



# Washington University Medical Center

A partnership between BJC HealthCare and Washington University in St. Louis



# YEAR IN REVIEW

# 2014

# Message from the Executive Director

2014 was truly a remarkable year for the neighborhoods surrounding the medical center campus. The area has become an epicenter of development within the region. In the Central West End neighborhood, there are over 1,000 residential units under development or in the final planning stages. In the Forest Park Southeast/Grove area, exciting new projects are in the final planning stages, while existing neighborhood developers continue to rehab the century old housing stock into new beautiful units.



In this edition of the “Year in Review”, you’ll find detailed information on exciting construction projects and initiatives in both neighborhoods and updates on new programs and initiatives. In the Central West End, construction on Mills Properties’ City Walk project is steaming along. The mixed use development, located on Euclid and West Pine will contain 177 market rate apartments with a ground floor Whole Foods grocery store, which will be the first within the city limits. At the other end of the neighborhood, the state’s first IKEA store is under construction at Forest Park and Vandeventer Avenues. Scheduled for completion in late summer 2015, the store will serve as the first retail anchor in the thriving CORTEX Innovation District. The corner of Sarah and West Pine is being totally transformed by the West Pine Lofts project being developed by Columbus, Ohio based Hallmark. Finally, great things are being planned for Euclid Avenue. During the year, voters approved the creation of the Euclid South Community Improvement District, located between Forest Park Avenue and Lindell Boulevard. Working in cooperation with the existing Euclid North Community Improvement District, the one mile corridor now has the resources to improve and market the city’s most exclusive restaurant and shopping district.

In the Forest Park Southeast/Grove neighborhood, the transformation is just remarkable. Hilton’s Home 2 Suites hotel is rising at the intersection of I-64 and Taylor Avenue. Commerce Bank recently completed its new branch at Vandeventer and Chouteau Avenues. The new branch contains the bank’s most advanced technology and will serve as a demonstration station as they roll out these enhancements across all of the regional branches. Meanwhile, Reliance Bank transformed a historic building at Manchester and Tower Grove Avenues into a beautiful neighborhood bank. One of the most exciting announcements of the year was the proposed Chouteau’s Grove development by Greenstreet. This mixed-used development will feature hundreds of market rate apartments and thousands of square feet of retail on the former Commerce Bank site at Chouteau and Sarah.

In both the CWE and FPSE neighborhoods, residents and other stakeholders have been continuing their efforts to boost the quality of life in these important neighborhoods. In FPSE new and existing block captains are organizing their blocks. The CWE/FPSE Neighborhood Advocate has been working across the areas to give voice to the community in important court cases. The CWE Neighborhood Security Initiative continues to work with the areas special business districts and residents to reduce crime throughout the neighborhood. We hope you enjoy this addition of the “Year in Review” and we are looking forward to the continued growth and development of these important neighborhoods.



# COMMUNITY EVENTS

Year End Report

2014

## Grove Fest



People from all over the city came to enjoy Grove Fest in October. This was the ninth year for Grove Fest, and it was bigger and better than ever! The festival expanded and covered the area on Manchester Ave from

Tower Grove Ave to Sarah St. This allowed for even more vendors, totaling 66. People who visited enjoyed food and beverages provided by Grove establishments. Urban Chestnut even crafted a special brew and glasses just for the festival. There was also a variety of entertainment including 16 bands, live visual art, a fashion show, dunk tank, karaoke, and even a big screen broadcasting the St. Louis Cardinals' playoff game. Grove Fest was a major success for the neighborhood and drew approximately 25,000 guests! The 10th annual Grove Fest is already being planned and is scheduled for October 3, 2015.



## National Night Out

**P**olice and community relations became an important talking point in 2014. Even better than talking is taking action and that is exactly what happened with the National Night Out event. The National Night Out event is apart of a nationwide movement to let community members interact with law enforcement personnel in a more intimate manner than they do normally. Both the Central West End and Forest Park Southeast neighborhoods participated in a National Night Out event in August, 2014. This was a chance for community members to come together to promote neighborhood unity and have fun while doing it.



## FPSE Holiday Glow



**T**he city of St. Louis goes all out for its holiday decorations, and this year Forest Park Southeast joined the fun. The Holiday Glow was a friendly competition among neighbors to see who create the best holiday display. Participation was astounding as many blocks had numerous houses with holiday lights and decorations. While many blocks participated, the 4500 block of Arco and the 4400 block of Swan won the competition. It was a fun event for the entire neighborhood to be a part of and spread holiday cheer.



# Holiday Outreach



The holidays are a time of giving and ‘feel good’ stories. In 2014, many Washington University Medical Center departments helped create numerous ‘feel good’ stories by participating in WUMC’s Holiday Outreach Program. The Holiday Outreach Program selects families from the FPSE area that could use some assistance during the holiday season. This assistance included utility payment, gifts, and other donations. This year, 44 more families were able to celebrate their Christmas with gifts under their tree thanks to this

program. Additionally, Mattress Firm and Carol House Furniture generously donated many beds to families in need. The WUMC staff also chose a Ferguson elementary school to send school supplies to in an effort to help children in need of assistance. Overall, generosity of the medical departments was overwhelming and included \$16,618 in cash and gift cards alone!



# CURRENT DEVELOPMENTS

Year End Report

2014

Commerce Bank



## Grand Opening

Commerce Bank had its Grand Opening in November, 2014 for a one of a kind branch. Located in the Grove, this 4,000 square foot bank features remote walk-up service stations in the lobby, a business center, a drive up ATM, and many more new technological services designed to make banking easier. The development came in at an estimated \$1.5 to \$2 million. This new, exciting, and innovative branch is to be the model for future Commerce Bank developments.





# Ground Breaking

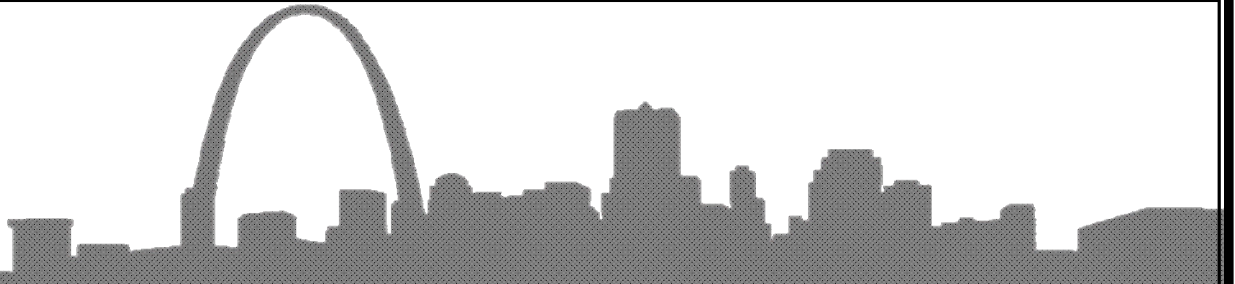


Reliance Bank broke ground in August for the renovation of their property for a new branch. This is to be a full service branch which will be the first of its kind in the City of St. Louis. The

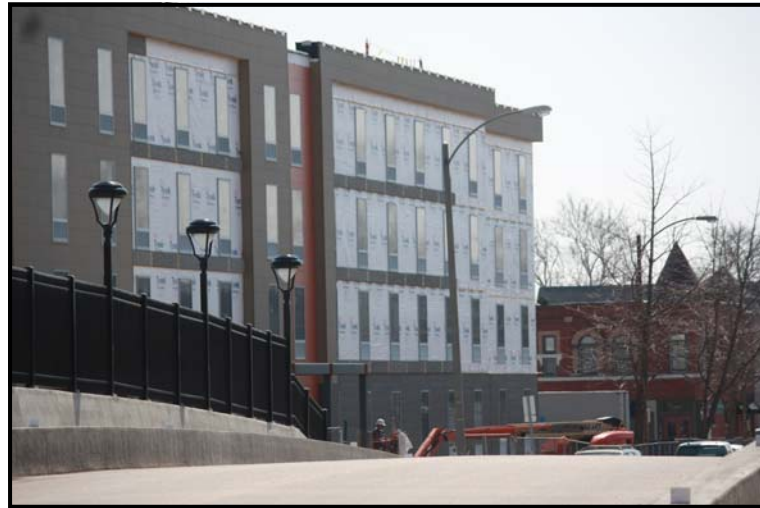
1,600 square foot development will include a walk-up ATM, safety deposit boxes, a night depository, and drive-through banking with an ATM. The branch is located in the heart of the Grove, at 4301 Manchester Ave. It will include some of the latest banking technologies and is expected to open in 2015.



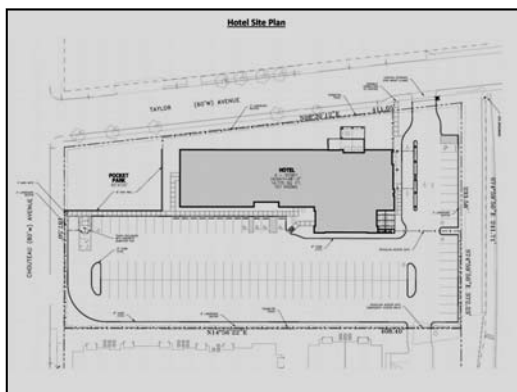
# Reliance Bank



# Home2 Suites



In July, construction started on the new Hilton Home2 Suites Hotel located on the corner of Taylor Avenue and Chouteau Avenue. This \$12.8 million dollar development will consist of 4 stories with 107 rooms. The Hilton Home2 Suites Hotel will offer amenities for those staying extended lengths of time. The location is ideal for families to have convenience and comfort while in town due to a loved ones extended stay in a nearby hospital. The hotel is expected to open in July, 2015.



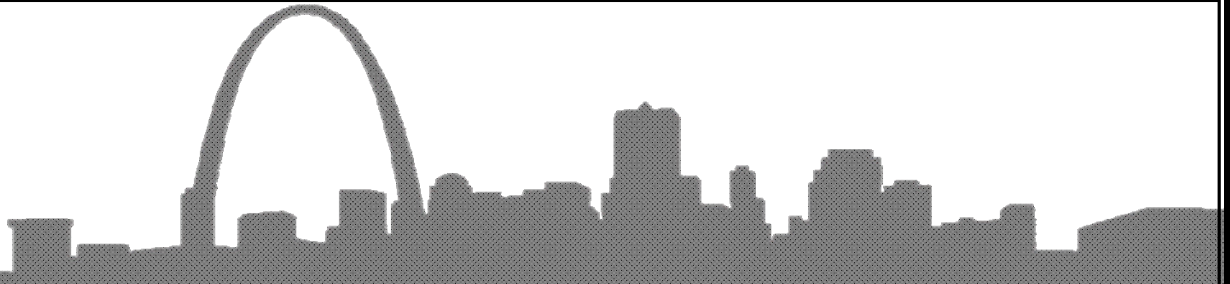


## Playtime Is Here!

If you look just past the intersection of Chouteau Avenue and Newstead Avenue you will see some colorful play structures. These are just the newest addition to Chouteau Park. While not only brightening up the park with their color, the play structures are for kids of all ages. Kids can climb the mounds with their built in hand and footholds or crawl through a tunnel for some fun. If you prefer to sit and relax, benches were also installed just this past year. Finally, a new irrigation system for the park is in the process of being completed. This system will allow plants and trees to grow and thrive, creating the picturesque park we all believe it will become in the near future.



# Chouteau Park



# Avant Grove

New and contemporary homes are coming to Forest Park Southeast. UIC is planning to build three new single family homes on the 4200 block of Gibson Avenue. These modern homes will combine 'green' features along with luxury items, 9 foot ceilings, full basements, two-space parking pads, and many more innovative housing designs. The developments will range from about 1,900 square feet to almost 2,500 square feet and will cost about \$290,000 to \$352,000. The houses are expected to be finished summer 2015.





# College of Pharmacy

**S**t. Louis College of Pharmacy is moving to the corner of Childrens Place and Taylor Ave. This new development will be right in the heart of the Washington University Medical Center campus. This six story academic building will contain 213,000 square feet of floor space. It will provide room for a large auditorium, new classrooms, study areas, and 30,000 square feet of space dedicated to medical research. The library will triple in size and act as a welcome center for prospective students. The facility is expected to open in May, 2015.





# PROPOSED DEVELOPMENTS

Year End Report

2014



(Image Courtesy of Park Central Development)

## Grove Properties

Grove Properties proposed numerous projects in the FPSE neighborhood. All of the proposed projects are full historic rehabs. Some of the projects will be for-sale homes while others will be rental units. Construction is slated to begin in early 2015 and end November 2015. Grove Properties has been doing work in FPSE for many years now and is ready to invest about \$2.8 million for these projects.

## RFP Winners

The FPSE Development Committee received multiple bids on several projects in the neighborhood. It is a testament to the successful FPSE redevelopments of the past that multiple companies want to develop in the neighborhood. The committee selected Grove Investments, Loni Properties, and the Building Pros for specific projects. Some of which will bring more contemporary architecture to FPSE.



(Images courtesy of nextsl.com)



# Chouteau's Grove

One of the year's most exciting proposals came toward the end of the year with Green Street Development. The proposal, Chouteau's Grove, plans to redevelop the former FPSE Commerce Bank



location and large parking lot. It includes an 82,463 square foot ground floor commercial space, 280 apartment units, 552 structured parking spaces, a 29,000 square foot rooftop amenity, and a reconstructed Chouteau Ave, which will include a new public plaza space. This will be a major development for the Grove and will greatly enhance the surrounding area.



Images provided by Park Central Development



## Opus Tower



Opus Development has proposed a new luxury apartment complex for the corner of Lindell Blvd and Euclid Ave. After many revisions, the development includes 11,000 square feet of commercial space, three levels of parking, and 217 apartment units. Project completion is expected in 2016.



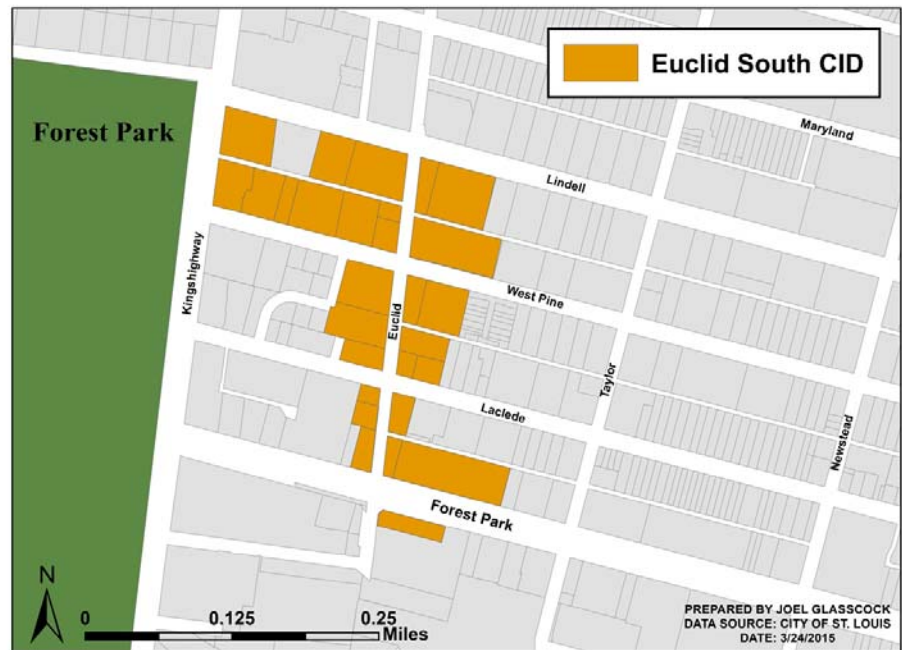


# COMMUNITY IMPROVEMENT DISTRICT

Year End Report

2014

The area surrounding Euclid Ave south of Lindell Blvd established a Community Improvement District (CID). The CID will bring in extra revenue in order to provide services that are not available with current funding. These services can be in the form of marketing strategies, safety and security initiatives, and public improvements such as landscaping, sidewalks, lighting, waste removal, etc. This will be the Central West Ends second CID as it is located directly south of the Euclid North CID.



# NEIGHBORHOOD SPOTLIGHTS

Year End Report

2014

## Forest Park Southeast



(Photo courtesy of Shiela Findall)

“Restoring community...one historic building at a time”

This is the mission of Guy Slay and his restoration company, Mangrove Redevelopment, located in the heart of the Grove. As a St. Louis native, he has always loved the St. Louis City architecture and strived to preserve it. Since their beginning in 2000, Guy has done just that by completing many large restorations that are a major contribution to the thriving Grove that we enjoy today. Most of his efforts have been

at the neighborhood core, located on the 4200

and 4300 blocks of Manchester. He first began with the successful rehab of the 10,000 square foot Mangrove building which is now home to the famous Sweetie Pie’s restaurant, Cultivate Salon, and the Mangrove Redevelopment office. Other projects are now home to City Greens Market, City Boutique, and Outlaw Ink & Styles to name a few. These businesses support Guy’s vision to create a Manchester that thrives both during the day and night.

Along with building restoration, Guy is dedicated to his involvement within the community. Currently, he serves on the FPSE Development Committee, Community Improvement District Marketing Committee, and the Grove CID Board since its establishment in 2007. Guy has also completed residential building restorations allowing more people to call FPSE their home and the community to grow.



For Nicholas Georges, being a part of the Central West End runs in the family. His parents emigrated from Greece to the Central West End in 1955 where they began work in food services at establishments such as The Chase Park Plaza and Forest Park Hotel. In 1977, they invested in purchasing 3 parcels containing commercial storefronts, apartments, and parking on the corner of Euclid and Laclede. Since then, Nicholas has been a successful real estate manager and developer in the CWE area.

Nicholas is also dedicated to his involvement in the CWE by serving on a number of boards. His first in 2009, being the position that his father held on the CWE South Special Business District Board. He also represents the South SBD on the CWE Neighborhood Security Initiative Board. On these boards, they work to identify and implement projects that will benefit residents, businesses, and visitors. Recently, he was also appointed a board member to the newly established Euclid South Community Improvement District Board. Through the SBD, CID, and NSI, they have been able to bring many improvements to the area such as increased security, installation of way finders, and improvements to lighting, trash removal, planters, and sidewalks.



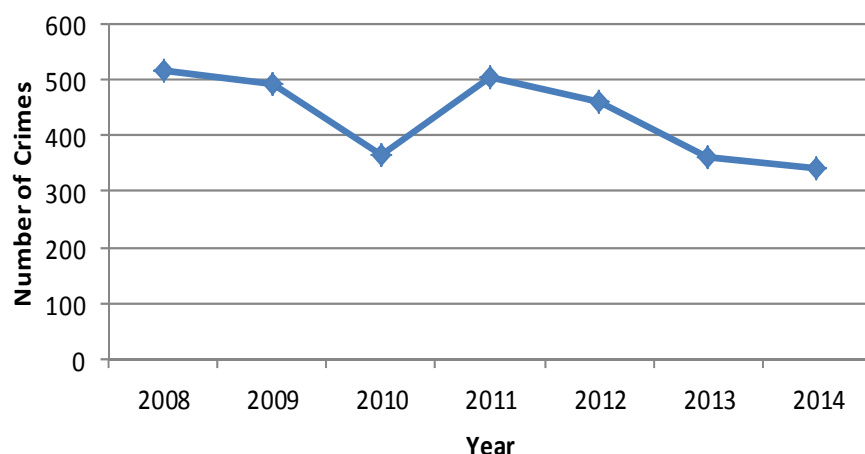
# SAFETY & SECURITY

Year End Report

2014

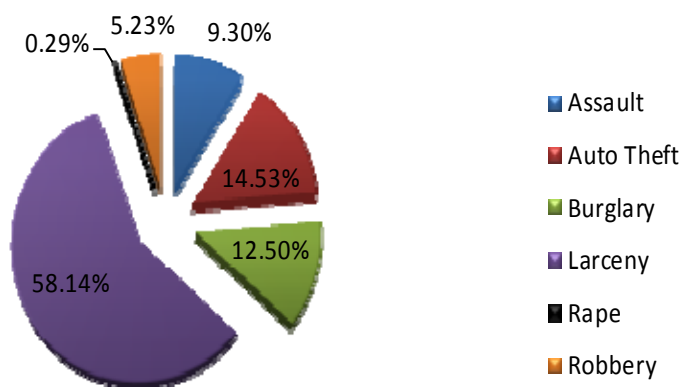
## Forest Park Southeast

FPSE Part 1 Crimes, 2008 - 2014



Crime is never a tolerable occurrence in neighborhoods, and organizations in FPSE have taken on many initiatives in its reduction. Crime declined in 2014 by almost 5 percent compared to 2013. This drop off is attributed to a decline in burglaries and larcenies. Since 2008, crime in FPSE has dropped approximately 33 percent. This is a substantial reduction, and a trend we hope will continue in to the future. Neighborhood stakeholders and the Saint Louis Metropolitan Police Department are continually working on strategies to further reduce crime in FPSE. This collaboration has resulted in a neighborhood Block Captain program and Neighborhood Advocacy initiative.

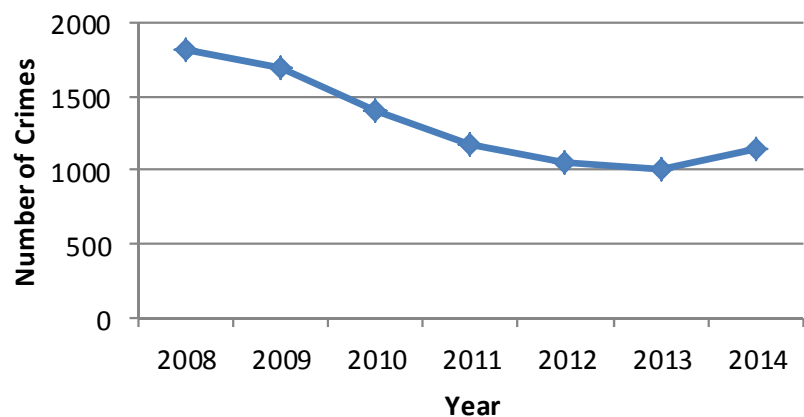
FPSE Crime Breakdown by Category, 2014



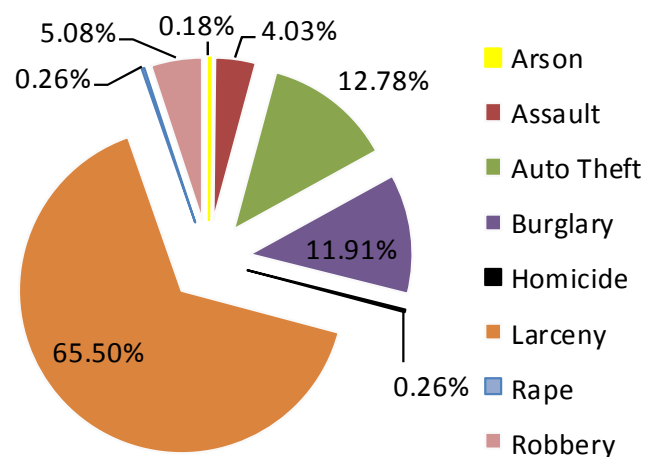
## Central West End

Despite a slight uptick compared to 2013, crime in 2014 has still fallen approximately 36 percent. The chart below shows that most of the crimes occurring in the Central West End are non-violent larcenies. WUMC, the CWE NSI, SLMPD, and other neighborhood stakeholders are committed to making the CWE a safer neighborhood. Initiatives such as National Night Out, Security Forums, Neighborhood Advocacy, and others have been put into place. These events and programs help foster relations between residents and law enforcement officials.

**CWE Part 1 Crimes, 2008 - 2014**



**CWE Crime Breakdown by Category, 2014**



# INITIATIVES

Year End Report

2014

## Security Forums

Both the Central West End and Forest Park Southeast held regular security forums throughout the year. These forums are informative meetings for residents to hear about security issues occurring in the neighborhoods. The meetings generally have a police officer there who informs residents on what the St. Louis Police Department is doing in their neighborhood. It is another opportunity for residents to interact and build good relations with law enforcement officers.



## Recognition Program

Every year the Forest Park Southeast neighborhood honors police officers and volunteers who have gone above and beyond to make the neighborhood a safer place. In 2014, FPSE recognized St. Louis Police Officer Ed Slade and block captain Adam Kepka for their outstanding service in the neighborhood. Officer Slade regularly comes to the FPSE security forums to answer any questions residents may have. Adam Kepka has taken an active role by being a block captain. FPSE thanks them for their time and effort in the neighborhood.





## Block Captains

Part of the efforts to create a safe neighborhood in Forest Park Southeast is the Safety and Security Ownership Initiative. This program allows for residents to take a greater role in securing their neighborhood. The initiative includes residents becoming block captains. The block captains take pride in their block and help to build community cohesiveness including organizing events such as Halloween parties. There are currently 9 block captains and there are expected to be more as the program grows in 2015.

## Neighborhood Court Advocacy

As the Neighborhood Court Advocate, Carolyn Compton continues to monitor defendants and court outcomes concerning incidents that occurred in Forest Park Southeast. Carolyn receives information on crimes that occurred in the neighborhood and then reaches out to the victims. She also can act as a liaison between the victim and law enforcement officials due to her contacts in the police department and courts.





# Safe Blocks • Safe Cars

**M**aking residents feel safe in Forest Park Southeast is of the utmost importance. While the crime numbers in FPSE have continued to trend downward, the Safe Block Safe Car program was implemented in 2014. Participating blocks received window locks, fire extinguishers, deadbolt locks, security motion lights, and door guards for their houses. The program also provides car clubs that lock on to steering wheels to secure vehicles. The residents eagerly accepted these installations. So far there have been more than 30 participants in the program!



## Safe Block Program 2014

The **Safe Block Program** offers safety and security enhancements to homes in participating blocks in the Forest Park Southeast neighborhood. The goal of the program is to create safer streets and communities by providing residents with access to additional security features. Security items offered to FPSE residents include:

### Home Security Items

- Door Locks
- Window Locks
- Motion Lights
- Swing Bar Door Guard
- Fire Extinguishers

Forest Park Southeast residents who are interested in receiving any of the above safety and security enhancements can pick up an application at 4400 Chouteau beginning **August 1, 2014**. The application deadline is **August 31, 2014**. At least 51% of households on a block must participate.



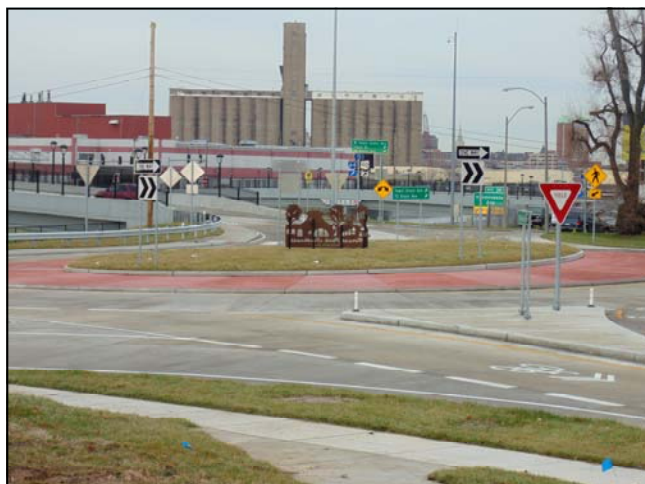
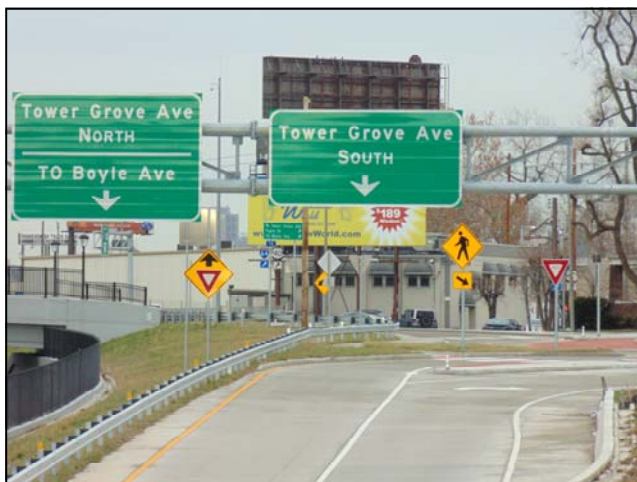
# INFRASTRUCTURE

Year End Report

2014

## Tower Grove Ave • I-64

Improving infrastructure continues to be an important focus in and around Forest Park Southeast. Late in 2014, the round-a-bout from Interstate 64 and Tower Grove Avenue opened. This makes traveling to and from Forest Park Southeast much more convenient. The newly completed round-a-bout allows traffic to move freely off the interstate and can continue into Forest Park Southeast or into the Central West End.







# Washington University Medical Center

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