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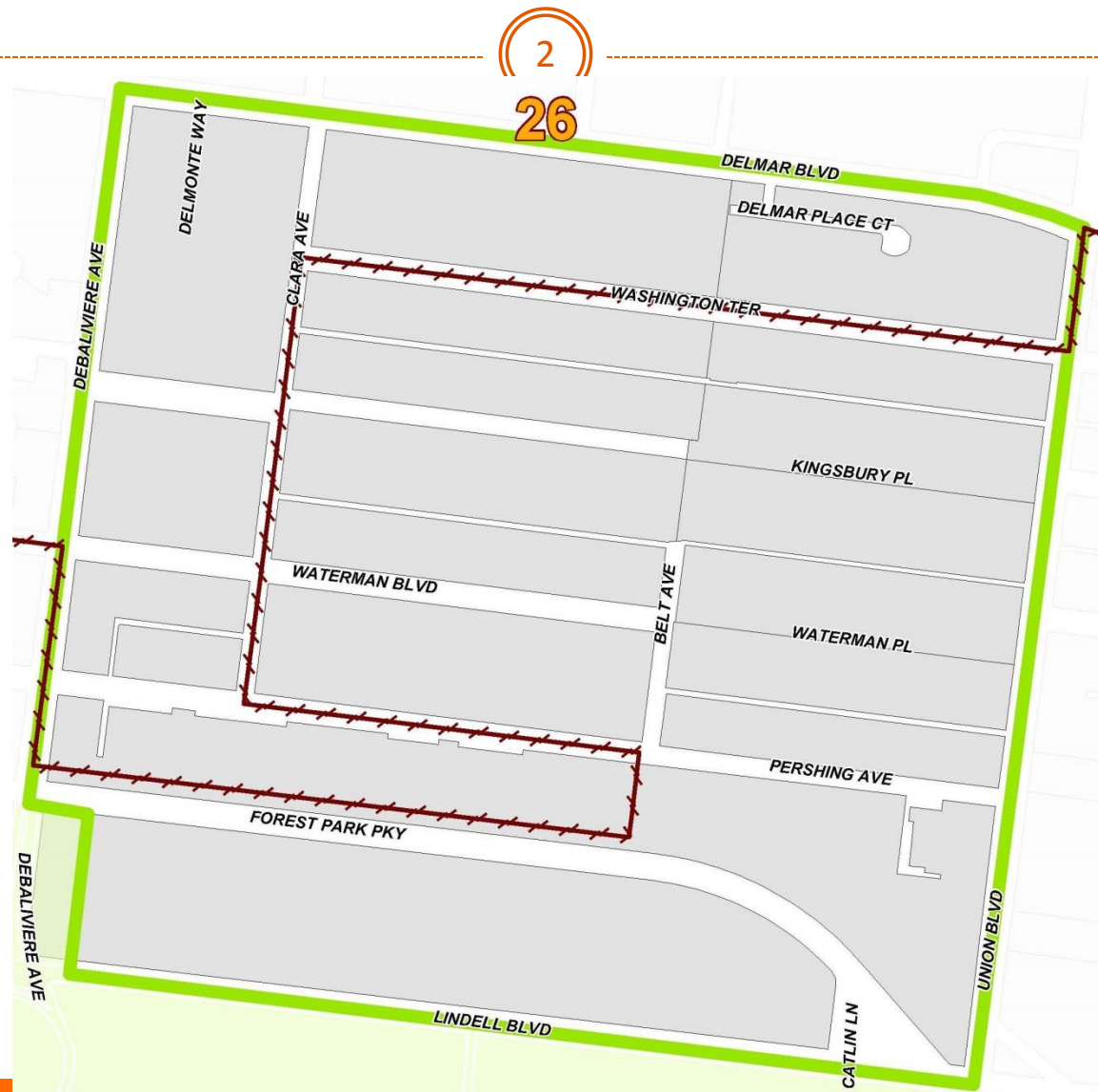
# **DeBaliviere Place**

## **Neighborhood Meeting & Discussion**

**Originally presented December 1, 2014**



# DeBaliviere Place per City Boundaries



# DeBal Place Discussion Area = Blue



# DeBaliviere Place Discussion

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## **Consists of 6-7 Blocks – Dense Mixed Use Area.**

- **DeBaliviere** Blvd = Strip Mall - Express Mart- Barber shop- Fast Food-
- Also – Pulaski Bank – Dialysis Ctr – Adult day care – Fire station – Crossroads School
- Metro Station & Pkg Lot – Bus Stops – Disabled Transit Center and Bus Garage

# DeBaliviere Place Discussion

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## Also Consists of ....

- **Pershing** Commercial= Atlas Rest – Tavern of Fine Arts – SEIU –Radio station – Circa Real Estate – Dog Grooming – Dry cleaners
- **Union** Commercial = Kitchen Sink- 2Shae- Stl Workout
- Approx 1500 – multi family residential units- condos & apartments – majority rental – 900 Owners
- 1375 Registered Voters

# DeBaliviere Place Discussion

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## **Diverse uses creates diverse needs ....**

- **Lots of visitors to area...**
- **Somewhat transient residential population**
- **Large apt buildings have changed ownership several times in recent years... and several different owners**
- **Neighborhood Leadership is needed**

# DeBaliviere Place Discussion

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## Continued...

- **Some apartment product is 25-30 years old**
- **Many new apt buildings are opening in central corridor from SLU to Wash U- this creates newer/shinier rental choices**
- **If good tenants choose new apartments landlords are more stressed to fill apartments**

# DeBaliviere Place Discussion

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**Continued...**

- **Question...**

How is DeBaliviere Place going to  
**Get Better and Remain  
Competitive ?**



# DeBaliviere Place Discussion

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## Strengths

- Just feet from **best urban park** in the country
- **Best Public Transit** access in St Louis region
- Close to Loop & CWE 'entertainment' areas
- Waterman Pool access... Walkable nabe
- St Vincent Greenway & Trolley
- **Taming Union** - going on a 'road diet' this spring

# DeBaliviere Place Discussion

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## Challenges...

- **Feeling of Safety & Security... some crime increase - cyclical – some recent serious issues**
- **Public spaces/entrances could benefit from attention.**

# DeBaliviere Place Discussion

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## Challenges...

- **Need more Neighborhood engagement – DPA does a good job... just 3 volunteers though. Best structure available at the time. Better choices now.**
- **DPA has limited funds, they have to do own billing/collection, and not all bldgs are in DPA.**

# DeBaliviere Place Discussion

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## Proposal...

- **Create a Special Taxing District similar to CWE, Grove, Loop, Southwest Gardens.** (6 SBD's in 28<sup>th</sup> ward already, plus CIDs)
- **Property tax inc of approx 11% - would generate \$300,000 + per year... Can only be spent in the District** (\$.85/\$100 assessed value)

# DeBaliviere Place Discussion

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## Proposal...

- **Spend 70-80% on Security** (patrols/lighting etc – could be 12+ hours /day.
- **20% on landscaping & maint.** (could incl nabe events/ newsletter/ etc)
- **Requires an Election. Registered Voters and property owners vote. – April 7, 2015.**

# DeBaliviere Place Discussion

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## Proposal Cont...

- **If passes DPA would reduce dues substantially. (\$5 apt; \$10 condo).** (still have to pay for pool)
- **SBD Governed by 7 member Board appointed by Mayor & confirmed by Board of Ald. 5 owners/ 2 tenant reps - by state law.**

# DeBaliviere Place Discussion

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## Proposal Cont...

- **Cost per unit would vary – a few examples...**
  - **5501 Waterman - \$230 - \$115 to DPA = net inc \$115 + \$10**
  - **5630 Pershing – \$192 – \$115 to DPA = net inc of \$67 + \$10**
  - **321 Belt – tax range from \$136 to \$286 per yr – net inc \$21 to \$171 + \$10**

**Add'l SBD tax is deductible if you itemize – DPA fees not.**

# DeBaliviere Place Discussion

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## Proposal Cont...

- **All meetings would be public and publicized by state law – Sunshine law.**
- **If SBD passes at 4/07/15 election - tax would be on 12/31/15 tax bill.**
- **City bills and collects.**
- **First \$\$\$ would come in 2016.**



# DeBaliviere Place Discussion

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**Getting Better &  
Remaining Competitive  
Requires Money and  
Your Engagement**

# DeBaliviere Place Discussion

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