GATEWAY HOUSING FOUNDATION (GHF)
d/b/a Kingdom Building Community Development Corporation (KBCDC)
St. Louis, Missouri
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EXECUTIVE SUMMARY

The Northside Renaissance Project

Comprehensive Urban Revitalization & Sustainable Community Development in St. Louis, Missouri

1. ORGANIZATIONAL OVERVIEW & MISSION

Gateway Housing Foundation (GHF), operating as Kingdom Building Community Development Corporation (KBCDC), is a national 501(c)(3) Community Development Corporation committed to reversing urban disinvestment, poverty, and homelessness. Serving as an evidence-based urban redevelopment model in St. Louis, Missouri, GHF pairs affordable and market-rate housing with comprehensive wrap-around social services for low-income families, veterans, seniors, ex-offenders, individuals with disabilities, and the unhoused.

Core Guiding Principle: *Before any neighborhood can be completely restored with brick and mortar, the residents living within that neighborhood must first be restored and empowered through workforce training, financial literacy, and asset building.*

- **Workforce & Economic Empowerment:** Delivering hands-on construction training, job placement, homeownership courses, life skills, and small business technical assistance.
- **Key Industry Clusters & Food Campus:** Developing a regional Food, Water, and Energy industry nexus alongside a dedicated Food Campus housing nutrition businesses, job training, and community wellness programs.
- **Sustainable Smart Infrastructure:** Building compact, walkable, mixed-use neighborhoods powered by eco-friendly green building standards, smart local energy networks, and modern security and communication systems.
- **Collaborative Governance:** Partnering with municipal, state, and federal agencies alongside corporate, civic, and faith-based institutions to maximize community impact and eliminate service duplication.

2. PROJECT SCOPE: THE NORTHSIDE RENAISSANCE AREA

Prepared in conjunction with the City of St. Louis, with Gateway Housing Foundation d/b/a Kingdom Building Community Corporation serving as the Developer, the Northside Renaissance Project encompasses approximately **1,500 acres** immediately north of Downtown St. Louis, including over **260 acres** (2,000 individual lots and buildings) directly controlled within the project footprint.

Roughly bounded by N. Grand Blvd. and Glasgow Avenue (west), Natural Bridge Avenue and Palm Street (north), N. Florissant Avenue and Interstate 70 (east), and Delmar Boulevard, Dr. Martin Luther King Drive, and I-64/Highway 40 (south), this historic corridor—platted primarily between 1840 and 1860—currently suffers from a **44% structural vacancy rate** and aging infrastructure. Revitalizing this 1,500-acre core bridges an economic void between surrounding revitalizing districts—Downtown St. Louis, Grand Center, Old North St. Louis, Hyde Park, the North Riverfront Business Corridor, and The Ville/Greater Ville—serving as a transformative catalyst for the entire northern half of St. Louis.

3. MASTER REDEVELOPMENT COMPONENTS

Pruitt-Igoe Anchor Hub	**34-acre centerpiece** at the southeast quadrant of N. Jefferson and Cass Avenue. Envisioned as the active regional mixed-use and entertainment heart of North St. Louis, featuring a hotel, grocery store, retail, restaurants, small-scale offices, and a park-side residential tower.
Three Employment Hubs	Up to **4.4 million sq. ft.** of office and business space anchored across three strategic gateways: (1) I-64 and Olive Street (Gateway Mall terminus), (2) I-70 near the Mississippi River Bridge, and (3) N. Jefferson and Parnell Avenue adjacent to Sensient Technologies.
Retail & Entertainment	Up to **1 million sq. ft.** of neighborhood retail and entertainment space concentrated along N. 14th Street, N. Jefferson Avenue, N. Florissant Avenue, N. Grand Avenue, and the Washington Avenue / 20th–23rd Street corridor.
Mixed-Income Housing	Up to **2,200** new single-family homes and townhomes, up to **7,800** new apartments and condominiums, and the preservation and rehabilitation of up to **3,900** viable existing residential units across workforce and market-rate price points.