvestment.
- The Anheuser-Busch Brewery continues to evolve and grow as a brewery and tourist destination, and has invested $9 million in its facilities since 2013.

Opportunities

- Development of vacant property at President and Potomac Streets along South Broadway
- Future redevelopment of the current NGA site
Old North St. Louis & North Riverfront

Many of the area’s vacant or under-utilized commercial sites are well-suited for industrial development. They range from small neighborhood-serving businesses up to large tracts with rail yards and shipping facilities.

Old North St. Louis, Hyde Park, and College Hill, neighborhoods with some of the region’s richest historic character, contain approximately 2,000 vacant buildings and parcels.

The North Riverfront Open Space and Redevelopment Plan offers a vision for the riverfront’s redevelopment.

Assets and Anchors

Square Miles: 10.7
Population: 12,800
# of Households: 4,400
Bachelor’s Degree or Higher: 14%
Median Income: $23K
Median Home Value: $80K

Source: ESRI, 2018
Old North St. Louis & North Riverfront

The Momentum

- The $12 million new transportation and sales facility for Central States Thermo King is putting a former junk and rail switch yard back to productive use.

- Two vital connectors in the area—the Adelaide Avenue Bridge and the Carrie Avenue overpass—have seen over $12 million in recent repairs and improvements.

- The over $25 million investment in 8000 Hall Street transformed existing industrial buildings into a modern business park that now houses 12 businesses and employs over 600 people.

- The Metropolitan St. Louis Sewer District is in the process of completing $2 million in sewer replacement investments for a significant portion of Hall Street.

Opportunities

- Industrial and logistics development in the Hall Street industrial area

Unless otherwise specified, highlighted properties are not city-owned and would need to be acquired from private owners for the purposes of redevelopment.
The National Geospatial Intelligence Agency (NGA) will relocate into a new $1.75 billion facility in the area.

There are approximately 1,100 vacant buildings and parcels available for development and reinvestment.

The cluster also includes portions of the Promise Zone, the Near North Side Choice Neighborhoods geography, the Near North Riverfront Commerce Corridor, and the Northside Regeneration Tax Increment Financing District.
The new NGA facility, and the associated **3,500 employees**, will create a major new economic engine in the area.

- **$2 million investment in the Brick River Cidery** included rehabilitation of an old fire station.
- Through **Project Connect**, the City is aligning the efforts of various governmental and non-profit partners to successfully relocate the NGA to the area.
- The $70 million **Jefferson Connector** project will connect Midtown to Downtown with new retail, office, apartments, maker spaces, and a hotel.

**Opportunities**

- Mixed-income residential and commercial development around the future NGA site
Grand Center

The area is home to two of the region’s premier institutions of higher education: St. Louis University and Harris Stowe State University.

The Grand Center Arts District is a hub of vibrant arts and entertainment institutions that serve as destinations for the entire region.

The Cochran campus of the VA St. Louis Healthcare System is an important social service provider for the region’s veterans.

The Performing Arts Incubator Program at the new .ZACK provides artists an environment to work, build, and perform in a single space.

Assets and Anchors

- Square Miles: 0.9
- Population: 7,500
- # of Households: 2,700
- Bachelor’s Degree or Higher: 32%
- Median Income: $19K
- Median Home Value: $483K

Source: ESRI, 2018
Grand Center

The Momentum

- The Kranzberg Arts Foundation re-opened the Grandel Theatre as a 600-seat, world-class performing arts center.
- The Grand Center TIF redevelopment area, originally created in 2003, has supported over 20 projects with their associated investment and jobs.
- The Olive West residential development will feature the architecture of world-renowned architect Tatiana Bilbao.
- The VA is planning a major expansion of their Cochran campus.

Opportunities

- Development of under-utilized surface parking lot at the northeast corner of Delmar & Grand
- Redevelopment of the historic Masonic Temple
- Rehabilitation and reuse of historic buildings throughout the cluster
A vibrant innovation community surrounding by diverse, historic neighborhoods

- The CORTEX Innovation Community is home to a 200-acre innovation hub and technology district. Since 2010, Cortex has grown from 35 companies to 390 companies, academic units, and retail businesses with 5,700 employees.

- With over 21,000 employees, Washington University Medical Center is one of the region’s largest employment centers.

- The Grove and the surrounding Forest Park Southeast neighborhoods are home to a diverse community of residents and local businesses, as well as a stock of historic architecture.

**Assets and Anchors**

- **Square Miles**: 1.7
- **Population**: 5,500
- **# of Households**: 2,300
- **Bachelor’s Degree or Higher**: 48%
- **Median Income**: $35k
- **Median Home Value**: $170k

Source: ESRI, 2018
Cortex & The Grove

The Momentum

- The Chouteau Greenway, when complete, will connect St. Louis landmarks, neighborhoods, and communities.

- The $550 million SSM Health Saint Louis University Hospital will create the capacity to serve an additional 55,000 patients annually.

- Over $25 million invested in Forest Park Southeast between 1996 and 2013 in infrastructure, neighborhood safety, education, and housing.

- St. Louis University is planning a 14-acre, 850,000 square foot expansion that will include a new hotel, retail, entertainment, restaurants, office space, and housing.

Opportunities

- Redevelopment of underutilized sites along the Vandeventer and Park Avenue Industrial Corridors.
The neighborhoods north of the city’s “Delmar Divide” stand to benefit from equitable investments in housing, businesses, and community programs that will help these neighborhoods thrive as a mixed-income community.

The **Launch Code Mentor Center** provides training programs for aspiring computer programmers.

**Ranken Technical College** is one of the state’s leading technical colleges, with a 98% placement rate for recent graduates.¹

### Delmar/MLK Corridor

- **Square Miles**: 2.1
- **Population**: 10,400
- **# of Households**: 3,900
- **Bachelor’s Degree or Higher**: 11%
- **Median Income**: $23K
- **Median Home Value**: $89K

Source: ESRI, 2018
Delmar/MLK Corridor

The Momentum

$30 million investments in Cardinal Ritter College Prep High School and the North Sarah Apartments.

The redevelopment of the former St. Luke’s Hospital in the Delmar Divine project will allow not-for-profit agencies focused on early child and family issues to co-locate in the facility. The project will also provide much needed workforce housing targeting teachers and social workers as future residents.

Kingsway Development is fostering residential and commercial development in the area surrounding Fountain Park.

Opportunities

Commercial and residential development along historic commercial corridors such as Delmar Boulevard and MLK Boulevard
I-70 Industrial/Natural Bridge

An industrial hub adjacent to neighborhoods and anchors of reinvestment

- With the 161-acre Union Seventy Center, the former St. Louis Army Ammunitions Plant site, major St. Louis thoroughfares, and Intestate 70, this cluster contains many of the most marketable industrial and commercial sites in the region.

- Friendly Temple Missionary Baptist Church is a major anchor within the neighborhood, spearheading holistic reinvestment in the area.

- The Wellston Loop Commercial Historic District contains many commercial and residential buildings that are ripe for reinvestment and stabilization.

**Assets and Anchors**

- Former St. Louis Army Ammunition Plant
- Union Seventy Center
- Friendly Temple Missionary Baptist Church

<table>
<thead>
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<th>Square Miles</th>
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<td># of Households</td>
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<td>Bachelor’s Degree or Higher</td>
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<tr>
<td>Median Income</td>
<td>$28K</td>
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<tr>
<td>Median Home Value</td>
<td>$72K</td>
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Source: ESRI, 2018
The Momentum

- Over $100 million recent investment in the Union Seventy Center, a 161-acre intermodal commerce center home to numerous office, warehouse, and distribution tenants.

- Friendly Temple and Robert Fulton Development have spearheaded a $100 million investment in the Arlington Grove Redevelopment Area, including the Arlington Grove Housing Project, Friendly Temple Child Development Center, Wellston Community Resource Center, and the Friendly Town Nursery.

Opportunities

- Redevelopment of the largely city-owned St. Louis Army Ammunition Plant site, highly visible site with 95,000 vehicles passing on I-70 daily.

- Industrial development in the Mark Twain/I-70 Industrial Area.
An infrastructure-rich industrial hub on the city’s South Riverfront

- The neighborhood-oriented business district on South Broadway, has a historic stock of commercial buildings, with approximately 20 percent vacancy.

- This cluster contains the Carondelet Broadway TIF, is a redevelopment area eligible for tax abatement, and sits within an Enhanced Enterprise Zone.

- The River des Peres Greenway follows the River des Peres as it connects to the Mississippi River. The greenway has direct connections to area parks, the Shrewsbury Metrolink Station, and the Holly Hills neighborhood.

Square Miles | 1.0
---|---
Population | 3,100
# of Households | 1,200
Bachelor’s Degree or Higher | 23%
Median Income | $31K
Median Home Value | $109K

Source: ESRI, 2018
Italgrani, a grain mill with an international customer base, is in the midst of a $37 million expansion of its facilities.

The Carondelet Community Betterment Federation developed a strategic land use plan that identified opportunities to strengthen the industrial areas of the neighborhood as part of the overall development of the community.

Building 1 of the River City Business Park was completed in 2016, an $11.5 million project following a $13 million investment in environment remediation.

The Opportunity

Redevelopment of the Carondelet Coke site

Mixed-use development along the South Broadway Commercial Corridor
Next Steps and Resources

contact information, partnerships, tools, and incentives
Supporting Tools and Incentives

Additional economic development incentives and tools are available in many of the City’s Opportunity Zones. These include, but are not limited to:

- Enhanced Enterprise Zones,
- Empowerment Zones
- Historic tax credits
- The Promise Zone
- Tax increment financing
- Tax abatement.

Visit the St. Louis Development Corporation’s website for more information about these programs: [www.stlouis-mo.gov/sldc](http://www.stlouis-mo.gov/sldc).
Building New Partnerships

If you are a developer or business interested in attracting an Opportunity Zone investor to your project, please create a one-to two-page summary of your project and email it to bauerm@stlouis-mo.gov. We will make project summaries available to Opportunity Zone Funds looking for investment opportunities. The summary should include:
- Project Description
- Project photo or renderings
- Location/Map
- Development timeline
- Summary of project costs
- Contact information (include website, if available)

We would also like to encourage developers and investors to seek out opportunities not yet being developed within the city’s Opportunity Zones.

Tackling these projects with the assistance of Opportunity Zone investment will have the most impact on our neighborhoods and communities.
BioSTL
City of St. Louis
Chouteau Greenway
Community Builders Network of Metro St. Louis
Cortex Innovation Community | St. Louis Innovation Hub
Invest STL
Missouri Department of Economic Development
Ranken Technical College
Rise Community Development
St. Louis Agency on Training and Employment
St. Louis Development Corporation’s Opportunity Zones page
St. Louis Economic Development Partnership (SLEDP)
St. Louis Regional Chamber
St. Louis Near North Side Choice Neighborhood Initiative
St. Louis Port Authority
St. Louis Promise Zone
T-REX

Contact

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2. American Community Survey. “Young professionals” defined as individuals aged 25-34 with a bachelor’s degree or higher educational attainment.


6. City of St. Louis Permit Database, as of February 25, 2019.


8. St. Louis Regional Chamber.

9. Washington University Government Relations; Harris Stowe University; St. Louis University; University of Missouri system.


12. 2017 Kauffman Foundation Index of Entrepreneurship.


14. “Where We Stand: The Strategic Assessment of the St. Louis Region.” 8th Edition, 2018. East West Gateway Council of Governments. (Interstate travel time reliability is defined as the percentage of person-miles travelled on interstates that are deemed reliable, based on the ratio of travel time between the most and least congested times of the day.)


16. City of St. Louis.

17. Forest Park Forever.

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