



Success Stories

4301 Warne Avenue



Above: Alderman Bosley Sr. & Mayor Slay attend the ribbon cutting ceremony.

St. Louis Development Corporation
1015 Locust Street, Suite 1200
St. Louis, MO 63101
(314) 622-3400
<http://stlouis.missouri.org/sldc>



Before: Mayor Francis Slay & Alderman Freeman Bosley Sr. at the groundbreaking.

Located in the historic O'Fallon neighborhood in the Third Ward, 4301 Warne Avenue was the location of several machine manufacturing and plating businesses. One of these businesses was the Dazey Churn and Manufacturing Company, which produced hand and electric glass butter churns until the 1950s.

The soil was contaminated with arsenic, barium, cadmium, chromium, and diesel range organics at levels higher than those considered safe for residential use. Using revolving loan grant funds from the Environmental Protection Agency, the St. Louis Development Corporation elected to clean the site to unrestricted use levels, resulting in the removal and proper disposal of approximately 1,367 tons of contaminated soil. The Missouri Department of Natural Resources issued a Certificate of Completion in 2005.

Groundbreaking for the P.T. Bosley Senior Estates took place in September 2006. The \$5.2 million project was completed in 2008 and has 52 units. Major contributors to the project include the Third Ward Neighborhood Council, Volunteers of America, HUD, Community Development Administration, and St. Louis Affordable Housing Commission.



After: The completed P.T. Bosley Senior Estates, named for the Third Ward community leader.