



*3817 Labadie Ave*





3817 Labadie Av Rear





3822 Labadie Av





3822





3854 Labadie Av





A photograph of a residential property. In the foreground, there is a field of tall, dry grass and some green weeds. A large, dark tree with dense foliage dominates the middle ground, partially obscuring a dark-colored house in the background. To the left, another house with white trim is visible. The sky is bright and clear. The number '3854' is overlaid in white text in the lower center of the image.

3854





3911 Labadie Av





3911





3912 Labadie Av





3912





3914 Labadie Av





3914





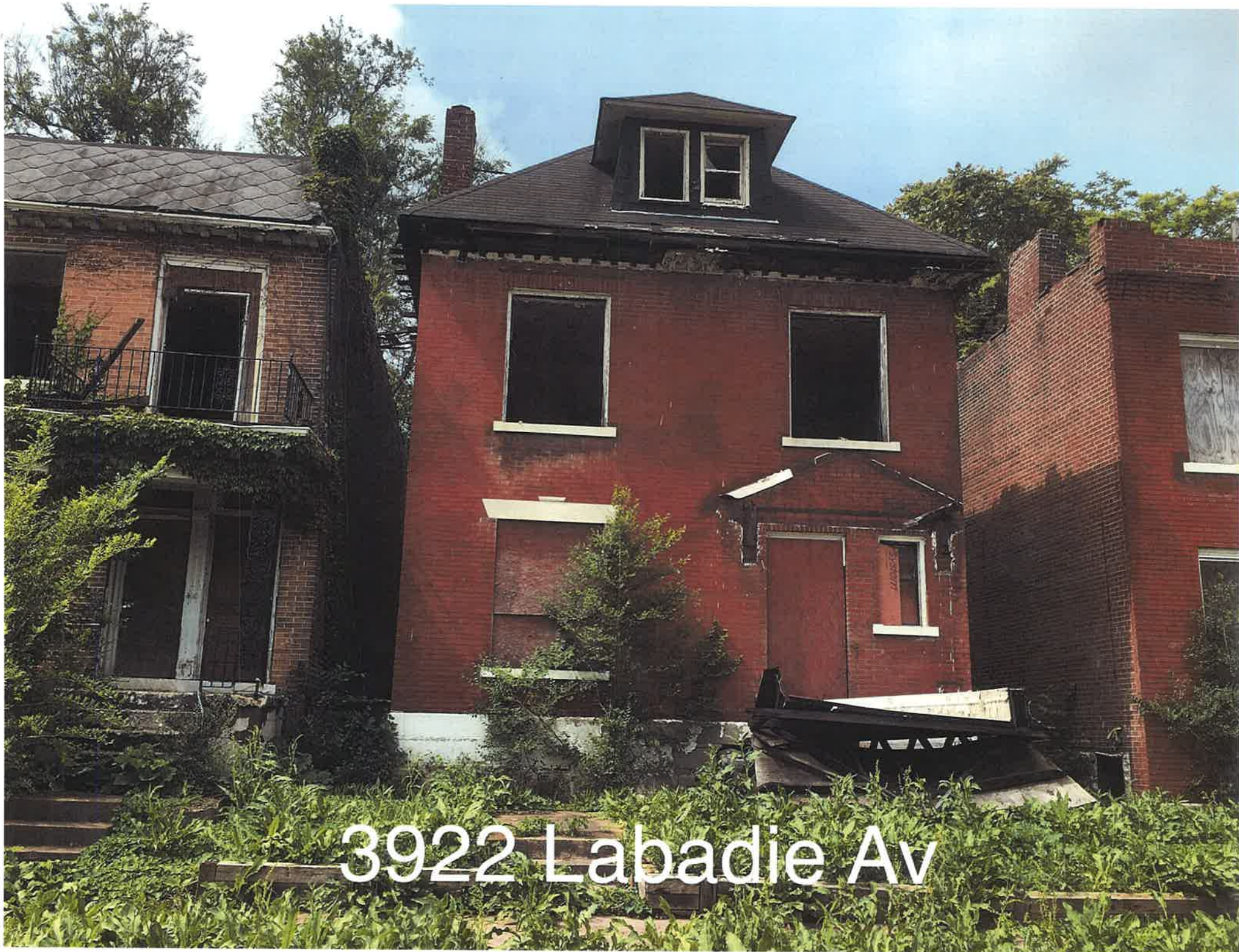
3918 Labadie Av





3918





3922 Labadie Av





3922





3923 Labadie Av





3923





3924 Labadie Av

No Parking  
3rd Friday  
of Month  
NOON - 2:00 PM  
←





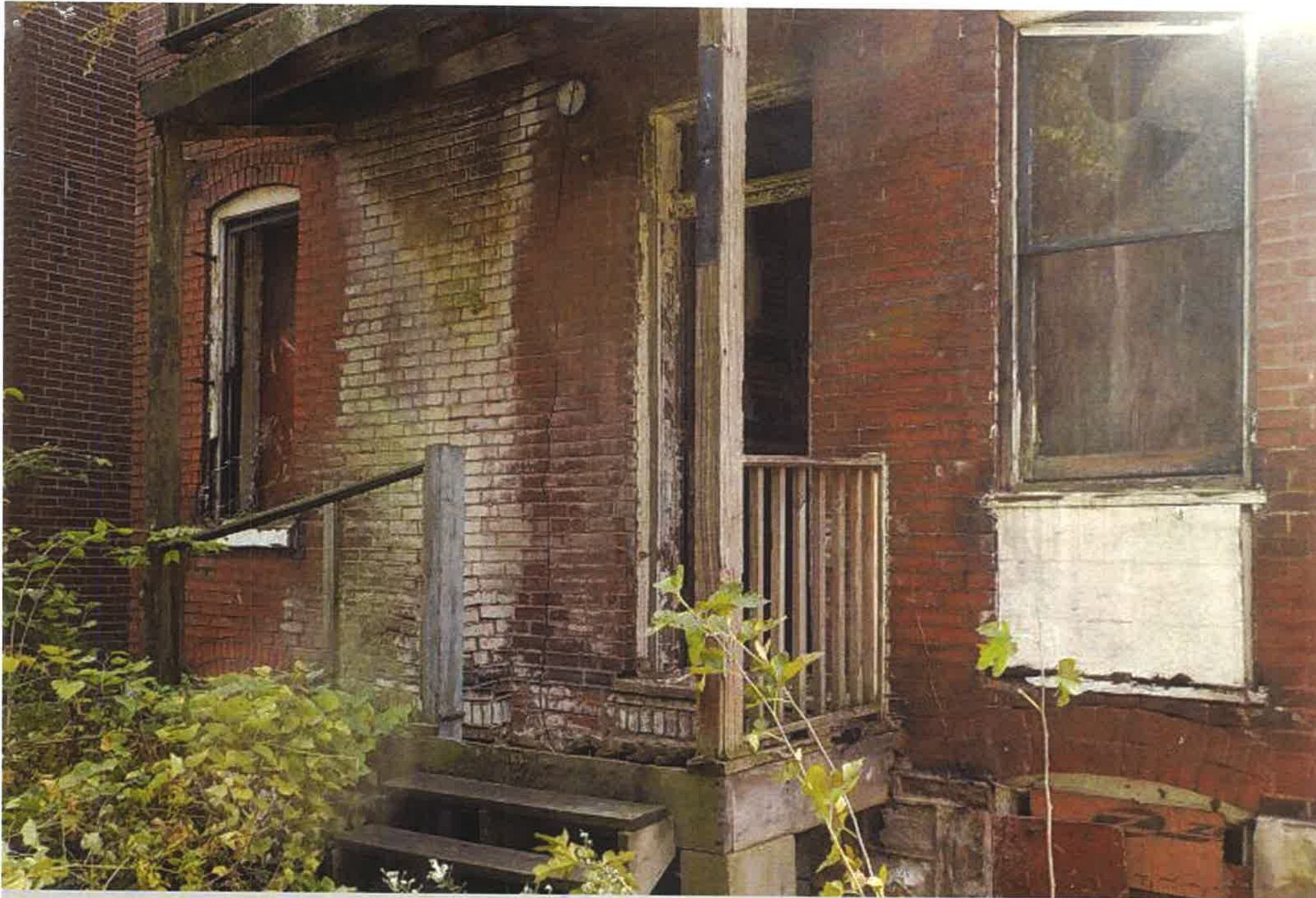
3924





3925 Labadie Av





*3925 Labadie Ave*

10.30.2018





3926 Labadie Av





3926





3933 Labadie Av





3933



**PROJECT SCOPING MEMO**

May 17, 2020

Project Name: \_\_\_\_\_

Proposed By: St. Louis Crime Commission

Point of Contact: \_\_\_\_\_

SLDC-LRA Contact: Laura Costello

Reviewed By: Laura Ginn

	<b>PARTNER PROPOSED</b>	<b>RECOMMENDED</b>
<b>Location</b>	38, 39, 44, 46 00 blocks of Labadie	38 & 3900 blocks of Labadie
<b>Neighborhood</b>	The Greater Ville	The Greater Ville
<b>Ward</b>	4	4
<i><b>Reason for Location</b></i>	High crime rate	High crime rate
<b>Activity</b>	Vacant building demolitions	Vacant building board-ups and demolitions, and vacant lot clearing including concrete removal, complete regrading and seeding, street tree planting
<i><b>Reason for Activity</b></i>	Violent crime reduction	Violent crime reduction and property condition improvements
<b>Funding</b>	St. Louis Crime Commission	St. Louis Crime Commission
<b>Project Mgmt</b>		SLDC



## **SUMMARY of FINDINGS**

The 3800 and 3900 blocks are in a violent crime hotspot, and the 4400 and 4600 blocks are adjacent to hotspots. There are 22 available LRA buildings within the proposed blocks, but the 44 & 4600 blocks have had recent purchases and are within the local historic district.

### **38-3900 Blocks:**

- 13 available LRA buildings
  - o ave 12 years owned by LRA (2-13)
  - o average 13 years vacant (2-24)
  - o only one has ever received an offer (January 2020) which was rejected
  - o 2 structurally condemned
  - o all the remaining would need site visits and updated photos
  - o the buildings are not within a historic district but are within a Preservation Review Area

NOTE: 8 buildings have been demolished in the last 2 years: 5 through the Urban Greening Program, completed in 2020; 2 by the Building Division in 2018, and 1 through Clean Sweep 2018

### **44-4600 Blocks:**

- 9 available LRA buildings
  - o ave 6 years in LRA (2-8)
  - o ave 11 years vacant (4-18)
  - o 2 structurally condemned
  - o remaining conditions are unknown, would need updated site visits and photos
  - o all are within The Ville Local Historic District.

NOTE: In the last six months, 2 LRA buildings sold, and 2 have offers accepted.

## **PEOPLE TO INCLUDE MOVING FORWARD**

Dwin Evans  
Good Life Growing  
The Ville Collaborative / 4theVille  
Cultural Resources Office

## **NEXT STEPS**

Survey the proposed blocks for updated building and lot conditions.



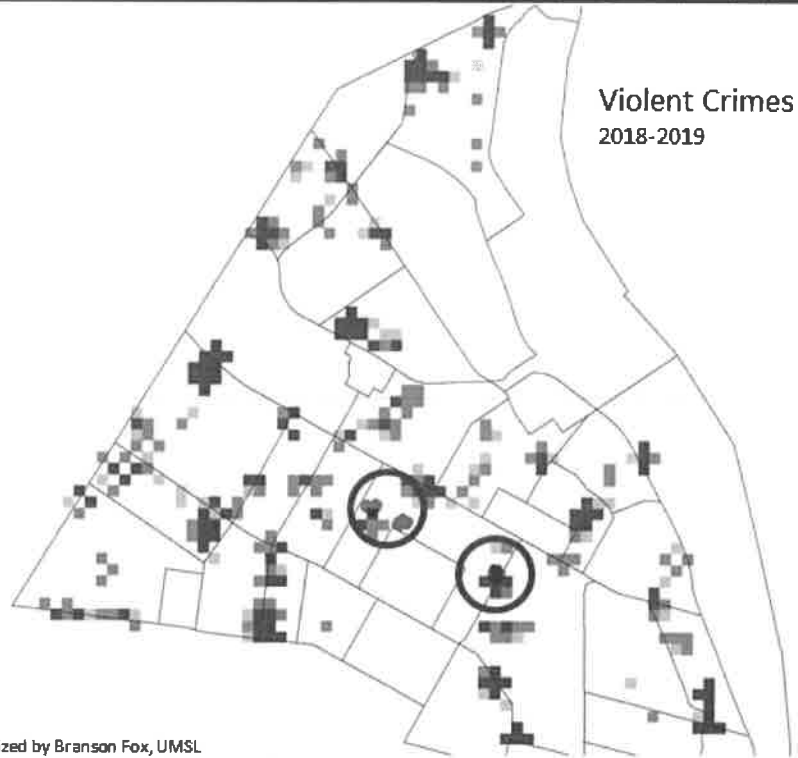
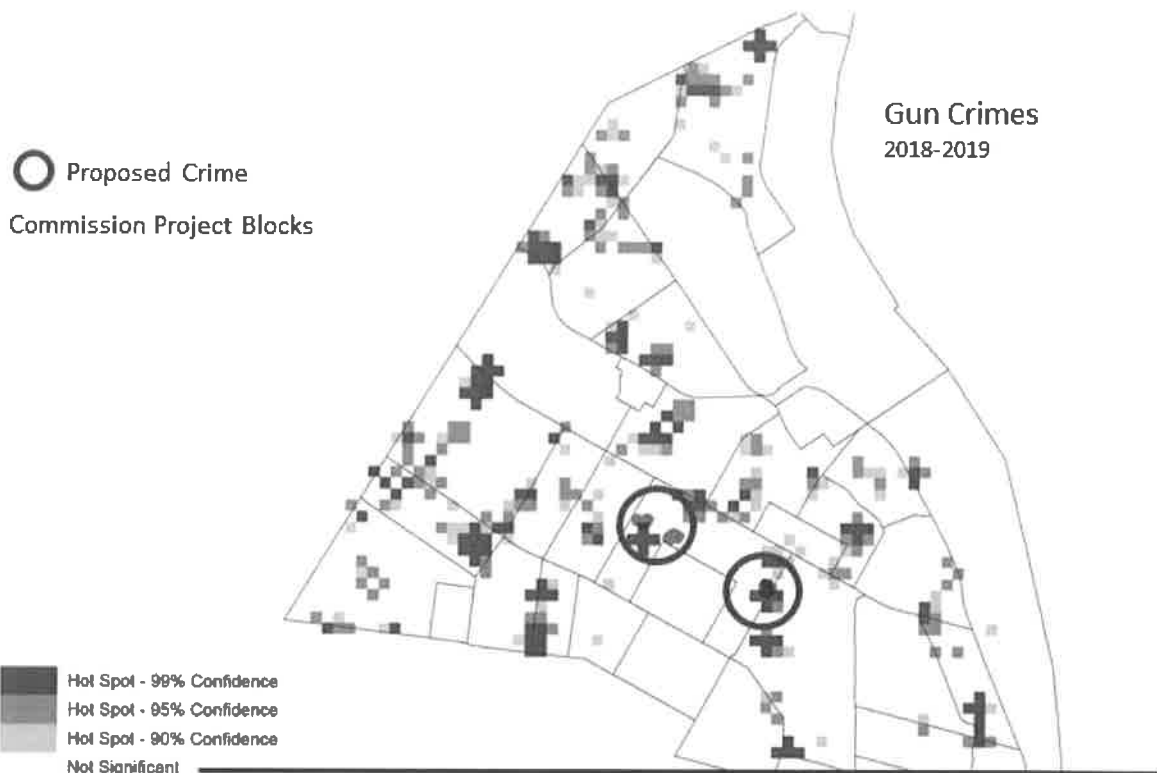
### LRA-Owned Buildings (13) within Potential Project Site: 38-3900 Blocks, Labadie

LABADIE ADDRESS	LRA yrs	Status	Offer History	Yrs Vacant	Last Picture	Condition	Structural Condemn	Bldg Type	Stories	Units	Bldg Yr	LRA Notes
3817	9	Available	None	22	2011	unknown	No	Brick	2	4	1902	
3822	7	Available	None	24	2019	all ivy	No	Brick	2	2	1907	
3854	13	Available	None	18	2011	unknown	No	Brick	2	2	1905	
3911	4	Available	Feb 2020 (rejected)	12	2020	appears stable	No	Brick	2	2	1909	
3912	6	Available	None	10	2020	appears stable	No	Brick	2	2	1905	
3914	6	Available	None	10	2020	appears stable	No	Brick	2	2	1898	
3918	2	Available	None	2	2019	dangerous	ESC2019	Brick	2	2	1906	
3922	10	Available	None	14	2017	unknown	No	Brick	2	1	1902	
3923	8	Available	None	13	2018	unknown	No	Brick	2	2	1897	"building unsafe to enter"
3924	6	Available	None	7	2018	appears stable	No	Brick	2	1	1911	
3925	8	Available	None	18	2019	appears stable	No	Brick	2	1	1911	"building unsafe to enter"
3926	6	Available	None	9	2019	dollhouse	ESC2019	Brick	2	1	1911	
3933	8	Available	None	13	2017	dangerous	No	Brick	1.5	1	1898	

### LRA-Owned Buildings (9) within Potential Project Site: 44 & 4600 Blocks, Labadie

Labadie Address	LRA yrs	Status	Offer History	Yrs Vacant	Last Picture	Condition	Structural Condemn	Bldg Type	Stories	Units	Bldg Yr	Notes
4427	5	Available	None	15	2015	unknown	No	Frame	1.5	1	1891	
4435	6	Available	None	12	2019	appears stable	No	Brick	2	2	1923	
4447	6	Available	None	6	2014	unknown	No	Brick	1	1	1916	
4448	7	Available	None	13	2014	unknown	No	Brick	2	2	1895	
4451	6	Available	None	18	2019	unknown	No	Brick	1	1	1916	
4458	8	Available	None	15	2019	dollhouse	ESC2019	Brick	2	4	1904	"building unsafe to enter"
4464	4	Available	None	4	2016	appears stable	No	Brick	2	2	1890	
4619	2	Available	None	7	2019	dollhouse	No	Brick	2	2	1909	
4646-8	7	Available	2 (2016)	9	2018	appears stable	SC2013	Brick	2	4	1913	





LG-SLDC 05.14.2020 Crime Data organized by Branson Fox, UMSL  
 Hotspot analysis for 500X500 foot cells in high-vacancy neighborhoods only





**Violent crimes and gun crimes i(2018-2019) were more likely to occur in areas with both a high concentration of vacant buildings and high foot traffic (major roads, intersections, and high number of metro stops) and were less likely to occur near community green spaces (parks, greenways, sports fields, community open spaces).**

**The City experienced a 2% decrease in gun crimes reported from 2018 to 2019, but blocks where more than one vacant building was demolished in 2018 experienced a significantly greater decrease in gun crimes (11-12%). Blocks where only one vacant building was demolished experienced an increase of 21% (not significant).**