



MULTI - YEAR DEVELOPMENT SUMMARY



COMPLETED | PLANNED | UNDERWAY

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OVERVIEW

The Central West End and Forest Park Southeast neighborhoods are located in the central corridor of St. Louis City. Both neighborhoods have seen a significant amount of investment over the past six years (2012-2017).

While the BJC Campus Renewal Project, Cortex expansion and Washington University School of Medicine are transforming their respective areas. Private investment has surged in the surrounding neighborhoods, increasing the amount of residents and encouraging positive growth in commercial businesses.

During the study period, over \$1.3 billion has been invested in the two neighborhoods, with the medical center campus and Cortex district accounting for a substantial amount of that investment (\$616m).

SUMMARY TABLES

CWE Planned Projects	Number of Units	Development Cost
AC Marriott Hotel	192 Hotel Rooms	\$40m

CWE Major Projects Underway	Number of Units	Development Cost
Piazza Phase 2	90	\$7.9m
The 100	316	\$130m
Cortex 3.0	Office	\$21m
Boyle Metrolink Station	Infrastructure	\$15m
Maryland Infill	4	\$1.7m
Totals	410 units	\$175m

CWE Major Projects Completed	Number of Units	Development Cost
4100 Lindell	16	\$5.4m
4101 Laclede	54	\$16m
Citizen's Park	217	\$68m
The Euclid	60	\$31m
The Milton	33	\$6.5m
The Orion	177	\$72m
The Piazza	77	\$11m
West Pine Lofts	206	\$15m
Lofts @ Euclid	87	\$10m
Totals	927 units	\$239m

FPSE Projects Planned	Number of Units	Development Cost
4101 Manchester	33	\$6.3m
Arbor on Arco	95	\$18m
Total	128 Units	\$24.3m

FPSE Major Projects Underway	Number of Units	Development Cost
Chroma	236	\$61m
Adams Grove	50	\$15m
Woodward Lofts	160	\$30m
Missouri Foundation for Health	Office	\$12.5
Rockwell Beer Company	Commercial	unknown
Totals	446 Units	\$118.5m

FPSE Major Projects Completed	Number of Units	Development Cost
Gateway Lofts	55	\$11m
Aventura	150	\$18m
4321 Manchester	20	\$3m
Home 2 Suites	107 rooms	\$13m
Urban Chestnut Brewery	Commercial	\$10m
Total	225 Units	\$55m

BUILDING PERMITS

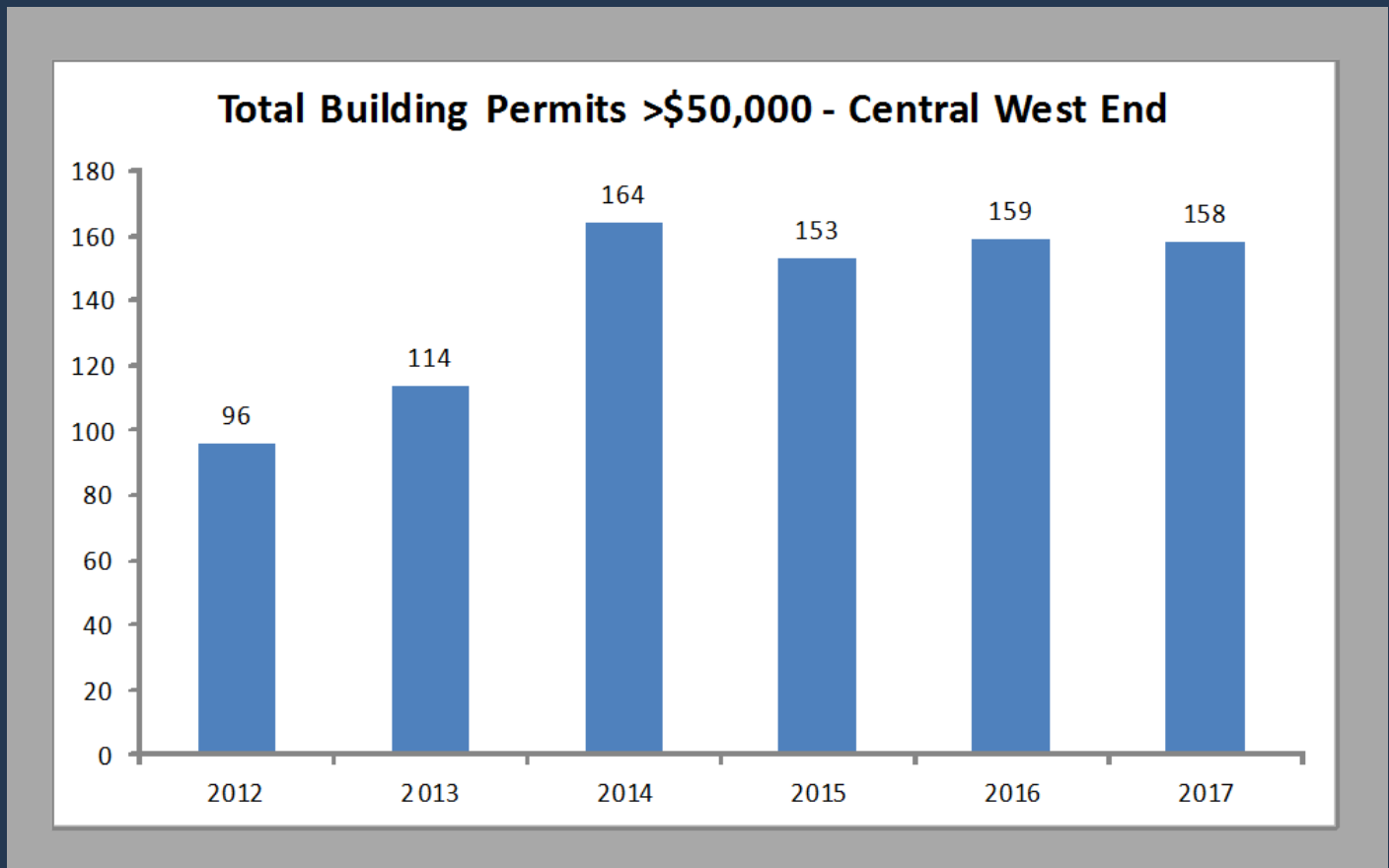
BUILDING PERMITS

Looking specifically at the past six years, available data shows that a total of 2,780 building permits have been filed in the Central West End since 2012. Of these, 849 had an estimated value of \$50,000 or greater. In Forest Park Southeast, a total of 588 building permits have been filed since 2012. Of these, 150 had an estimated value of \$50,000 or more.



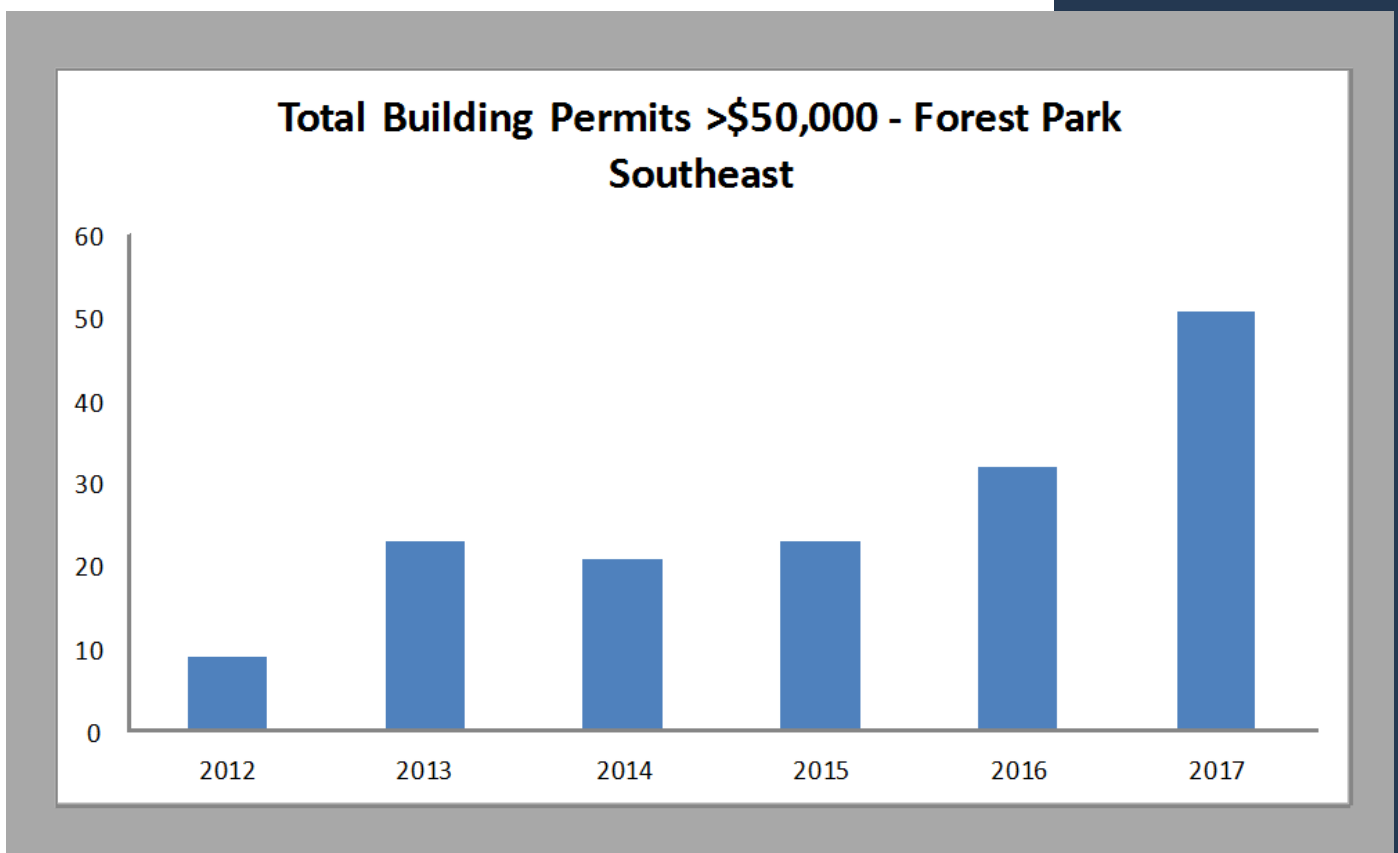
BUILDING PERMITS

While the Central West End has seen a substantial number of building permits filed, annual totals have remained stable. Since 2014, the number of building permits greater than \$50,000 has remained between 153 and 164 annually.



BUILDING PERMITS

In Forest Park Southeast, while the number of building permits greater than \$50,000 is comparatively lower than the amount of permits filed in the Central West End, growth has been significant over the past 6 years. In 2012 only 9 permits were applied for where costs were greater than \$50,000. The number of permits grew to the low-20s in 2013-2015 and to has raised to a total 51 by 2017.



BUILDING PERMITS

The total value of all building permits granted in Forest Park Southeast and the Central West End between 2012 and 2017 was over \$1.3 billion. Permits with an estimated value over \$50,000 accounted for over \$1.2 billion (90.4%) of the total.

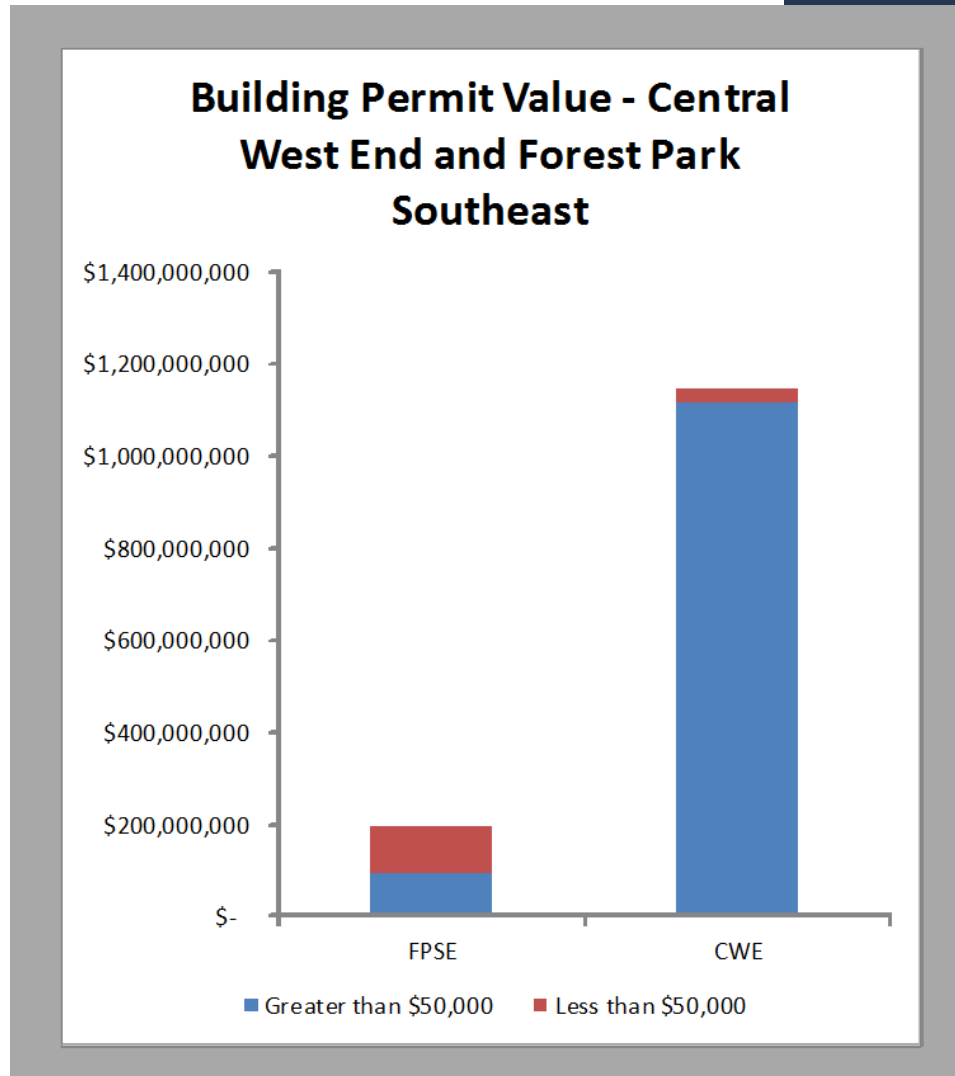
In the Central West End, Permits were substantially higher in value than in Forest Park Southeast with a significant number filed by one of the many medical facilities.

The total value of permits in the Central West End was over \$1.145 billion, with those greater than \$50,000 in value in the Central West End accounting for \$1.119 billion (97.7%) of the neighborhood total.

In Forest Park Southeast the value of all building permits totaled \$197.7 million, of which permits greater than \$50,000 in value accounted for \$95.7 million (48.4%) of the neighborhood total.



BUILDING PERMITS

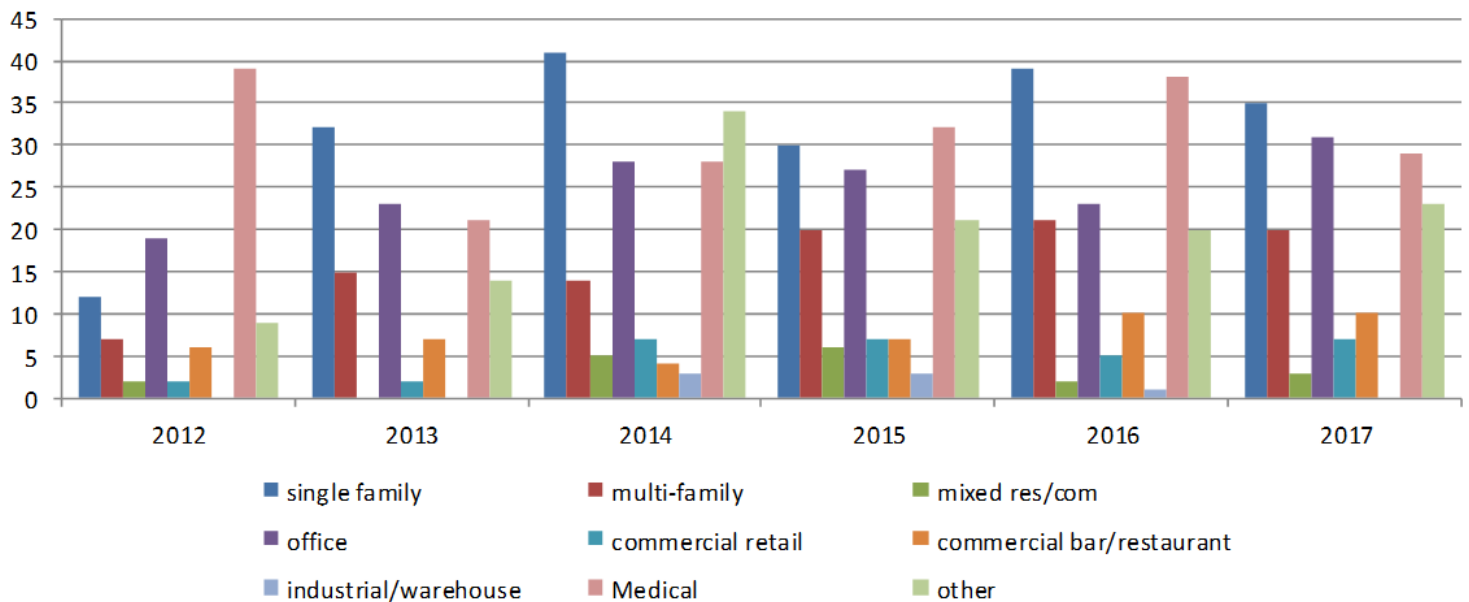


Much of the difference in investment can be attributed to projects initiated by the various medical centers in the neighborhood including the St. Louis Children's Hospital, Barnes-Jewish Hospital, and the Washington University Medical Center. The Central West End also has a precedent for larger taller and denser buildings, which is reflected in the type of new buildings that have been permitted.

BUILDING PERMITS

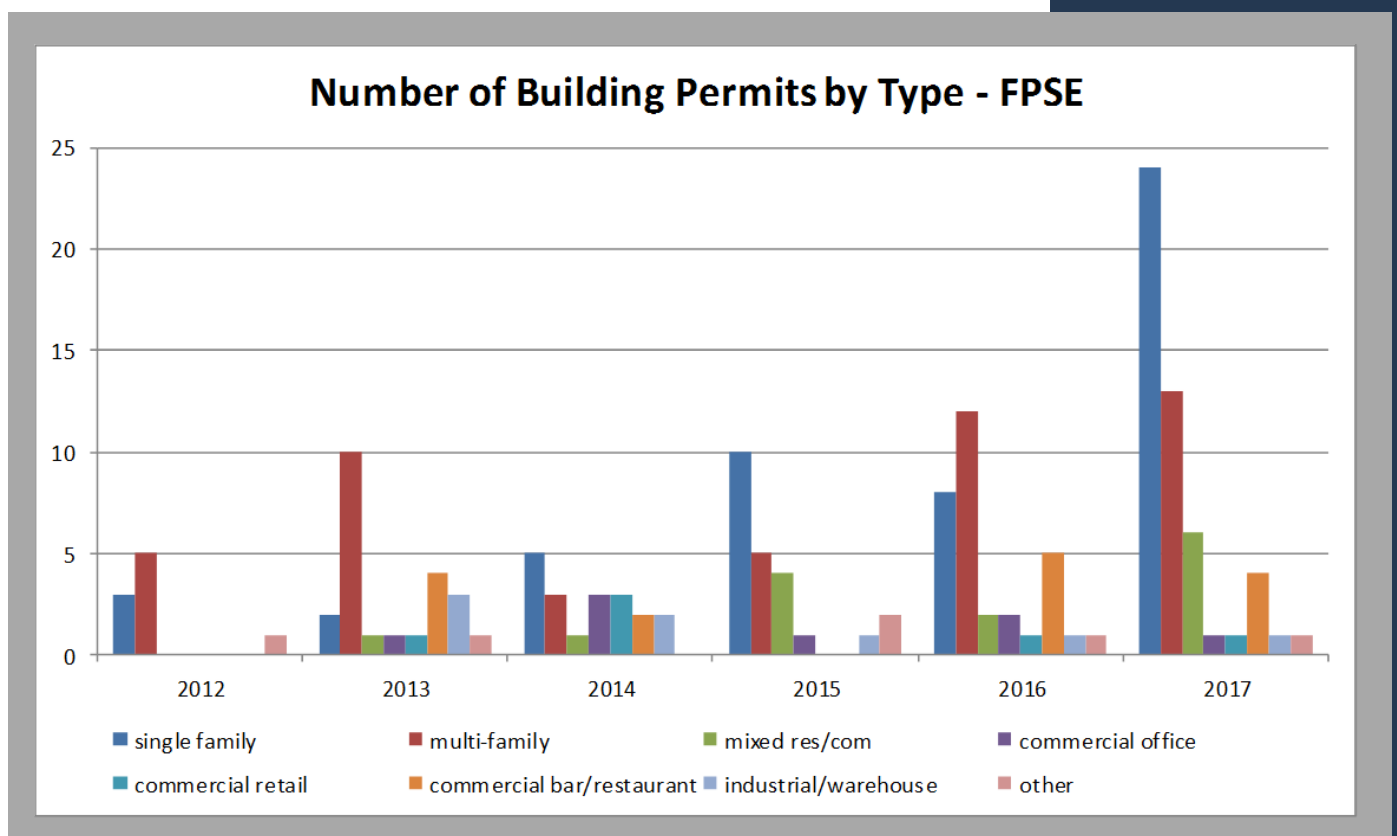
The below chart shows the number of building permits by type filed in the Central West End for each of the past six years. Overtime the number of building permits in each different category has remained relatively been stable. Perhaps most notable there has been a consistent increase in permits for multi-family housing, and single family housing over time.

Number of building permits by type - CWE



BUILDING PERMITS

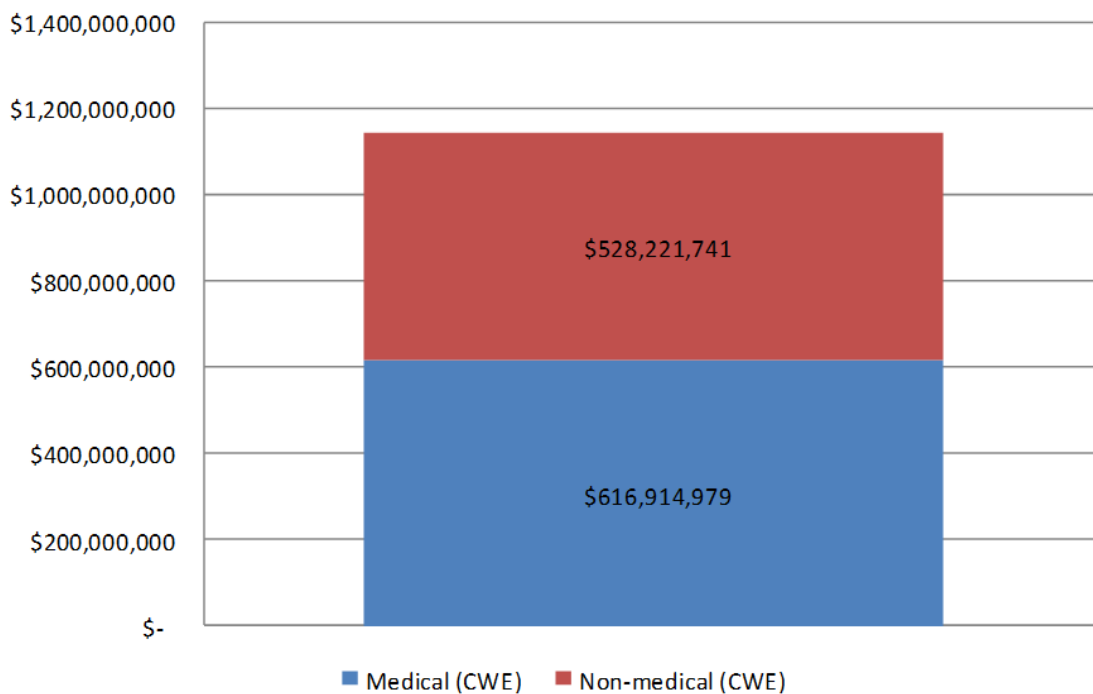
The total number of building permits greater than \$50,000 in the Forest Park Southeast Neighborhood has grown substantially over the past six years. Most notably was the increase in building permits filed for single family homes, which totaled only 10 in the first three years of the study but increased to 42 in the latter three years. Most categories have remained relatively stable while mixed use permits have started trending upwards and multi family permits have risen, fallen, and risen again over the past 5 years.



BUILDING PERMITS

When considering growth in the central west end, over half of the estimated value of the total number of building permits filed have been for facilities at one of the several medical centers in the area, totaling over \$616.9 million. While the total value of building permits filed in the Central West End for non-medical facilities was \$528.2 million over the same period.

Value of Building Permits - Medical Vs Non-Medical





CENTRAL WEST END

RESIDENTIAL

THE PIAZZA ON WEST PINE - PHASE I



NEW CONSTRUCTION

77 Units
Ammenities include:
Pool, 24 hour fitness center,
pet spa, off street gated
parking with garages

- Cornerstone Development
- Development Investment: \$11 Million
- Located on the 3900 Block of West Pine
- Completed: Summer of 2016

THE PIAZZA ON WEST PINE - PHASE II



NEW CONSTRUCTION

Adds 80 Units to the Piazza on West Pine Complex

- Cornerstone Development
- Development Investment: \$7.9 million
- Phase II of Piazza apartment complex.
- Located on the 3900 Block of West Pine across from Phase I
- Expected Completion: Summer of 2018

MARYLAND EAST INFILL



NEW CONSTRUCTION

- Universatile Development
- 2 phase development
- Prices start at \$425,000
- Located on the 4200 block of Maryland Ave
- Under construction

Six new townhomes:
3 bedrooms, 2.5 baths,
and a 2 car garage

WEST PINE LOFTS



NEW CONSTRUCTION

206 unit complex.
Amenities include a
fitness center and
outdoor swimming pool.

- Hallmark Development
- Development Investment: \$15 million
- Located at North Sarah and West Pine Blvd
- Completed: August 2015

HOLY CORNERS TOWNHOMES



NEW CONSTRUCTION

Seven townhomes
Three stories each
includes lower
level garage

- Developer: 5000 Washington Blvd Development LLC
- Architect: Killeen Studios
- Location: 5034 Washington Place
- Project proposal continues to evolve with community and board input

NORTH SARAH TOWNHOMES



13 townhomes ranging from 1,900 sq ft to 2,800 sq ft with prices between the high \$500's and low \$900's.

NEW CONSTRUCTION

- Developer: Grove Properties
- Development Investment: \$6.95 million
- Location: 4101 West Pine Blvd
- Expected Completion: October 2019

DELMAR & EUCLID MICRO UNITS



NEW CONSTRUCTION

161 micro-apartments, ranging 384 to 768 sq ft with monthly rents expected to be between \$600 and \$1600

- Developer: Bob Saur
- Development Cost: Unknown
- Location: Corner of Euclid & Delmar
- Completed: Unknown

COMMERCIAL

AC HOTEL BY MARRIOTT



NEW CONSTRUCTION

192-room hotel
1,000 square feet of
meeting space

- Development cost: \$40 million
- Developer: Koplars Properties & Andy Hollaran
- Location: 215 York Ave
- Currently planned with construction to begin 2018
- Expected completion: 2019

ARMORY



3 floors of office space, underground parking area that will house 200 cars. Future amenities will include a rooftop green space, a spa, and wellness center

REHAB

- Developer: Green Street St. Louis
- Architects: Arcturis
- Development cost: \$83.4 million
- Location: 3676 Market Street
- Expected completion: Unknown

CITY FOUNDRY



REHAB

- Developer: Lawrence Group
- Development Investment: Phase I \$185 million, Phase II \$97 million
- Phase II will include 22K sq ft of retail, 130K sq ft of office space, a 400-space parking garage and a 46K sq ft movie theater
- Location: 3700 Forest Park Ave
- Expected completion: Phase I 2019, Phase II Unkown

Phase I: 48K sq ft food hall, 511 parking spaces, 133K sq ft of retail and 124K sq ft of creative office space.

MIXED USE

4100 LINDELL



REHAB

25,000 SF.
16 apartments and
first floor retail

- Developer: The Lawrence Group
- Development Cost: \$5.4 Million
- Renovated former St. Louis Housing Authority Headquarters into 16 apartments and first floor retail
- Location: 4100 Lindell
- Completed: Fall 2015

THE EUCLID



NEW CONSTRUCTION

60 Residential Units,
11K Sq Ft of Ground
floor retail, 10K SF
second floor office
space.

- Developer: The Koman Group
- Development Cost: \$31 Million
- Shake Shack, Kaldi's Coffee, and ZZA Pizza are tenants
- Location: 40 N Euclid
- Completed: Spring 2018

4101 LACLEDE



NEW CONSTRUCTION

- Developer: Grove Properties
- Development Cost: \$16 Million
- Location: 4101 Laclede
- Completed: 2018

54 Residential Units
6K Sq Ft of Ground
Floor Retail
10K SF amenity deck
featuring a pool and
lounge area

CITIZEN PARK



NEW CONSTRUCTION

217 residential units,
10K Sq Ft of ground
floor retail

- Developer: The Opus Group
- Developments Cost: \$68 Million
- 12 Story Luxury Apartment Complex
- Location: 4643 Lindell Blvd
- Completed: January 2017

GERHART LOFTS



REHAB

- Developer: Sansone Group
- Development Cost: \$8.1 Million
- Energy efficient improvements such as LED Lighting, High SEER HVAC, and Energy Star Appliances
- Location: 3900 Laclede Ave.
- Completed: March 2016

18 residential units,
11K Sq Ft of ground
floor commercial
space

LOFTS @ EUCLID



REHAB

87 residential units,
11K Sq Ft of ground
floor commercial
space

- Developer: Cullinan Properties
- Architects: Cohen Architects
- Development Cost: \$17 Million
- Located at the corner of Euclid and Delmar
- Completed: December 2016

THE MILTON



REHAB & NEW CONSTRUCTION

33 residential units,
3K Sq Ft of ground
floor retail

- Rothschild Development
- Development Cost: \$6.5 Million
- Location: 4534 Olive St.
- Completed: Fall 2017

THE ORION

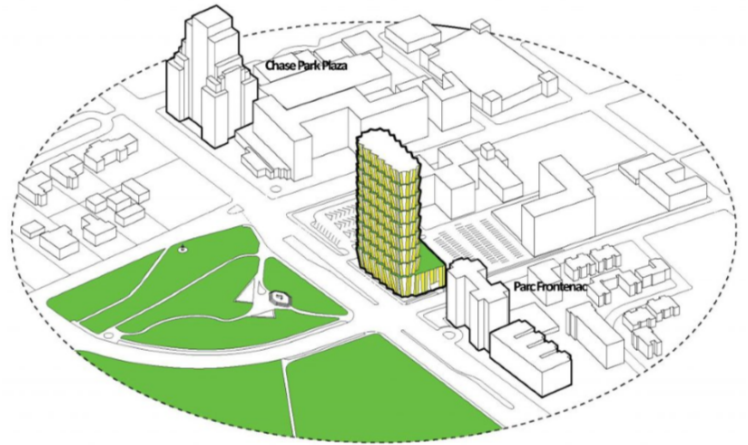


NEW CONSTRUCTION

177 residential units,
30K Sq Ft of retail, and a
parking garage with 445
vehicle capacity

- Developer: Koman Group
- Developments Cost: \$72 Million
- Location: 4567 W Pine Blvd
- Completed: March 2016

ONE HUNDRED



NEW CONSTRUCTION

- Developer: Mac Properties
- Architects: Studio Gang
- Development cost: \$130 million
- Location: 100 N Kingshighway
- Currently Planned. Construction to begin early 2018
- Expected completion: Spring 2020

316 residential units,
2K Sq Ft of retail
space

INSTITUTIONAL

COLLEGE OF PHARMACY



NEW CONSTRUCTION

213K sq ft academic building, 190K sq ft learning center, a 10K sq ft recreation center and a 220-bed residence hall

- Developer: Cannon Design
- Development Cost: \$100+ Million
- Location: 4588 Parkview Pl
- Completed: Summer 2017

ENGINEERS' CENTER OF ST. LOUIS



RENOVATION

17K sq ft includes a fellowship hall, auditorium, a STEM learning facility, and outdoor patio

- Developer: Remiger Design
- Development Investment: \$3 Million
- Location: 4359 Lindell BLvd
- Completed: January 2018

THE JESUIT ARCHIVES AND RESEARCH CENTER



NEW CONSTRUCTION

29K sq ft library & archive

- Owners: U.S. Central and Southern Province, Society of Jesus
- Architects: Fox Architects
- Development Investment: \$10 million
- Location: 3920 W Pine Blvd
- Completed: 2018; Opens April 25, 2018

ROSATI KAIN HIGH SCHOOL



RENOVATION

12K sq ft addition includes new chemistry labs, a commons area, and an enclosed courtyard

- Architects: M+H Architects
- Development Investment: \$4.5 Million
- Location: 216 N. Newstead Ave.
- Completed: Summer 2015

SHRINERS CHILDREN'S HOSPITAL



NEW CONSTRUCTION

90K sq ft houses
12 inpatient beds, 3
surgical suites, 18
examination rooms,
and 9 family rooms

- Architects: Christner's architects
- Development Investment: \$47 Million
- Location: 4400 Clayton Ave
- Completed: Spring 2015



CORTEX

RESIDENTIAL

WEST END LOFTS



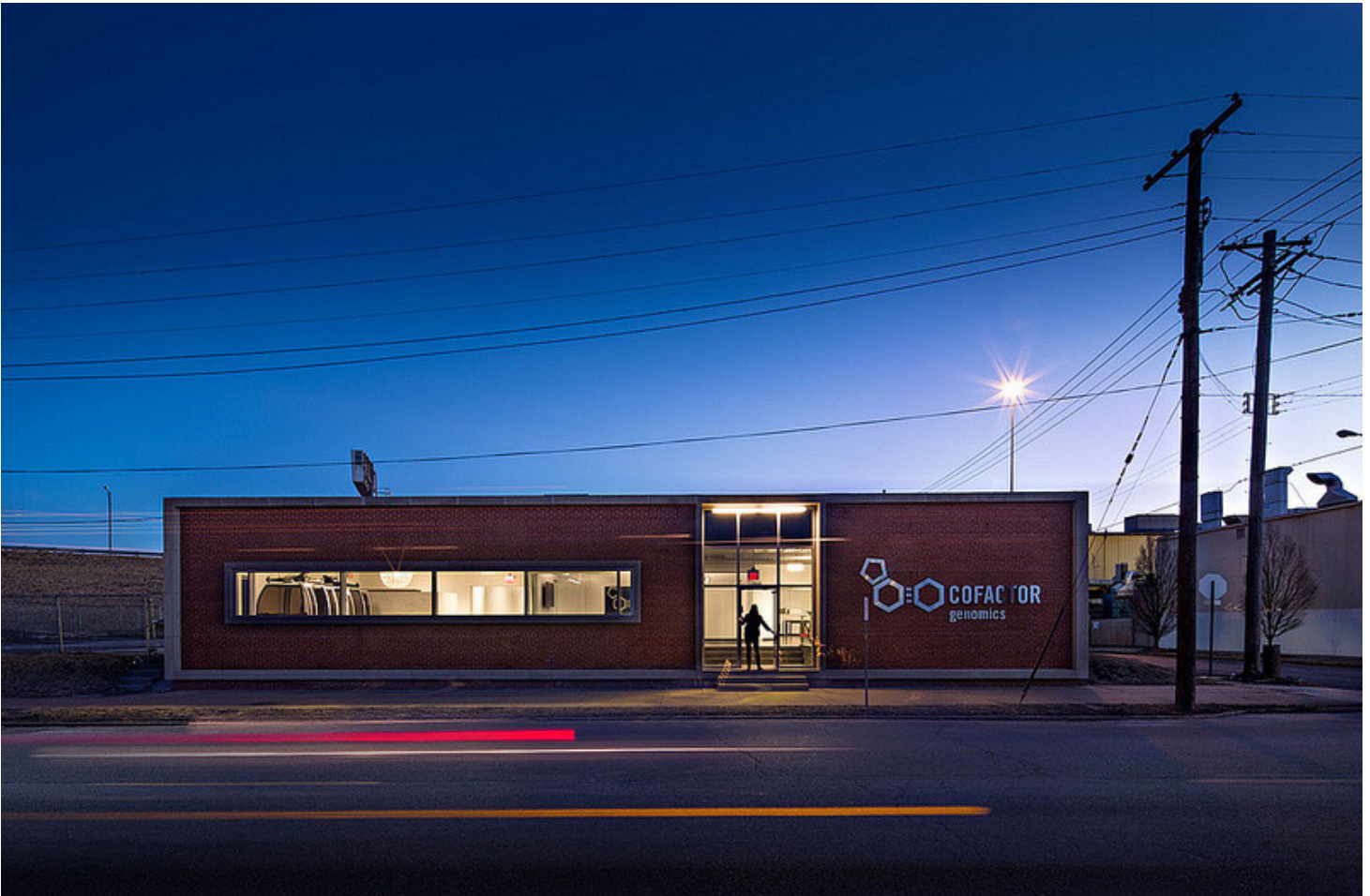
REHAB

245K sq ft, 90 units. Amenities include an outdoor recreation area and secured covered parking.

- Developer: Bruce Development
- Development Investment: \$45 million
- Location: 4100 Forest Park Ave
- Completed 2008

COMMERCIAL

COFACTOR GENOMICS



NEW CONSTRUCTION

- Owner: Cofactor Genomics
- Design: Arcturis
- Development Cost: \$500K
- Location: 4044 Clayton Avenue
- Completed in 2013

11K sq ft of
office space, wet labs
and a sequencing lab

IKEA



NEW CONSTRUCTION

2 Story building at
380K SF, includes a
parking garage

- Local Contractor: S.M. Wilson
- Development Cost: \$110 Million
- Completed: September 2015
- Location: 1 Ikea Way

ALOFT HOTEL



NEW CONSTRUCTION

- Developer: Midas Hospitality
- Development cost: \$28 million
- Location: 4245 Duncan Ave.
- Currently planned with construction to begin 2018
- Expected completion: 2019

129-room hotel. Other amenities include the WXYZ entertainment bar and a free standing restaurant.

MIXED USE

4220 DUNCAN



180K sq ft of
office, commercial,
and meeting space

NEW CONSTRUCTION

- Developer: Wexford Science and Technology of Baltimore
- Development cost: \$55 million
- Tenants include: Microsoft, Venture Cafe's Innovation Hall, a free drop-in workspace, that also serves as a 300 person event space. and the Chocolate Pig; A restaurant offering lunch, dinner and Sunday brunch.
- Expected completion: Mid 2018

CRESCENT BUILDING



REHAB

96K sq ft of affordable laboratory, shared lab, and creative office space

- Developer: Wexford Science and Technology of Baltimore
- Development cost: \$44 million
- Location: 4340 Duncan
- Expected completion: Mid 2018

INSTITUTIONAL

CORTEX 1



NEW CONSTRUCTION

177K sq ft of
office and lab space

- Developer: Wexford Science and Technology of Baltimore
- Development Cost: \$36 million
- Home to BioGenerator, and Washington University Research Facilities.
- Location: 4320 Forest Park Avenue
- Completed in 2010



REHAB

198,500 sq ft of
office and lab space

- Developer: Wexford Science and Technology of Baltimore
- Development Cost: \$73 million
- Location: 4240 Duncan Ave
- Completed in 2014

SOLAE/DUPONT



NEW CONSTRUCTION

175k sq ft for research and development, corporate offices, and pilot manufacturing

- Developer: DuPont and Bunge Ltd
- Development Cost: \$44 million
- Location: 4300 Duncan Ave
- Completed in 2010

BJC @ THE COMMONS



NEW CONSTRUCTION

200K sq ft of
office space

- Owner: BJC Healthcare
- Design-Builder: Clayco, Inc
- Development Cost: \$45 million
- Location: 4249 Clayton Avenue
- Completed in 2015

INFRASTRUCTURE

I-64 INTERCHANGE



NEW CONSTRUCTION

New bridges and interchange at Tower Grove Ave. and Boyle and Interstate 64

- Developer: Missouri Department of Transportation
- Development Investment: \$20 million
- Location: In front of @4240
- Completed: 2014

CORTEX COMMONS



NEW CONSTRUCTION

3.5 acres of green space with areas for relaxing, meetings and programming,

- Developer: Wexford Science and Technology of Baltimore
- Development Investment: \$20 million
- Location: In front of @4240
- Completed: 2016

BOYLE METROLINK STATION



NEW CONSTRUCTION

Built adjacent to new bike/pedestrian path

- Developers: Cortex Innovation Community, Great Rivers Greenway, Washington University, BJC HealthCare, the City of St. Louis, Metro and Bi-State Development
- Development Investment: \$15 million
- Location: Boyle
- Expected Completion: Mid 2018



FOREST PARK SOUTHEAST

RESIDENTIAL

AVANT GROVE



NEW CONSTRUCTION

2.5 bathrooms,
3-4 bedroom, fully
customizable homes

- Developer: UIC
- Development Investment: Prices Range from \$290K to \$352K
- Location: 4100 Forest Park Ave
- Completed: Fall of 2015

AVENTURA AT FOREST PARK



NEW CONSTRUCTION

150 Residential Units
Amenities include a courtyard, pool, and secured parking

- Developer: Above All Development
- Development Investment: \$18 million
- Location: 4431 Chouteau Ave
- Completed: Fall 2014

ADAM'S GROVE



NEW CONSTRUCTION

50-home affordable housing development

- Developer: Rise
- Designer: Triver's Architects
- Development Investment: \$15 million
- Location: Scattered on 8 different sites on Vista, Norfolk, and Swan avenues, west of S. Newstead
- Expected Completion: Summer 2018

CORE @ SOUTH NEWSTEAD



NEW CONSTRUCTION

46 new construction homes, with 3 bed and 2.5 bath

- Developer: Paramount Property Development
- Development Cost: Price of homes will start at \$390K
- Location: Vista Avenue and the surrounding blocks south of Manchester and West of Newstead
- Expected Completion: 3 Phase Development

GROVE SOUTH

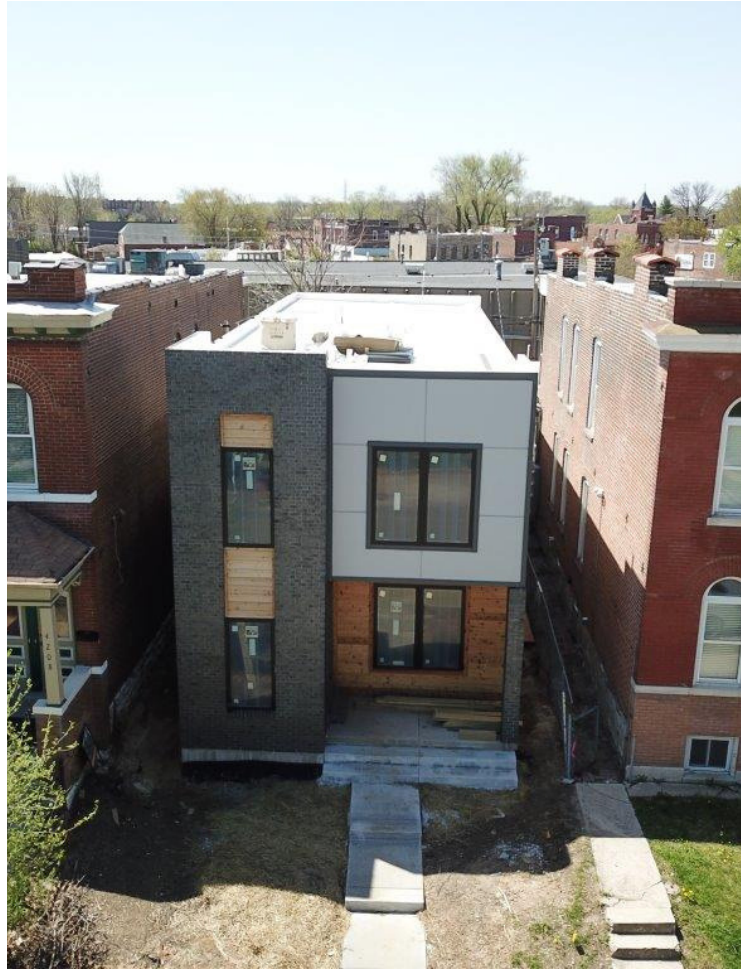


NEW CONSTRUCTION

12 custom homes
with 3 beds and
2.5 baths

- Developer: Cencore Capital
- Development Cost: Price of homes will start in the low \$300K's
- Location: Scattered Sites along Hunt, Vista, and Norfolk
- Expected Completion: Unkown

GROVE PROPERTIES



NEW CONSTRUCTION

2.5 bathrooms,
3-4 bedroom

- Developer: Grove Properties
- Development Investment: Prices Range from \$300K to \$400K
- Location: 4145 Chouteau Ave, 4210 Chouteau Ave, and 4337 Gibson Ave.
- Completed: 2017, and 2018

VISTA PLACE



NEW CONSTRUCTION

Condo collection of 4 single family homes, 2 lofts, and a parking garage

- Developer: Scott Siekert
- Development Investment: Unknown
- Location: 4310 Vista Avenue
- Expected Completion: Summer 2018

ARBOR ON ARCO



NEW CONSTRUCTION

95 Apartment Units

- Developer: Restoration St. Louis
- Development Investment: \$18 million
- Location: 4200 Block of Arco
- Expected Completion: 2019

COMMERCIAL

COMMERCE BANK



NEW CONSTRUCTION

4,000 square feet

- Developer: Commerce Bank
- Development cost: \$2 million
- Location: 901 S. Vandeventer
- Completed: Fall 2014

HOME2 SUITES



NEW CONSTRUCTION

- Developer: Hotel Equities
- Development cost: \$12.8 million
- Location: 920 S. Taylor
- Completed: Summer 2015

106 new suites,
amenities include an
indoor pool, fitness area,
and continental
breakfast

THE READY ROOM



REHAB

8,000 sq ft
music venue

- Developer: Mike Cracchiolo
- Development cost: \$175,000*
- Location: 4195 Manchester Ave.
- Completed: Summer 2014

* Based on building permit data, costs for site acquisition, etc. unknown.

RELIANCE BANK



REHAB

4,800 square
feet

- Developer: Reliance Bank
- Development cost: \$876,000
- Location: 4301 Manchester Ave
- Completed: Winter 2015

URBAN CHESTNUT BREWERY



REHAB

- Developer: Green Street
- Development cost: \$10 million
- Location: 4301 Manchester Ave
- Completed: Spring 2014

7k sq ft beer hall
and 23K sq ft
brewing space

VINCENT VAN DOUGHNUT



REHAB

Project was included in the restoration/rehab of 4261 Manchester

- Developer: Restoration St. Louis
- Location: 4501 Manchester Ave
- Completed: Fall 2016

ROCKWHEEL BEER COMPANY



REHAB

- Developer: Green Street St. Louis
- Development Investment: \$3.5 million
- Architects: Jema
- Location: 1320 S. Vandeventer Ave
- Expected Completion: July 2018

12,200 Sq ft
production
facility and
tasting room

GREATER GOODS HEADQUARTERS



REHAB

Former Pumping station for Laclede gas will house at least 15 employees

- Developer: info from park central dev committe
- Location: 4401 Chouteau
- Expected Completion: Unknown

BEAST CRAFT BBQ



REHAB

6K sq ft space will house:
100-seat fast-casual
smokehouse; a 25-seat
patio; retail, whole-
animal butcher shop and
an accompanying
outdoor courtyard

- Developer: Hulse Commercial
- Development Investment: \$1.3 million
- Location: 4156 Manchester
- Completed: Summer 2018

CHOP SHOP



REHAB

Renovation for Chop Shop, A beauty and barber collaborative

- Developer: Donald Bellon
- Development Cost: \$50K*
- Location: 4139 Manchester Ave
- Expected Completion: Completed 2016

* Based on Building Permit Data, Costs for site acquisition, etc. unknown

FIRECRACKER PIZZA AND BEER



RENOVATION

- Developer: Chip Schloss
- Development Cost: \$165K
- Location: 4130 Manchester Ave
- Completed: 2018

2,500-square-foot
space

MIXED USE

4501 MANCHESTER



REHAB

3,500 sq ft of commercial space and 4 residential units

- Developer: Restoration St. Louis
- Development cost: \$180k*
- Location: 4501 Manchester Ave
- Completed: Spring 2017

* Based on building permit data, costs for site acquisition, etc. unknown.

4321 GROVE



NEW CONSTRUCTION

1.4K sq ft of commercial space and 20 residential units.

- Developer: Paramount Property Development
- Development cost: \$3 million
- Location: 4321 Manchester Ave
- Completed: July 2016

GATEWAY LOFTS



NEW CONSTRUCTION

- Developer: Restoration St. Louis
- Development cost: \$11 million
- Location: 4400 Manchester Ave
- Expected Completion: Spring of 2018

4K sq ft of commercial space and 55 residential units.

4261 MANCHESTER



REHAB

- Developer: Restoration St. Louis
- Development cost: \$950,000
- Location: 4501 Manchester Ave
- Completed: Fall 2016

4,100 sq ft of
commercial space
and 4 residential
units

CHROMA



NEW CONSTRUCTION

- Developer: Green Street St. Louis
- Development cost: \$61 million
- Location: 4041 Chouteau
- Expected Completion: 2018

20K sq ft of commercial space and 236 residential units.

4398 CHOUTEAU



REHAB

4,600 sq ft of commercial space and 5 residential units.

- Developer: Fred Lafser & Assoc.
- Development cost: \$860,000
- Location: 4398 Chouteau
- Expected Completion: Spring 2018

WOODWARD LOFTS



REHAB

Commercial space,
160 residential
units, and 200
enclosed parking
spaces

- Developer: Pier Property Group
- Development cost: \$30 million
- Location: 1519 Tower Grove Ave
- Expected Completion: Spring 2018

4101 MANCHESTER

TRIVERS



NEW CONSTRUCTION

Retail space, 33 residential units, and a parking deck

- Developer: Spencer Development
- Development cost: \$6.25 million
- Location: 4101 Manchester
- Expected Completion: Unknown

INSTITUTIONAL

MISSOURI FOUNDATION FOR HEALTH



REHAB

30k sq ft rehab of the former iron works, with an additional rehab of 7,600 sq ft if additional space

- Owner: Missouri Foundation for Health
- Design: HOK
- Development Cost: \$12.5 million
- Location: 4254 Vista
- Expected Completion: Late 2018

RONALD MCDONALD HOUSE



Consolidation and relocation of their two houses in St. Louis to the FPSE neighborhood.

NEW CONSTRUCTION

- Developer: Ronald McDonald Charities
- Development Cost: Unknown
- Location: 4341 Chouteau Ave
- Completed: Unknown

INFRASTRUCTURE

CHOUTEAU PARK



NEW CONSTRUCTION

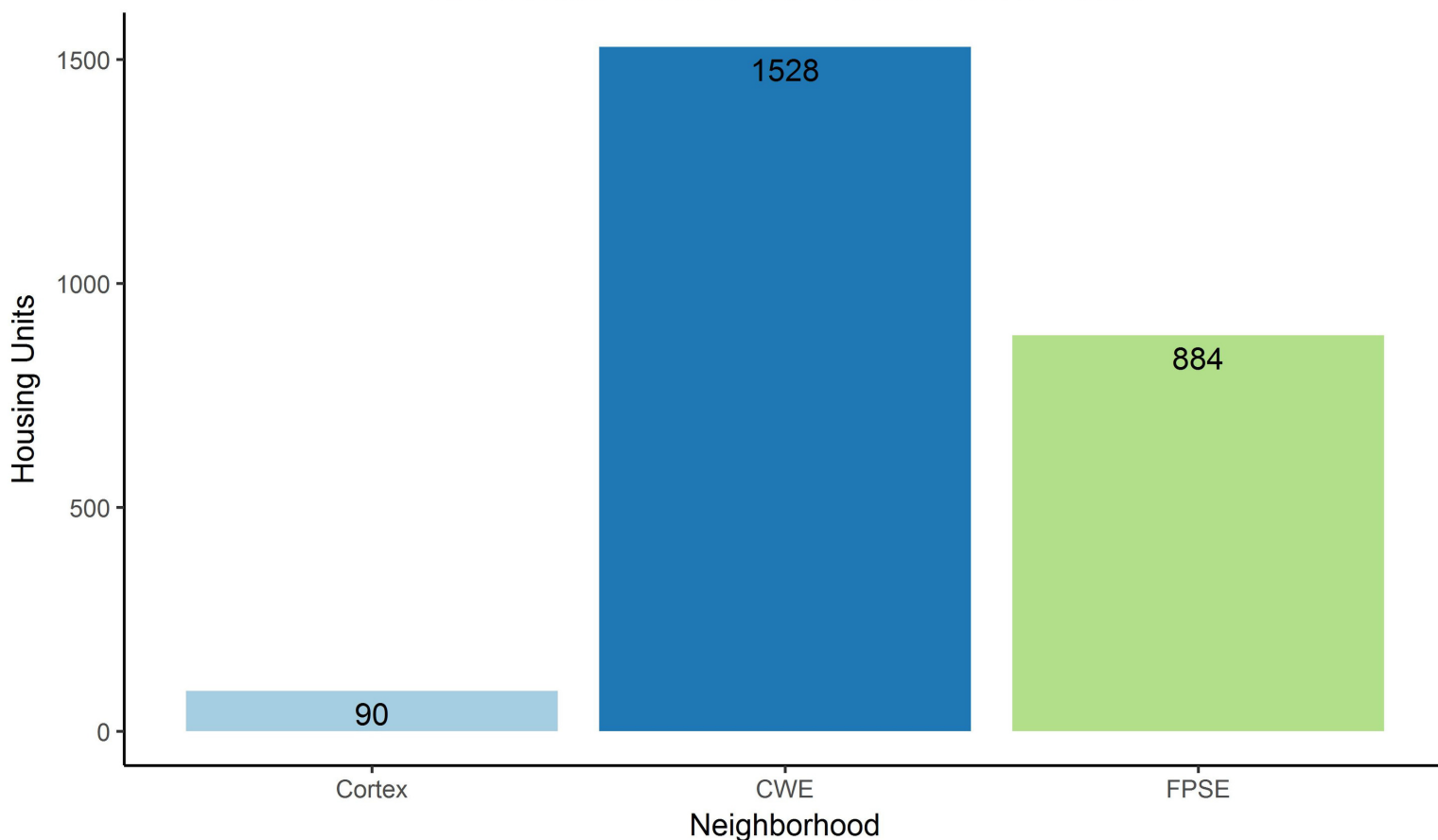
- Developer: City Of St. Louis
- Design: H3 Studio
- Development Investment: \$100K
- Location: 4359 Chouteau
- Completed: 2014

2.8 acres of greenspace, later construction added a dog park for FPSE residents

SUMMARY CHARTS

HOUSING

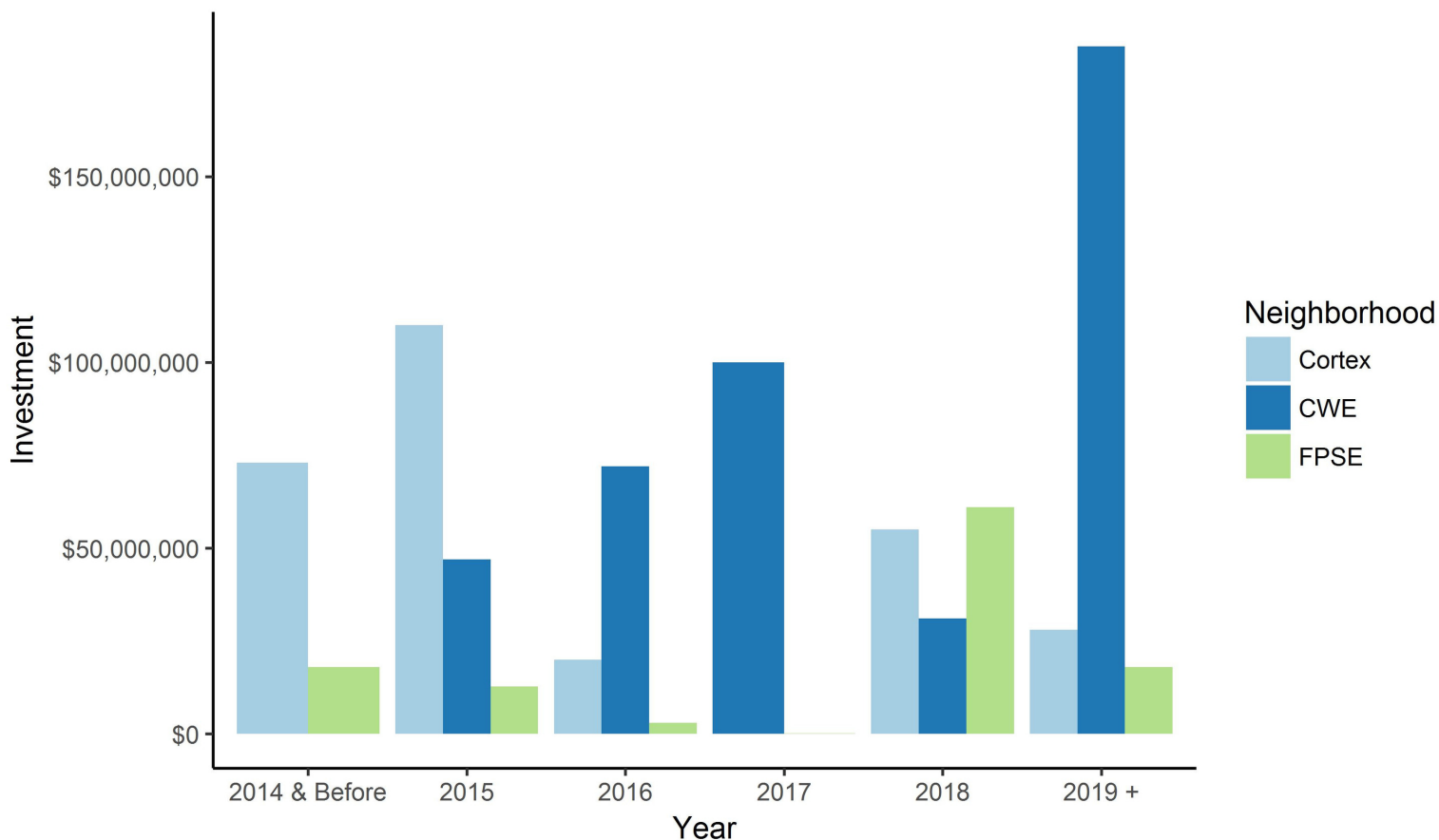
Residential Units Added in the Past 5 Years



Overall the Central West End has seen a significant amount of growth in the total amount of housing units, especially for mixed-use buildings with an increase of 978 units. The Cortex district has a significant proportion of the total number of commercial units, and only 90 residential units, while the Forest Park Southeast neighborhood has seen a particular increase in the total number of residential buildings.

INVESTMENT

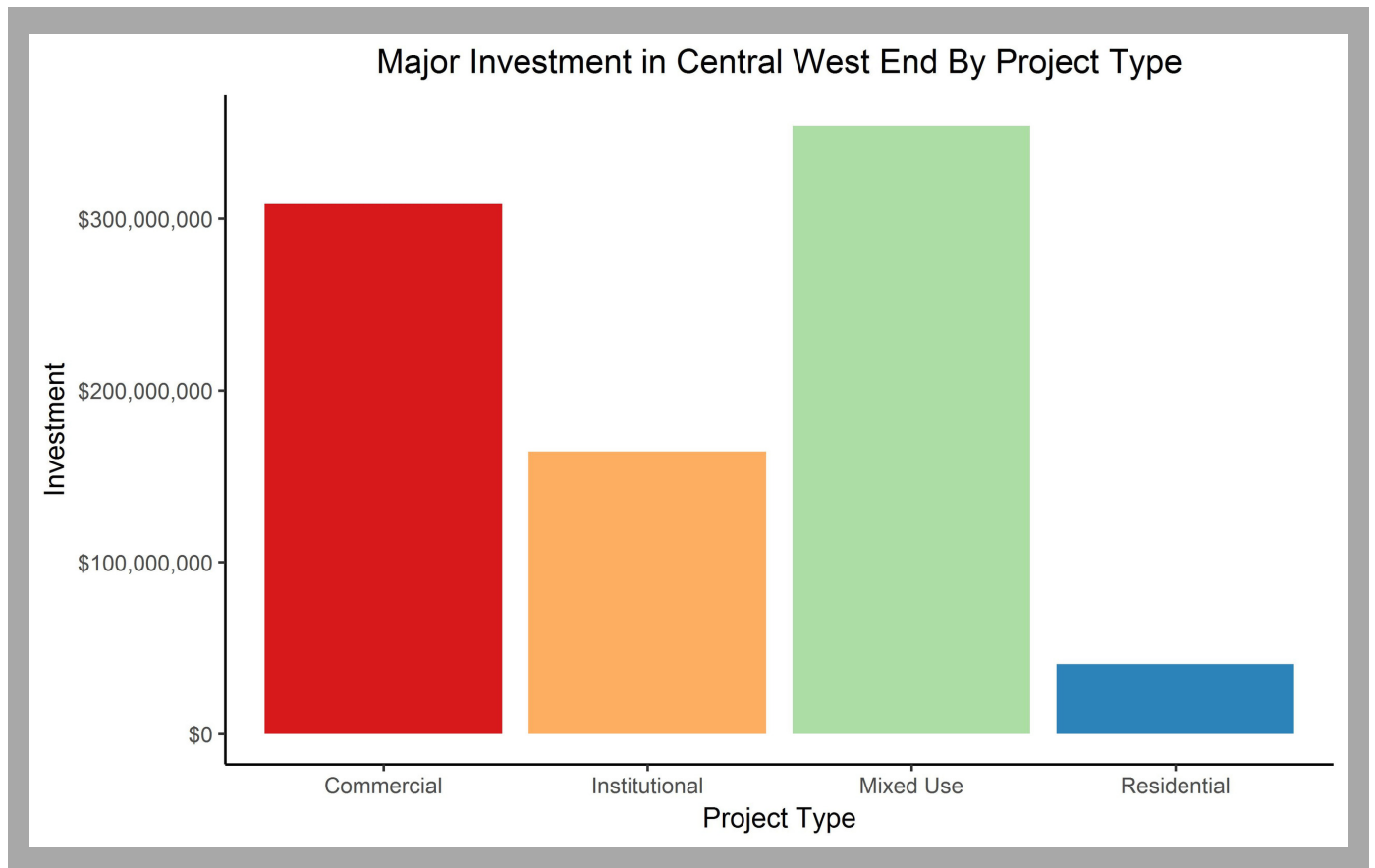
Neighborhood Investment of Major Development Projects



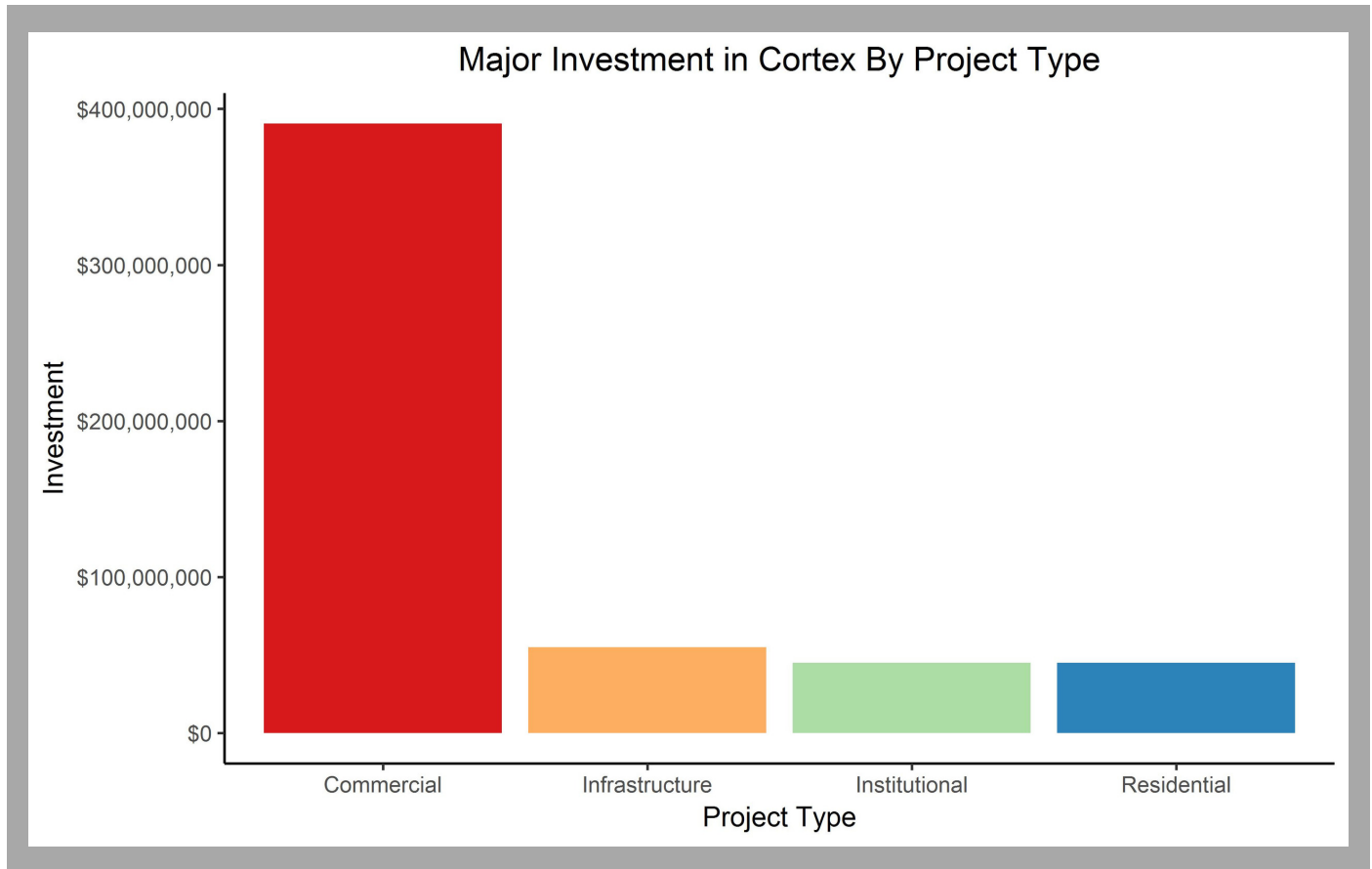
Over the past 4 years there has been a significant increase in the estimated amount of investment per neighborhood. These numbers reflect the major development projects that this report has tracked and does not include individual home rehabs, or minor projects throughout the neighborhood.

PROJECT TYPE

In the past 5 years there has been significant investment in the Central West End. This data only totals the projects tracked in this report and does not reflect the total amount of money invested from every single project. Overall in the Central West End, significant investment has been propelled by projects classified as mixed use. Examples of these projects would be the Orion, or the Euclid. This neighborhood has been structured and built in a way that allows for more dense and taller buildings. Lending the neighborhood to see a lot of mixed use projects with first floor retail, and taller residential buildings, and is reflected in the investment data.



PROJECT TYPE

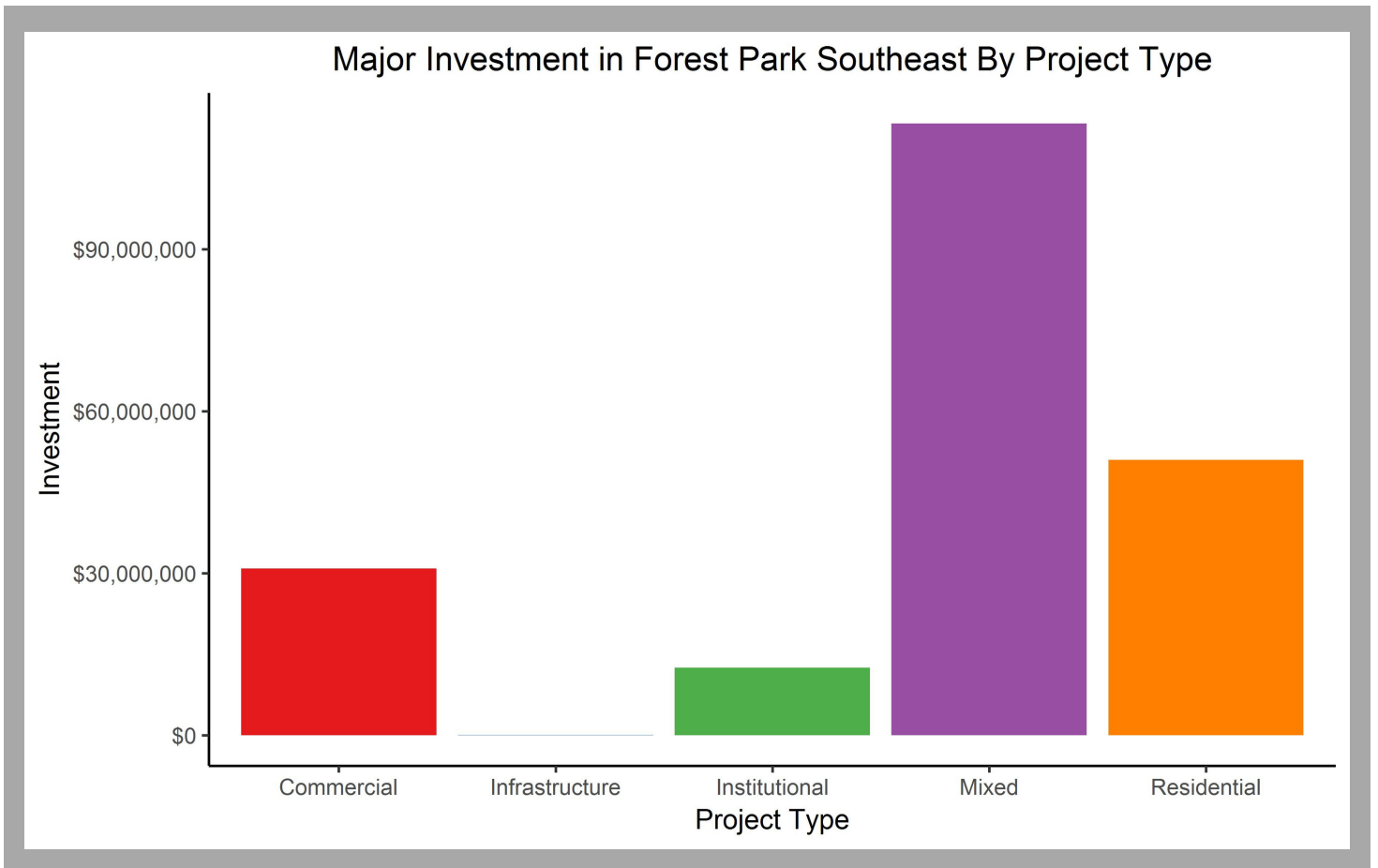


The Cortex Innovation District has seen a significant number of commercial projects over the past 5 years. This is reflected in the amount of investment by type where over a \$300,000,000 difference is seen in the total amount of investment between commercial and every other category. Initial building phases for Cortex focused mostly on commercial office space, while future plans call for an increase in residential buildings and transit oriented development.

PROJECT TYPE

In the Forest Park Southeast neighborhood, the major development projects tracked by this report show a significant amount of investment in mixed use and residential buildings.

Significant investment has been spurred by an increase in new mixed income housing, and multiple large scale mixed use buildings, like the Gateway Lofts, Chroma, and 4321 Grove.



APPENDIX

CENTRAL WEST END

4100 Lindell	28
4101 Laclede	30
AC Hotel by Marriott	24
Armory	25
Citizen Park	31
City Foundry	26
College of Pharmacy	38
Delmar & Euclid Micro Units	22
Engineers' Center of St. Louis	39
Gerhart Lofts	32
Holy Corners Townhomes	20
Lofts @ Euclid	33
Maryland East Infill	18
North Sarah Townhomes	21
One Hundred	36
Rosati Kain High School	41
Shriners Children's Hospital	42
The Euclid	29
The Jesuit Archives and Research Center	40
The Milton	34
The Orion	35
The Piazza on West Pine - Phase I	16
The Piazza on West Pine - Phase II	17
West Pine Lofts	19

CORTEX

@4240	55
4220 Duncan	51
Aloft Hotel	49
BJC @ The Commons	57
Boyle MetroLink Station	61
Cofactor Genomics	47
Cortex 1	54
Cortex Commons	60
Crescent Building	52
I-64 Interchange	59
IKEA	48
Solae/DuPont	56
West End Lofts	45

FOREST PARK SOUTHEAST

4101 Manchester	92
4261 Manchester	88
4321 Manchester	86
4398 Chouteau	90
4501 Manchester	85
Adam's Grove	66
Arbor on Arco	71
Avant Grove	64
Aventura at Forest Park	65
Beast Craft BBQ	81
Chop Shop	82
Chouteau Park	97
Chroma	89
Commerce Bank	73
Core @ South Newstead	67
Firecracker Pizza and Beer	83
Gateway Lofts	87
Greater Goods Headquarters	80
Grove Properties	69
Grove South	68
Home2 Suites	74
Missouri Foundation for Health	94
Reliance Bank	76
Rockwell Beer Company	79
Ronald McDonald House	95
The Ready Room	75
Urban Chestnut Brewery	77
Vincent Van Doughnut	78
Vista Place	70
Woodward Lofts	91

