Tower Grove Neighborhoods
CDC Winter Friends and Family Property Tour

February 4, 2017

Hosted by: Sean Spencer
About TGNCDC:

The Tower Grove Neighborhoods Community Development Corporation is a consolidation of Grand Oak Hill Community Corporation, Southwest Garden Housing Corporation and Shaw Neighborhood Housing Corporation. The three organizations have served the community for over 30 years. Now, as a combined entity, Tower Grove Neighborhoods Community Development Corporation continues the tradition and supports the area’s growth by promoting responsible development, affordable housing and diverse character and vibrancy in the neighborhoods surrounding Tower Grove Park. Through local development and community progress expertise, the Tower Grove Neighborhoods Community Development Corporation serves as a resource to neighborhood residents, buyers/renters, developers, real estate agents and business owners.

Our staff is available to help answer all your community development related questions– from development incentives and details on available properties, tours of the neighborhoods, to tenant screening, nuisance property abatement, and Community Development Block Grant activities. Contact us to see how the Tower Grove Neighborhoods Community Development Corporation can help you get connected to Shaw, Tower Grove South and Southwest Garden neighborhoods. Tower Grove Neighborhoods Community Development Corporation works closely with Southwest Garden Neighborhood Association, Shaw Neighborhood Improvement Association, Tower Grove Heights Neighborhood Association and Tower Grove South Neighborhood Association, other community organizations and elected Alderpersons in our service area.
Shaw Projects

1) Shaw Portfolio Purchase (De Tonty St. and Shaw Blvd)

10 building purchase with 34 units assisted with a $200,000 grant from TIAA.

2) Shaw Blvd Improvements
   - LED Lighting Improvements
   - New Branded Crosswalks
   - New Bump-Outs
3) 4066 Russell

The building at 4600 Russell as it looks today

Proposed single family residence and commercial buildings
4) 4100 Block of DeTonty Redevelopment by UIC
   - $10 Million project
   - Former LRA owned property
   - Vacant for over 20 years

5) 4056 DeTonty

Former LRA lot redeveloped into a single family home by Rubicon. Consulting provided by TGNCDC.
5) New Bailey's Range Location (4175 Shaw)
   - Opening Date TBD
   - TGNCDC Owned, remediated, and sold to D. Bailey
6) New Wild Carrot Event Space (3901 Shaw)  
- Opening Fall 2017

Current

Proposed and designed by UIC
1) 3600 and 3700 Blocks of Bamberger Redevelopment

- 3600 Bammberger Tower Grove South Police Substation
  o Former Nuisance Property
  o Opened in November 2015

- 3731 and 3735 Bamberger- Former nuisance property

- 3736 38 Bamberger- Former nuisance property
- 3600 Bamberger- Former Drug house/renovated
- 3606 Bamberger- Energy Efficiency upgrades to lower bills
- 3610 Bamberger- Previously vacant/renovated
2) 3722 Tholozan: New Construction/For Sale

- Developer: TGNCDC & Rubicon
- Subsidized with CDBG funding
- Former LRA (City) owned property
- Completed January 2017
- 3 Bedrooms/ 2 Baths/ Attached Garage
- 1,300 Sq. Ft.
- Lot: 6,054 Sq. Ft.
- MLS #: 17000878
3) 3504 South Spring New Construction

- Developer: TGNCDC & Rubicon-Subsidized with CDBG funding
- Former LRA (City) owned property
- Sold: May 2016
- Selling Price: $153,000
- 3 Bedrooms/ 2.5 Baths
- 1,327 Sq. Ft.
- Lot: 6,141 Sq. Ft.
4) Micro Historic District Project
   - Gustine Avenue (East Side)
   - Hydraulic Avenue
   - Bamberger Avenue
   - South Spring Avenue
   - 3600-3700 Blocks between Gravois Ave and Chippewa St

Tower Grove South Clean Up Fix Up Program Activities
   - Gustine Median
   - Murals
   - Alley Blitz/Alley Clean Up
   - Lighting Initiative
   - Dumpster Inventory
   - Vacant Property Clean Up
Gustine Median (Before) (After)

3600 Bamberger Mural
McDonald Park Murals

Alley Blitz/ Alley Clean Up
Thank you!