



Westminster Place and Forest Park Southeast

A Comparison of Two Urban
Communities in St. Louis,
Missouri



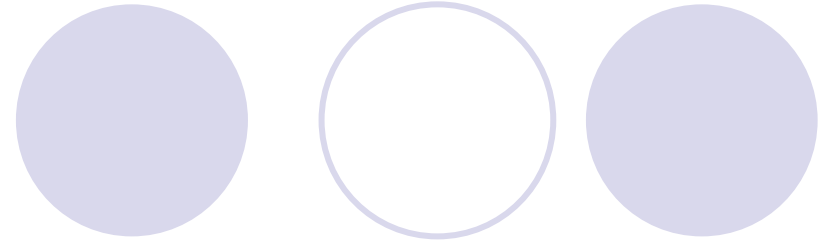
Introduction

- Both successful urban revitalization projects in St. Louis, Missouri
- Both had been plagued with high crime, drugs, dilapidated housing
- Both were communities with residents that wanted change.

Westminster Place

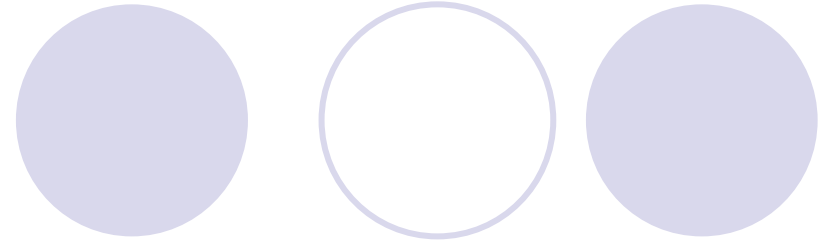


Westminster Place



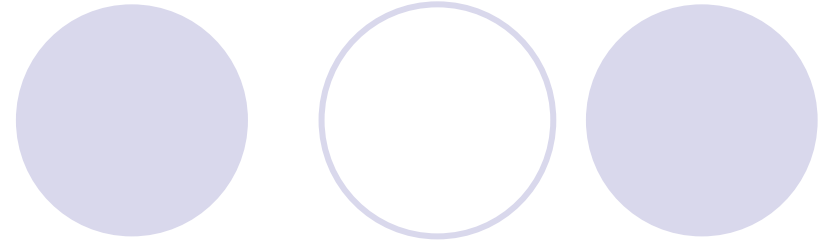
- 90 Acres of St. Louis Midtown and Central West End
- 1970's brought economic decline, crime, abandonment
- Buildings demolished or looted
- No longer a community

Westminster Place



- 1980's-Mayor and local developer Richard Baron (McCormack Baron & Assoc.) planned to revitalize the neighborhood.
- Planned mixed-income housing
- Area in close proximity to St. Louis University, performing arts center, historic homes and two medical centers.

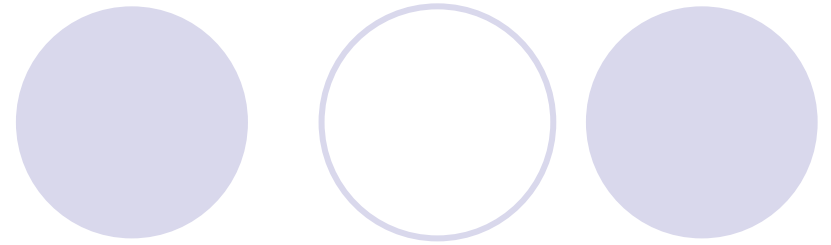
Westminster Place



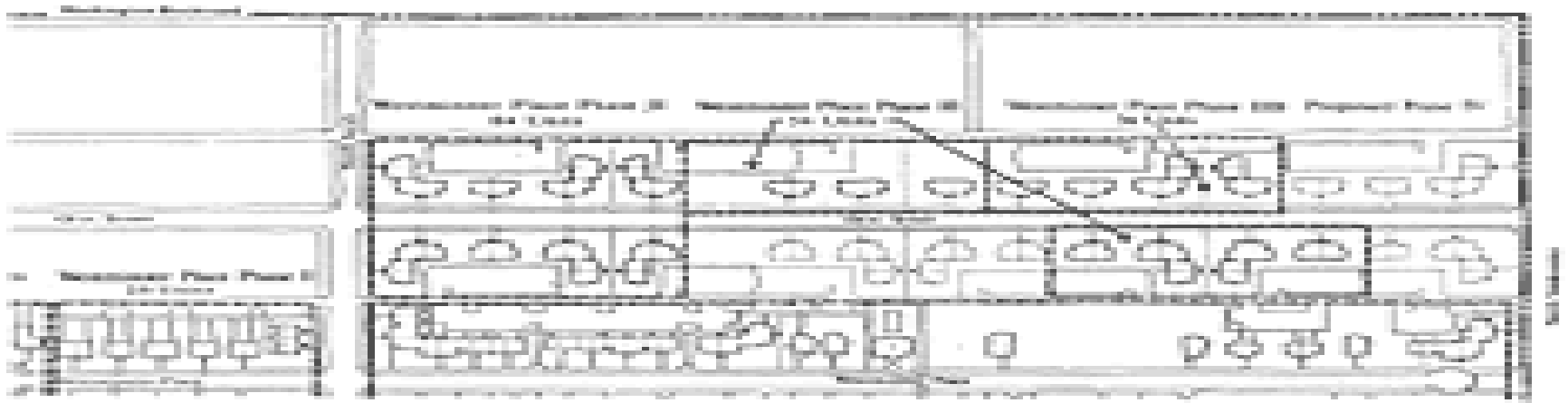
- Over 10-15 year period, designed 400 mixed-income housing units
- Mostly new construction
- One, two, three bedroom units
- Town homes, single family units, garden apartments.
- Singles family units offer garages, decks, basements.



Westminster Place



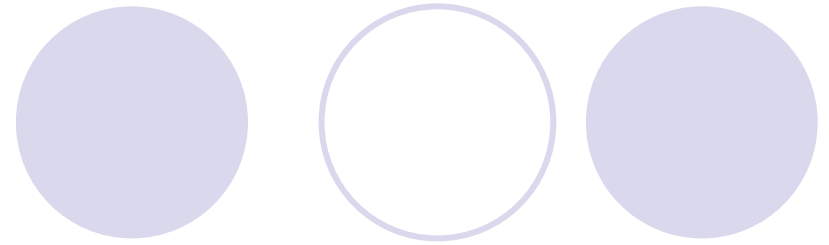
- Master plan blocks central street with a tree lined drive, lighting and secure walking area



Site plan



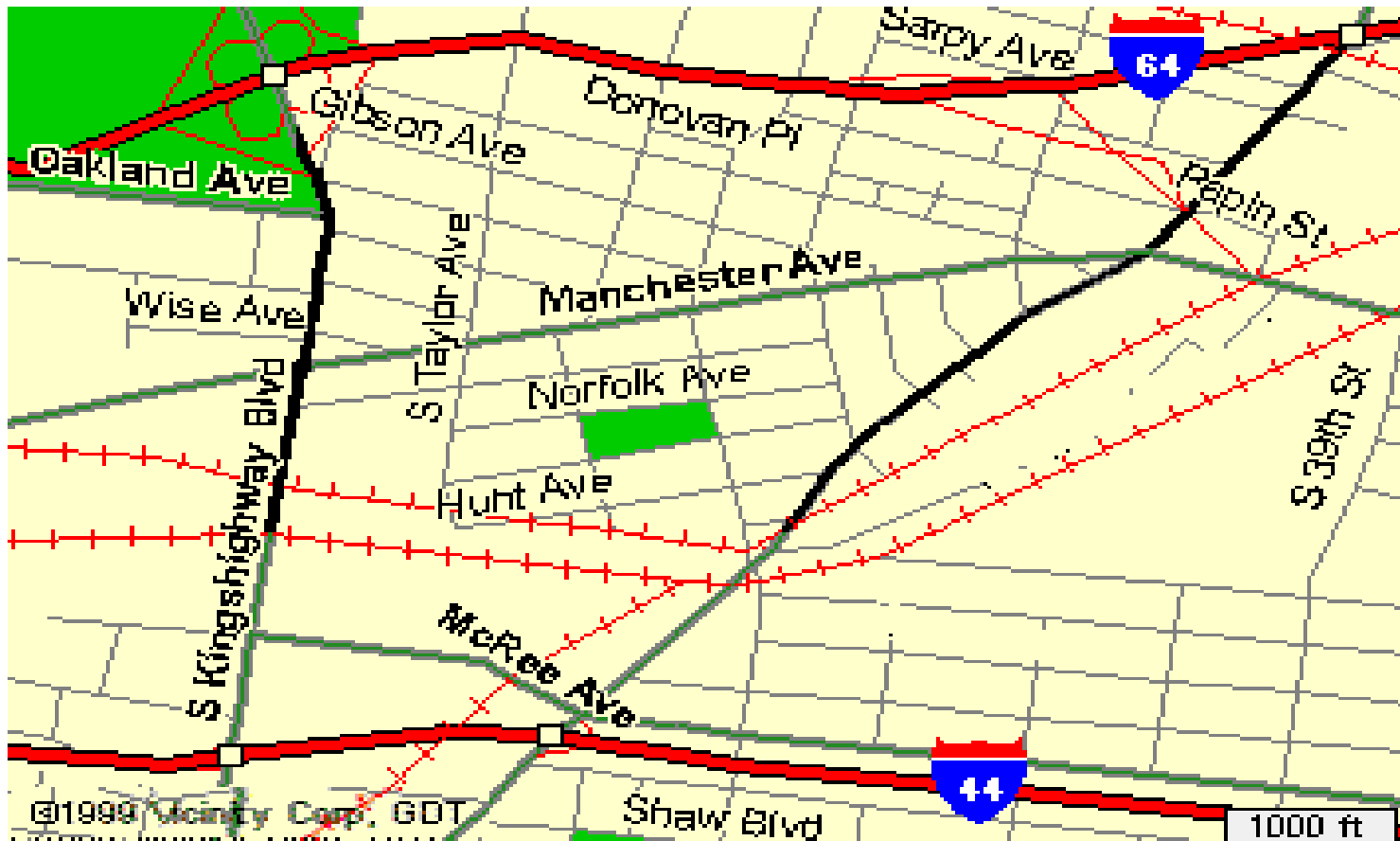
Westminster Place



- Created a diverse community
- Mixed housing for low to moderate income
- Stores offer neighborhood services and are run by minority owners
- McCormack House, an assisted living facility, provides care for elderly in need.



Forest Park Southeast



Forest Park Southeast



- 1960's brought period of decline
- By 1990's area was overcome with gangs, drugs, economic distress, abandoned buildings
- Neighborhood was no longer a community



Forest Park Southeast

- 1999-plan prepared under Sustainable Neighborhood Initiative.
- Residents volunteered to help make their community better
- Already culturally and economically diverse group.
- Banded together to devote energies to improvements

Forest Park Southeast

- 45 city blocks
- 4000 residents in 2000 units
- 170 commercial and industrial buildings
- Single family, two family and four family homes



Forest Park Southeast



- Consulting firm from Pittsburgh and McCormack Baron joined to form new community
- 12 million in improvements
- Renovation of Adams School
- Tax increments used as incentive for businesses to move there
- Grant from HUD
- Close to public transportation, arts center, universities and medical centers.

Comparisons



- Both communities revitalized after many years of neglect
- Both offer mixed use housing close to public transportation, arts centers, medical centers.
- Both designed by McCormack Baron

Comparisons



- Westminster Place offers more “suburban” feel-housing offering garages, decks, basements
- Forest Park Southeast more of a “city” feel with row homes, less green.
- Both successful due to proper urban planning, community involvement, sense of place and pride.

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