

# UNIVERSITY CITY

## *Community Profile*



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# INTRODUCTION

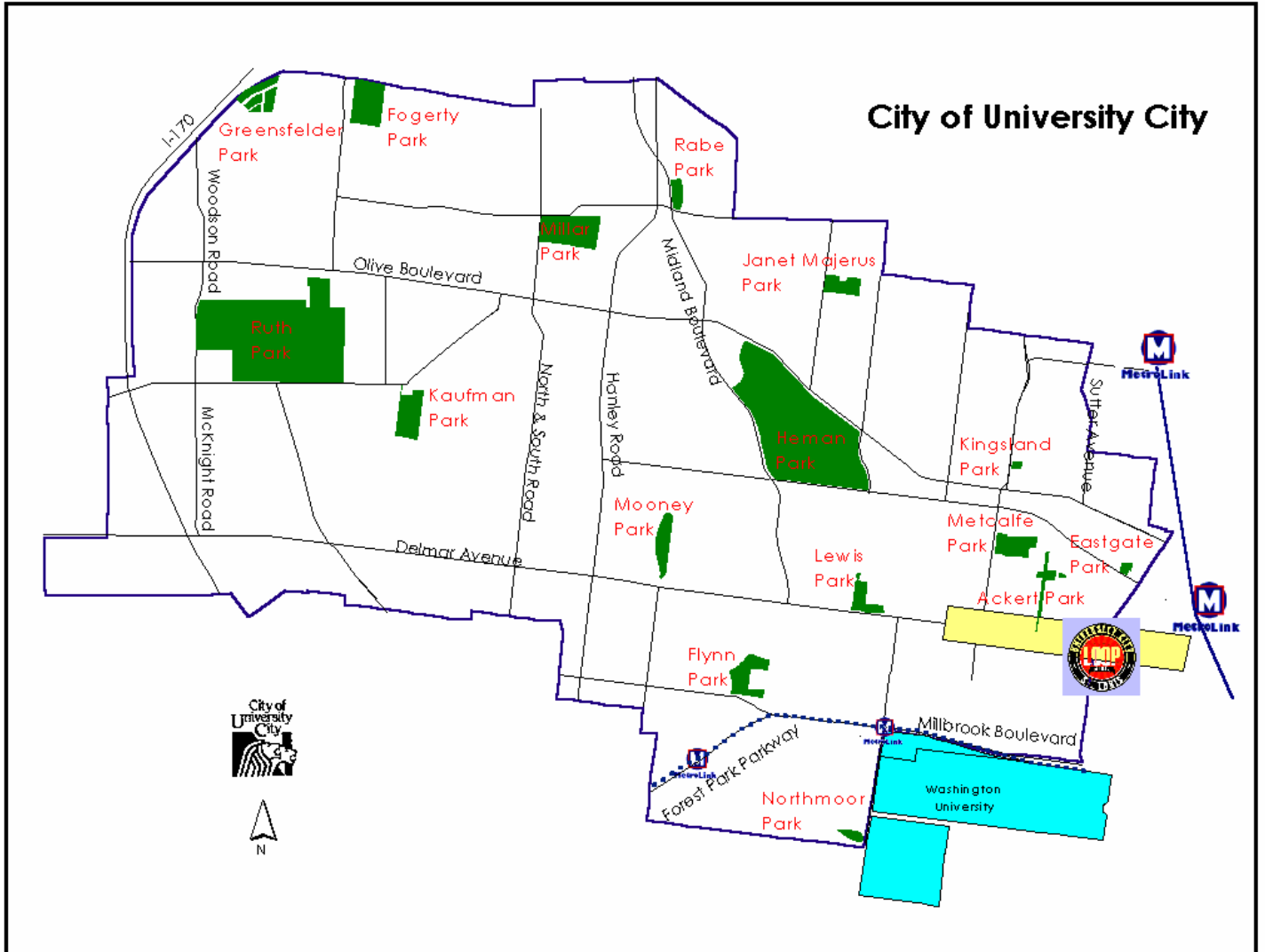


With the 1902 purchase of an 85 acre tract of land on Delmar Boulevard, Edward Gardner Lewis founded University City. Lewis envisioned developing a city based upon the principles of the City Beautiful movement, with a strong emphasis on urban design and planning. This vision was conveyed through the architecturally distinct residential housing and buildings, inviting streetscapes and well-planned neighborhoods.

Today, the spirit of University City's earliest days is reflected in a strong sense of community, business growth and enthusiastic citizen involvement. University City is a vibrant community of about 40,000 people and six square miles. The City is known for its diversity – from the eclectic mix of commercial activities, range of housing styles, to residents who represent many economic, cultural, ethnic and religious backgrounds.

University City's progressive government is noted for its efficient delivery and maintenance of municipal services and streamlined local government administration. It has been recognized for developing and implementing comprehensive plans, enforcing strict and fair building and zoning codes, and creating innovative policies, such as one of the country's first occupancy programs. University City is prepared for the future – and will carry on its strong commitment to residents, commerce and the vision of Edward Gardner Lewis.

*This Community Profile contains detailed information about why University City is a great place to work, live, and invest. Prepared by the Department of Planning and Development, the Factbook will be updated on a regular basis.*



# HISTORY



## The Early Years


In the late 1800's, the area that is now University City, Missouri was primarily farms and small farming communities like Mount Olive and Sutter Valley. Olive Street Road was a main route from the Missouri River to downtown St. Louis. Delmar Boulevard, originally called Bonhomme, was a dirt road that turned southwest east of Hanley Road and then turned northwest to join Olive.

Just after the turn of the century, All Saints Church opened north of Olive, and new homes were constructed in the surrounding area. On Delmar Boulevard, just west of the St. Louis city limit, the Delmar Race Track and the Delmar Garden Amusement Park were major attractions. Located on the south side of Delmar Boulevard were taverns, roadhouses, and the occasional home. The Delmar streetcar "looped" through the southwest corner of the Delmar Garden Amusement Park before returning to downtown St. Louis.

In 1902, Edward Gardner Lewis purchased 85 acres just northwest of the 1904 St. Louis World's Fair Forest Park construction site. Lewis was the publisher of the *Woman's Magazine* and the *Woman's Farm Journal*, which had outgrown two locations in downtown St. Louis. The 85 acre area would be the headquarters for the Lewis Publishing Company, as well the site for a "high-class residential district". Lewis decided to develop the area as a model city, a real "City Beautiful".

Lewis broke ground for the publishing company's headquarters in 1903. The Magazine Building (now City Hall), an ornate octagonal tower standing 135 feet tall, dominated the view of the area. An eight ton beacon beamed from atop the building. Soon, other architecturally significant structures and developments were erected — an austere Egyptian temple, the Lion Gates, and the Art Academy.

Lewis' idea for a residential community with comfortable homes for people of an upper middle class background was realized with the development of University Heights One. University Heights One was carefully designed around the



landscape park and private place movements. Varying lot sizes, a great mix of architectural style and size and price of houses were represented. Before the subdivision was fully developed, it was important to the 1904 St. Louis World's Fair. Instead of letting the acres stand idle, Lewis built a tent city to house families visiting the Fair. The popular "Camp Lewis" offered comfortable and convenient accommodations and catered meals.

### **A City Realized**

The City of University City was formally incorporated in September 1906 and Lewis became the first mayor. The city's name reflected the community's proximity to Washington University, and Lewis' hope that it would become a center of learning and culture.

Over the next few years with Lewis' guidance, subdivisions developed, banks opened, and commercial activity prospered. The University City School District formed and in 1915, University City was one of the first cities in the country to develop a junior high school system.

During the 1920's, thousands of people resettled to less populated communities to the west of St. Louis. The 1920 Census revealed that University City had a population of 6,702, an increase of 177% — the largest percent increase recorded during that decade in any Missouri town. Between 1920 and 1930 more than 19,000 people moved to the City, bringing its population to 25,809. Many of the residents were foreign-born.

During the Great Depression, University City suffered with the rest of the country. No new subdivisions were platted between 1930 and 1935, improvements were put on hold and the salaries of city employees were reduced. The Board of Alderman adopted three revenue proposals that provided funds to assist unemployed citizens until the enactment of federal programs. However, by the 1940's construction boomed again as new schools, public buildings, and street improvements were developed throughout the City with the help of the Works Progress Administration. The population had increased significantly as well, and included a growing Jewish population.

On February 4, 1947, University City voters adopted home rule charter and firmly established a new Council-Manager form of municipal government. The city expanded to its current boundaries by the 1960's and comprised 5.8 square miles. During the decades following final annexation, the City has seen much population

change, development and redevelopment, and political controversy and stability. Robert H. Salisbury, in an introduction to *Legacy of the Lions* wrote the following:

*How has University City (or U City as the locals say) maintained this distinctiveness? One factor has been the early realization by Lewis and his successors that housing development would be more interesting, attractive and stable if the bulldozer were restrained, the contours of the land respected, and the residential areas made into viable neighborhoods rather than mere housing tracts. A second force of great importance was (and is) the schools. Early on U. City created a school system, made it a high priority item on the civic agenda, and recognized that excellent schools helped build a first class community. Third, there were some remarkable men and women who gave enormously of themselves to build and sustain a community that they and their children could live in proudly and happily. U City has been, above all, a community of devoted citizens..."*

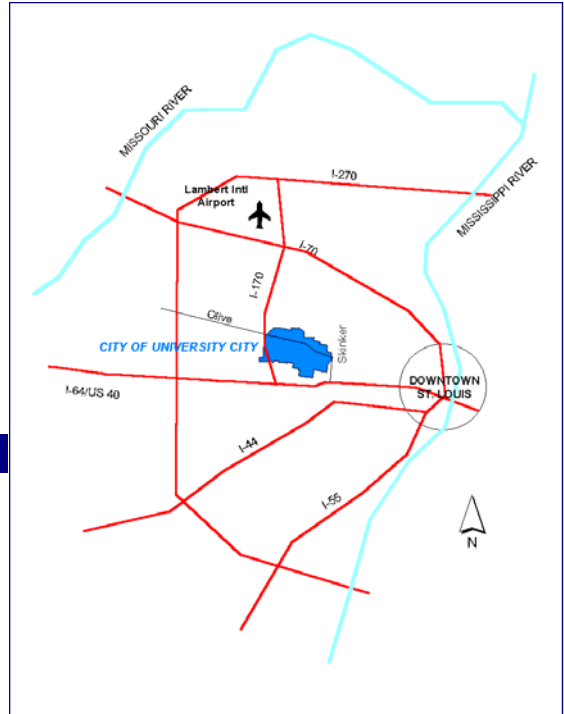
*Sources:*

Tim Fox, editor, *Where We Live: A Guide to St. Louis Communities* (Missouri Historical Society Press, 1995) 162-164.

NiNi Harris. *Legacy of Lions. The Historical Society of University City, University City, Missouri, 1981.*

*The Historical Society of University City, University City, Missouri. University City, Missouri: History in Photographs. University City Public Library.*



# AREA AND CLIMATE



Located in the center of the St. Louis Metropolitan Area, the City of University City borders the cities of St. Louis, Wellston, Clayton, Ladue, Olivette, Overland, Vinita Terrace, Hanley Hills and Pagedale. The city has a total land area of six square miles.

The City's ideal central location provides excellent access to the airport, highways, and many employment and activity centers in the metropolitan area. The distance in miles from University City to popular destinations and other cities are:

St. Louis Zoo	2 Miles
The Galleria (shopping center)	3.5 Miles
St. Louis Art Museum	1.75 Miles
St. Louis County Government Center	2 Miles
St. Louis Arch/Downtown	8.6 Miles
Lambert International Airport	12 Miles
Washington University	1 Mile
Kansas City	245 Miles
Chicago	300 Miles



University City has a moderate continental climate with warm summers and brisk winters. Residents are able to enjoy the changes of a four-season climate. Normal annual precipitation is less than 34 inches.

#### Climate Averages for University City

<i>Month</i>	<i>High</i>	<i>Low</i>	<i>Mean</i>	<i>Average Precipitation</i>
January	38F	20F	29F	2.18 inches
February	45F	24F	35F	2.47 inches
March	55F	35F	45F	3.68 inches
April	67F	46F	56F	3.87 inches
May	76F	55F	65F	3.87 inches
June	84F	64F	74F	3.69 inches
July	89F	68F	79F	3.97 inches
August	87F	66F	77F	3.68 inches
September	80F	58F	69F	3.19 inches
October	69F	47F	58F	3.04 inches
November	55F	36F	45F	3.73 inches
December	43F	26F	34F	2.96 inches

# DEMOGRAPHICS



The population of University City is diverse, representing a wide variety of ethnic groups, ages, and incomes. According to the US Census 2000, University City has a total population of 37,462. Below is select demographic information for the City.

Subject	Number	Percent
Total population	37,462	100.0

## SEX AND AGE

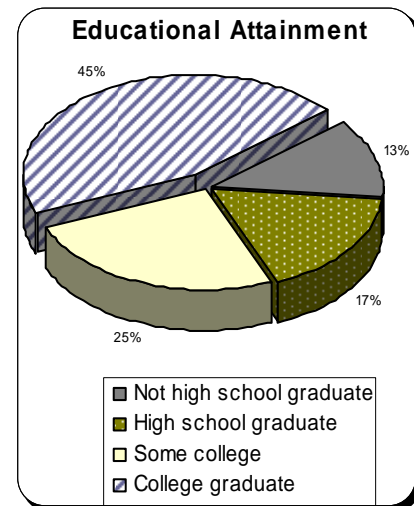
Male	17,225	45.9
Female	20,237	54.0
Under 18	8,158	21.8
18 to 64	24,283	64.9
65 and over	4,987	13.3
Median age (years)	35.4	

## RACE

White	18,605	49.6
Black	16,572	44.2
American Indian	75	.2
Asian	1,146	3
Other	1,064	2.8

**AVERAGE HOUSEHOLD SIZE** 2.25

**AVERAGE FAMILY SIZE** 2.96

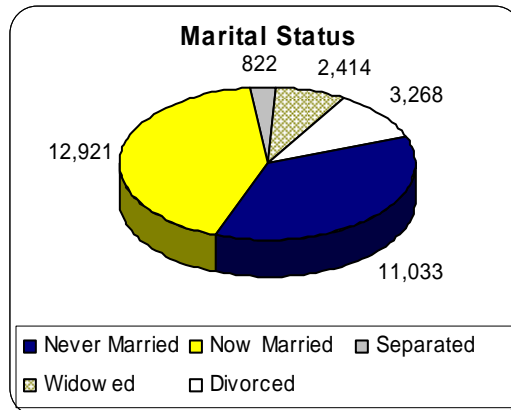


### RELATIONSHIP

<b>Population</b>	<b>37,462</b>	<b>100.0</b>
In households	37,019	98.9
Householder	16,453	44.0
Spouse	5,974	16.0
Child	9,693	25.9
Own child under 18 years	6,946	18.6
Other relatives	2,217	5.9
Under 18 years	1,041	2.8
Nonrelatives	2,682	7.2
Unmarried partner	741	2.0
In group quarters	409	1.1
Institutionalized population	238	0.6
Noninstitutionalized population	171	0.5

### HOUSEHOLD TYPE

<b>Total households</b>	<b>16,453</b>	<b>100.0</b>
Family households	9,119	55.4
Nonfamily households	7,334	44.6
Living alone	2,218	13.5



# HOUSING



One of University City's most attractive features is the outstanding housing stock, including impressive new construction, affordable bungalows, and historic stately mansions.

Property values and selling prices continue to rise. New \$500,000 homes have recently been completed on North and South Road and Jackson Avenues, and the northeast area saw the construction of new homes for the first time in 40 years. With the construction of Village in the City, University City will also be home to one of only three cohousing communities in the St. Louis region.

The housing stock is of very high quality and value. These characteristics are assured through the cooperation of property owners and the adoption and enforcement of strict property maintenance and occupancy codes. In fact, University City was among the first United States cities to require an occupancy permit.



## Housing Characteristics

Housing Units	17,485	100
Single family	10,167	58.1
Occupied	16,453	94
Owner-occupied	9,507	57
Renter-occupied	6,946	43
Home owner vacancy rate		1.5

## Housing Value

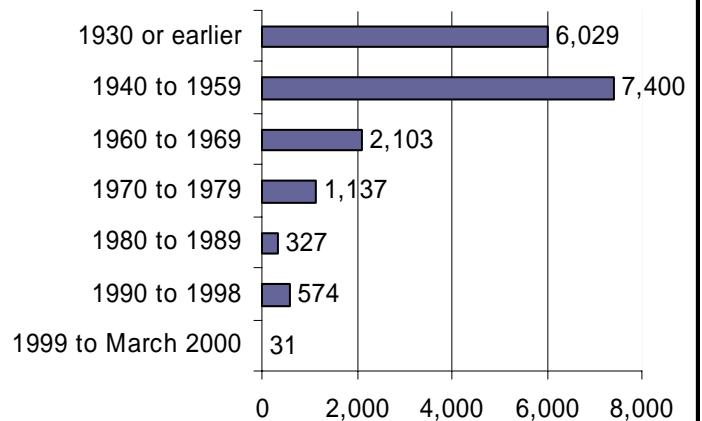
Less than \$50,000	1,009
\$50,000 to \$99,999	3,210
\$100,000 to \$149,999	843
\$150,000 to \$199,999	956
\$200,000 to \$299,999	1,509
\$300,000 to \$499,999	876
\$500,000 to \$999,999	145
\$1,000,000 or more	9
Median Value	\$104,800
Median Rent:	\$603



## Number of Rooms Per Housing Unit

Rooms	Number	Percent
1 room	319	1.8
2 rooms	609	3.5
3 rooms	1,339	7.7
4 rooms	2,701	15.4
5 rooms	4,272	24.4
6 rooms	3,619	20.7
7 rooms	2,234	12.8
8 rooms	1,237	7.1
9 or more rooms	1,171	6.7
Median (rooms)	5.4	

## Year Structure Built



## Univeristy City Residential Services (UCRS)

UCRS is a 501(c) (3) nonprofit corporation that assists those who would like to live in University City with the rental or purchase of a residence. UCRS has current listings of available properties that are FOR RENT or FOR SALE in University City. For more information call (314) 726-0668.

# POINTS OF INTEREST



## **City Hall (The Magazine Building) - 6801 Delmar Boulevard**

The first impression of City Hall and adjacent buildings provides a sense of E. G. Lewis' grand vision for the city. The octagonal tower was constructed in 1903 and originally served as the executive office building for Lewis and the staff of his popular *Woman's Magazine*. The elaborately decorated five-story building features an Italian marble spiral stairway and eight murals depicting stages of Lewis's life on the lobby ceiling. The building became City Hall in 1930.

To the north of the building, Lewis built one of the world's largest pressroom buildings of its time, with nine huge presses which could produce 300,000 copies per hour. This building now serves as the Police and Fire Department annex.

## **The Loop—6600—6700 blocks of Delmar Boulevard**

The Loop is an exciting neighborhood filled with 100 specialty shops, outdoor cafes, restaurants, pubs, galleries and theatres. It extends six blocks along Delmar Boulevard from westernmost St. Louis to the Lion Gates. The Loop is also home to the St. Louis Walk of Fame, a unique walkway of stars and plaques embedded in the sidewalk to commemorate St. Louisans who have made contributions to the national scene and the Market in the Loop, an indoor/outdoor farmers market. Known for its diverse, multicultural population, the residential area of the Loop includes many homes and apartments built in 1900 just prior to the St. Louis World's Fair. A major section of the area is designated as an Historic District on the National Register of Historic Places.



*(Source: St. Louis Convention and Visitors Commission)*

### **Sutter-Meyer House—6826 Chamberlain Avenue**

The Sutter-Meyer house is the oldest residence in University City. It was constructed in 1873 by the Sutter family, who operated a large dairy farm. The farm was the center of a small settlement that spurred up around the farm. The home was purchased in 1875 by Roman Meyer. Today, the farmhouse is the only remaining building of the original settlement.



### **University Heights Subdivision**

The University Heights subdivision is a planned residential development brought to life in 1902 by the City's founder, E. G. Lewis. The subdivision is located on a hillside and includes a road pattern that considered the terrain instead of the traditional right angle grid design. Although it is a private subdivision, it was designed to accommodate a range of income levels. More expensive housing is located on the top levels of the hill, while more modest homes were constructed at the bottom of the hillside. The subdivision has a great variety of architectural styles, including Italian Villa, Greek Revival, Tudor Revival Queen Anne and Prairie.



### **Heman Park—Olive Boulevard at Pennsylvania Avenue**

Heman Park is the largest of University City's parks. Established in 1923, the park was named after Mayor August Heman who served from 1913 to 1920. In 1933, the pool was constructed by hand in order to employ a large number of workers during the Depression. Today the park features a beautiful family oriented swimming pool, tennis courts, a skating rink, sports fields and a community center.



### **Lion Gates—Delmar Boulevard at Trinity Avenue**

The two massive concrete feline structures overlooking Delmar Boulevard are the symbols of University City, and serve as an entrance to the residential area. The lions were erected in 1909 by George Julian Zolnay, a Hungarian-born sculptor. E. G. Lewis described them as the “gates of opportunity”. When the cats started to decay, new molds were cast from the originals in 1989.



### **Olive Boulevard**

In the early 19th century, Olive Boulevard linked the St. Louis riverfront to the Missouri River. The road became a market route as settlers farmed nearby land. During the Prohibition, a number of speakeasies and a reputed gangster hangout were located along the corridor. By the late 1920's, businesses catered to traffic along the road. Today, Olive Boulevard is bustling with retail and recreational activity. It also has a great international flair as a variety of ethnic restaurants and businesses have clustered along Olive Boulevard.



# TRANSPORTATION



University City is served by an excellent road system. This system is comprised of 111 street miles, including streets and highways, secondary and collector streets. Of the 111 miles, the City maintains 77.8 miles, the County maintains 15 miles, the State maintains 3.7 miles and private subdivisions maintain 14.5 miles.

The City has excellent interstate access, with I-170 located in the western portion of the city. Major north-south corridors are McKnight/Woodson Road, Old Bonhomme Road, North and South Road, Hanley Road, Midland Boulevard, Pennsylvania Avenue, Big Bend Boulevard, and Kingsland Avenue. Delmar and Olive boulevards are the major east-west corridors.

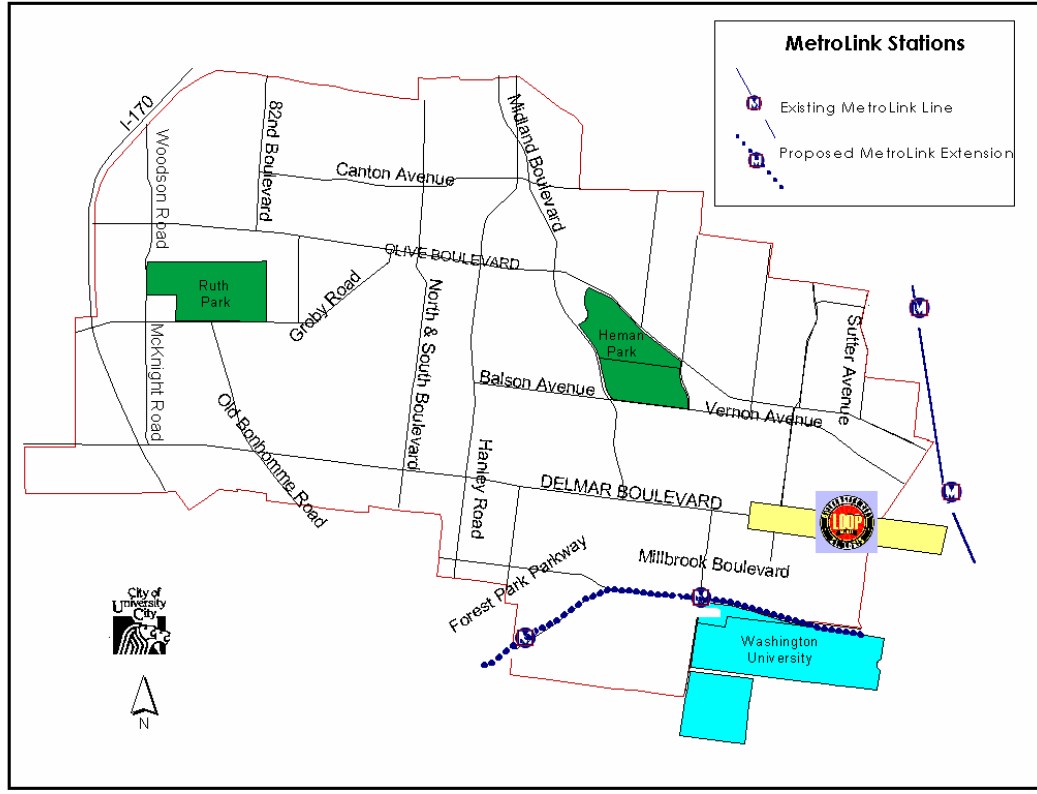
There are twenty-two vehicular bridges in the City. Most of the bridges are located on minor or local streets and are maintained by the City.

Traffic flow in the City is at a high level of service. Traffic volume increases during peak hours, especially on Delmar Boulevard in the University City Loop area.

Pedestrian circulation and connectivity is good and most streets have sidewalks. The sidewalks are generally in good condition and are evaluated for maintenance on an annual basis.



The City is well served by public transportation, which includes bus service as well as the MetroLink light rail system. Metro, the public transit operator for the region, currently provides seven bus routes to the City. In addition, a light rail station is located in the eastern portion of the City. A second station is planned for the southwestern portion of the City as part of the Cross-County MetroLink extension.



# GOVERNMENT



University City is a Home Rule Charter city with a Council-Manager form of government. The City Council is a nonpartisan legislative and policy-making body comprised of a Mayor and six council members. The Mayor, who is elected in a citywide election, chairs the council and is the head of city government. Two council members are elected in each of the city's three wards, serving four-year terms.

The City Manager is chief executive for the city, running the day to day operations, and administering the policies the council adopts.

University City is a full service community, offering the following city services: library, police protection, fire and paramedic services, planning and development, street maintenance, refuse collection, recycling programs, street cleaning, snow and ice removal, recreation facilities, parks, and a golf course. These services are provided by ten city departments: Personnel, Law, Municipal Court, Finance, Police, Public Works, Fire and EMS, Planning and Development, Public Relations, and Parks and Recreation. The City currently has a full-time staff of 287.



Special administrative and advisory organizations, comprised of volunteer U City residents, include Board of Adjustment, Board of Building Code of Appeals, Board of Trustees, Police and Fire Retirement Fund, City Park Commission, City Plan Commission, Civil Service Board, Commission on Arts and Letters, Historic Preservation Commission, University City Redevelopment Authority, Industrial Development Authority, Committee for Access and Local Origination Programming, Library Board, University City Loop Special Business District, and Tax Increment Financing.

## Taxation

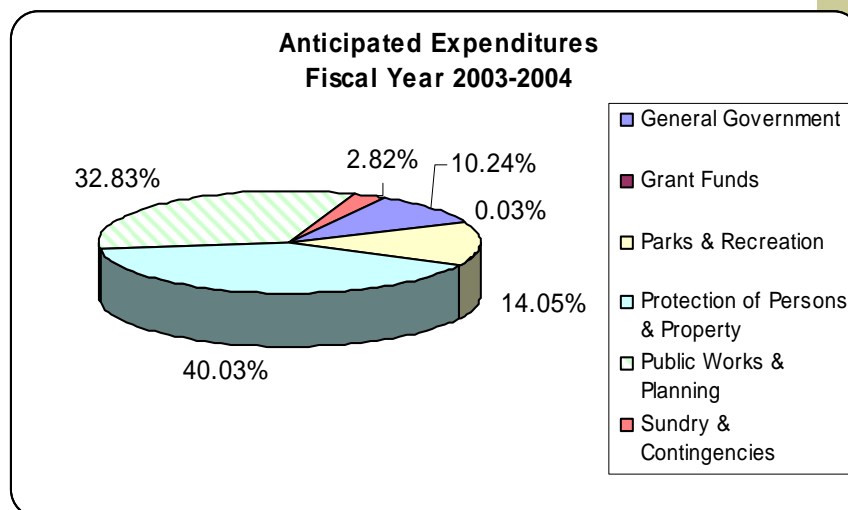
The City's financial strategy includes the "pay-as-you-go" plan for financing all but the largest of capital projects. This program keeps tax increases to a minimum for both residents and businesses.

### *Property Tax Rate (per every \$100 assessment)*

	<u>1999-00</u>	<u>2000-01</u>	<u>2001-02</u>	<u>2002-03</u>
General Fund	\$0.66	\$0.66	\$0.66	\$0.66
Police & Fireman's Retirement Fund	—	—	—	—
Library Fund	.34	.34	.34	.289
Debt Service Fund	—	—	—	—
<b>TOTAL</b>	<b>\$1.00</b>	<b>\$1.00</b>	<b>\$1.00</b>	<b>\$.949</b>

## Budget and Finance

The City enjoys a very sound financial position and has an A-1 debt rating. Effective cost containment measures and careful program management enables the City to maintain stable budgets with modest increases from approved sales taxes and selected fee increases.

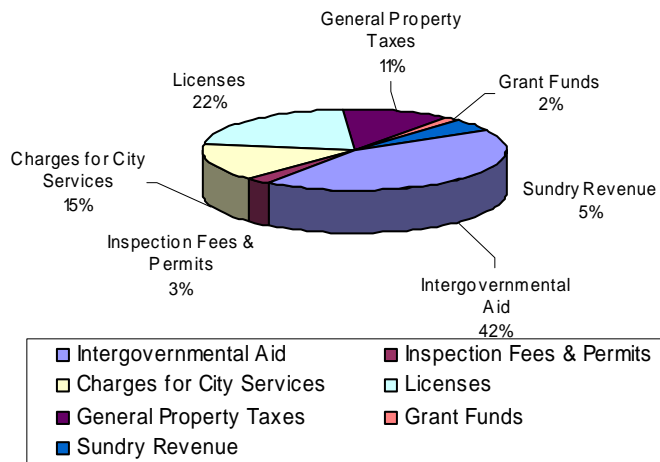


### Proposition K

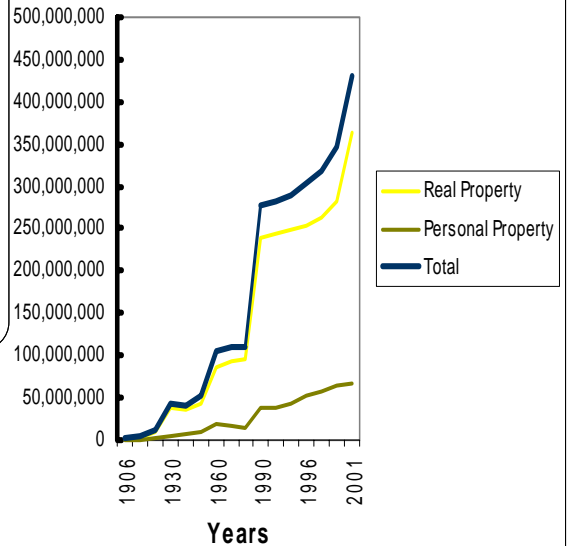
In November 2002, a 1/4 of 1 percent raise in local sales tax was approved to renovate and expand Heman Park Recreation Facilities.

The City also has a five year capital improvements program that includes construction, installations, or acquisitions having a long life expectancy, a fixed nature, and a unit value of \$10,000 or more. Capital improvement projects through June 2008 include street overlays, curb replacements, bridge maintenance, playground equipment, pool repairs, computer software, and more.

### Anticipated Revenues Fiscal Year 2003-2004



### Assessed Valuation of University City



# EDUCATION



U City is proud of its education system and facilities. The community is committed to quality education from private schools to public schools. Within the University City public and private school systems there are many opportunities and options for students and parents alike.

## *University City School District*

The mission statement of the School District of University City is:

*"We will graduate students who have mastered a comprehensive body of knowledge, developed critical thinking skills, value creativity, respect cultural diversity, and are prepared to make responsible life choices..."*

In keeping with this mission statement, all schools provide instruction in the core subjects (language arts, mathematics, social students and science), physical education and fine arts. In addition, other courses reflect the diverse culture and interests of University City residents. Some electives offered at University City High School include Japanese, Ceramics, Fiber Arts, Vocal Jazz, World Foods, and Woodworking.

University City School District also provides a broad range of educational programs in number of academic programs and services. They include: Parents as Teachers, Early Childhood Education, Gifted and Talented Education, St. Louis Regional Program for Exceptionally Gifted Students, Sunrise Conservatory, Advanced Placement, Honors Courses, Summer Learning Academy, Alternative School, Special Education, Vocational-Technical Education, Adult Education and Literacy and Before-School and After-School Child Care and more.

## The District in 2001-2002

Rating:	Accredited
Enrollment:	4,320
Average Attendance Rate:	89.9%
Staffing Ratios:	15:1 students/teachers

### School Populations:

Barbara C. Jordan Accelerated Elementary	313
Delmar-Harvard Elementary	237
Flynn Park Elementary	332
Jackson Park Elementary	376
Nathaniel Hawthorne Elementary	367
Pershing Accelerated Elementary	461
Ronald E. McNair Sixth Grade	361
Brittany Woods Middle	702
University City High	1,091

High School Drop-out Rate:	9.3%
Graduation Rate:	69.1%
Graduates continuing education: (two or four year college)	59.5%
Average per pupil expenditure:	\$8,494 (District)
Assessed Valuation:	\$441,595,560
Voted Tax Rate—Operating Fund:	\$4.266
Professional Staff's average years of experience:	13.8 years
Staff with advanced degrees:	49.78%

### Some Famous Graduates of U City High School:

*Tennessee Williams*  
author "A Streetcar Named Desire"

*Dr. Leonard Williams Levy*  
1969 Pulitzer Prize for history

*Carl E. Dennis*  
Pulitzer Prize for poetry

*Cornell Haynes*  
Rapper "Nelly"

*Jeremy Davenport*  
Jazz Musician and Singer

*Ken Holtzman*  
Professional Baseball pitcher

Source: *Expressions, 2001-2002 Annual Report, School District of University City*

There are also several private schools in University City:

Agape Child Development Center  
Bais Yaakov High School  
Bethel Evangelical Lutheran  
Block Yeshiva High School (boys)  
Christ the King  
Our Lady of Lourdes  
Torah Prep

*University City Public Library*

The University City Library provides access to information and entertainment and is a public meeting place for education, social and business meetings. The library houses over 150,000 volumes, a large collection of music and videotapes, and internet access. The library provides special service to children, youth and outreach to senior citizens.



The library also features an exhibit gallery of work by professional artists, public schools, the University City Art Association and the annual University City Photo Show.

The library is open seven days a week, including five evenings. A professional staff is available, in the library and by telephone, to provide reference and readers' advisory service.

For more information call (314) 727-3150 or visit the library website at [www.ucpl.lib.mo.us](http://www.ucpl.lib.mo.us).

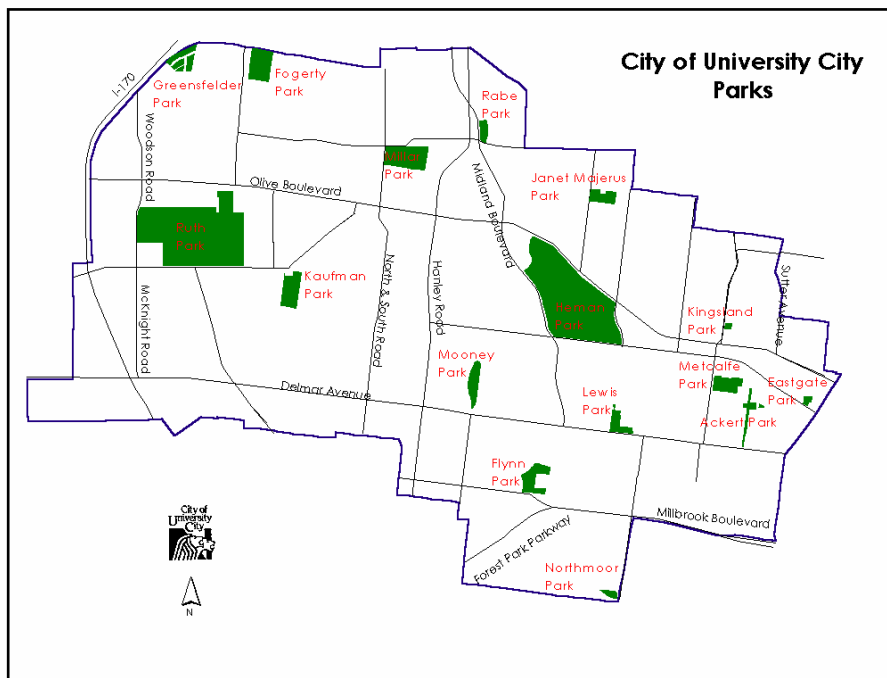
# RECREATION AND CULTURE



## Parks and Recreation

University City prides itself in providing a variety of recreational, leisure and cultural opportunities and facilities. It has an extensive urban park system comprised of approximately 255 acres for walking, jogging, picnicking and playing. The system includes seventeen parks, with playgrounds, athletic fields, tennis courts and open greenspaces.

Other recreational amenities include: Heman Park Community Center, Heman Park Recreation Facility, Heman Park Pool/Natatorium, recreation clubs, summer youth recreation programs, a fishing pond and Ruth Park Golf Course. These excellent facilities, sporting groups, and greenspaces provide many recreational opportunities for residents and visitors.



*The Green Center* is a natural laboratory and cultural gathering place. The Green Center is a nonprofit educational organization whose mission is to instill a love of nature and the environment by offering scientific, artistic, and cultural activities in the out-of-doors. For more information call (314) 725-8314.

### **Culture**

University City residents enjoy a choice of cosmopolitan cultural activities including visual and performing arts classes offered at the Center for Cultural Arts; visual arts classes at Craft Alliance; music lessons and classes at Webster University Symphony Music School and more. Works of local and international artists in various media are exhibited in several art galleries. Metro Theater Company, a professional touring theater company, develops and performs new and original works. The University City Public Library also hosts art exhibits, public lectures, poetry readings and a variety of programs. A 55-piece volunteer orchestra, U City Symphony Orchestra, offers concerts from September to May.



### **City Life**

University City offers a full array of restaurants from fine dining to trendy eateries and fast food restaurants. For nightlife, establishments offer pleasant, intimate surroundings, high-energy music, and live entertainment. A movie theater offers a fine selection of art, foreign, and limited release films.



Specialty shops — contemporary furniture, unique jewelry, stylish home accessories, novelty items, “hip” clothing, crafts from around the world and more — draw patrons of all ages from around the region to University City.

# ECONOMY AND EMPLOYMENT



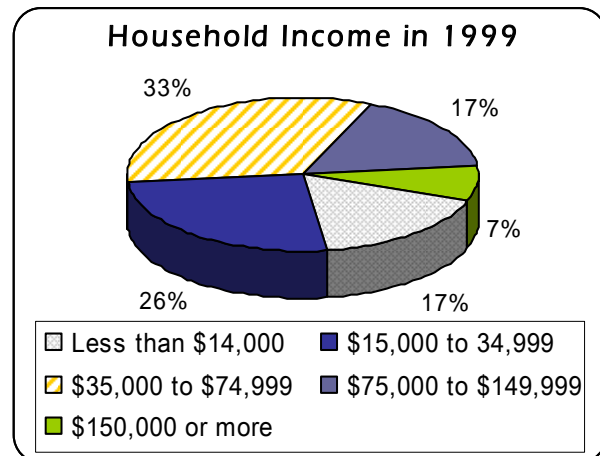
Service industries (professional, scientific, management, administrative, educational, health and social services) comprise over half the occupations in U City. Other occupations are diversified across the industries of construction, manufacturing, retail, finance, and arts, entertainment, recreation and accommodation.

## EMPLOYMENT STATUS

Population 16 years and over	30,031	100
In labor force	20,134	67
Civilian labor force	20,121	67
Employed	19,257	64.1
Unemployed	864	2.9
Percent of civilian labor force	4.3	(x)
Armed forces	13	0
Not in labor force	9,897	33

## INCOME IN 1999

Households 16,448  
 Median household income \$40,902



# CONSTRUCTION & DEVELOPMENT



Founded in 1902, University City is an established community with a set land use pattern. The City's landscape is stable and is completely surrounded by municipalities. Still, the City continues to evolve and redevelop as underutilized or vacant properties become available.

With the recent construction of several thousand square feet of commercial space, a significant amount of new retail activities were added to the City. Residential growth – from the construction of a 220 unit luxury apartment complex to infill housing – is ongoing. The desirability and appeal of University City, the demonstrably strong property values, and a high quality of life ensure that the development/redevelopment trend will continue.

	1999-2000	2000-2001	2001-2002
Building Permits Issued	1,041	907	940
Plumbing Permits Issued	1,123	1,132	1,552
Mechanical Permits Issued	631	555	795
Electrical Permits Issued	1,161	1,150	1,441
Residential Occupancy Permits Issued	3,179	4,407	4,600
Commercial Occupancy Permits Issued	111	159	115
Construction Value (in millions)	41.2	14	28





[www.ucitymo.org](http://www.ucitymo.org)