Downtown is vital to the growth and prosperity of St. Louis.
As the economic, cultural, and civic core of St. Louis, Downtown and Downtown West ("Downtown") serve as the place that brings everyone together. It is the front door to our region and the city’s most important economic anchor, providing well-paying and accessible jobs in the city.

Powered by a mix of public and private investments, recent momentum includes a significant increase in residential population and hotel rooms delivered, plus the new developments at Ballpark Village, Union Station, Centene Stadium, and other projects underway.

**DOWNTOWN IS A SIGNIFICANT ECONOMIC AND FISCAL DRIVER FOR ST. LOUIS**

*Employment Center*

**57,000**

Jobs (2019)

27% Of jobs citywide (2019)

31% Of wages generated citywide (2019)

*Knowledge Sector Growth*

71% Of the city’s jobs in the Information and Professional / Scientific / Technical Services sectors (2019)


*Residential Growth*

10,000 Residents (2021)

30% Increase in population since 2010

1,700 New apartment units delivered since 2010

*Hospitality Hub*

7,500 Hotel rooms (May 2022)

78% Of citywide hotel supply (May 2022)

570 Hotel rooms delivered since 2010
Despite Downtown covering less than four percent of the city’s land area, it has an outsized impact on the city’s economy and fiscal sustainability.

Downtown contributes four times more than it receives from the City of St. Louis General Fund.

DOWNTOWN IS A SUBSTANTIAL REVENUE GENERATOR

**$102M**
(19.5% of total)

REVENUE GENERATED DOWNTOWN*

CITY OF ST. LOUIS GENERAL FUND

**$26M**
(4.6% of total)

EXPENDITURES ALLOCATED DOWNTOWN*

* FY15–FY19 annual average in 2021 dollars

Downtown’s Estimated Contribution of General Fund Revenue by Category

Annual Average, FY2015–FY2019

- Property: 13.1%
- Earnings: 24.1%
- Payroll: 34.4%
- Sales: 17.6%
- Gross Receipts: 22.6%
- Franchise Utility: 13.1%
- Motor Vehicle: 5.7%
- Other: 12.9%
- Non-Tax Sources: 12.9%

Downtown’s Estimated Share of General Fund Expenditures by Category

Annual Average, FY2015–FY2019

- General Government: 5.2%
- Convention & Tourism: 5.2%
- Parks & Recreation: 1.2%
- Judicial: 4.2%
- Streets: 4.7%
- Pub. Safety (Fire): 6.7%
- Pub. Safety (Police): 4.2%
- Pub. Safety (Other): 4.2%
- Health & Welfare: 1.9%
- Public Services: 5.2%
- Debt Services: 5.2%
DOWNTOWN IS THE FOCAL POINT FOR THE CITY’S ECONOMIC AND FISCAL ACTIVITY

1. Downtown has the highest concentration of employment in the city.

2. Downtown has been one of the fastest growing neighborhoods in the city for more than a decade.

3. The average assessed value per acre Downtown is the highest in the city.

4. Downtown has the highest concentration of hotel rooms in the city.
Despite challenges in recent years that affected downtowns across the country, Downtown St. Louis remains a major contributor to the city’s economy and collective identity.

To combat the concerning trends highlighted below, investment in Downtown infrastructure, public safety, real estate, and tourism is important to ensure that Downtown sustains its critical role for our metro’s economy.

### DOWNTOWN NEEDS TO ATTRACT MORE INVESTMENT AND PROVIDE NEW ECONOMIC OPPORTUNITIES

### DECLINING EMPLOYMENT BASE

- **18,000** jobs lost for a 24 percent decrease (2016–2019)
- **5,170** decrease in Wholesale Trade jobs
- **4,680** decrease in Administrative / Support jobs
- **4,130** decrease in Public Administration jobs

### OFFICE VACANCY

- **3.9 million** square feet of vacant office space (May 2022)
  - Note: 2.6 million sq. ft. is contained within the former AT&T and Railway Exchange buildings
- **14%** office vacancy (May 2022)
- **71%** vacant office space citywide (May 2022)

### DECLINING PROPERTY TAX REVENUE

- **2%** decrease in total assessed values Downtown (2010–2020)
- **19%** increase in total assessed values citywide (2010–2020)

### IMPACTS FROM COVID-19

- **44%** average 12-month hotel occupancy (May 2022)
- **540,000** average annual decrease in room nights since 2019
- **$68 million** average annual loss in hotel room revenue since 2019
FISCAL DRIVERS FOR FUTURE PROSPERITY

Downtown’s long-term contributions to the city’s overall competitiveness, prosperity, and fiscal sustainability are reliant on the following factors:

**Population Growth**
Continued Downtown population growth will increase revenues from property tax (from new real estate development), earnings tax (from new residents), and sales tax (from new resident spending).

**Employment and Wage Growth**
Enhancing Downtown as an employment hub will provide critical revenues through increased earnings and payroll taxes to expand essential city services including public safety, parks and recreation, and social services.

**Hospitality and Retail Spending**
Maintaining and bolstering Downtown as a visitation, cultural, and recreational hub will grow sales tax revenue and make the region more competitive.

**Real Estate Development**
Continued redevelopment of underutilized and publicly-owned properties will increase Downtown property tax contributions to the city and support population growth, employment and wage growth, and hospitality and retail spending.