

Washington University Medical Center

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

The neighborhoods surrounding WUMC are...

UNDER CONSTRUCTION



Take a look inside to see what is being built!

Message from the Executive Director



Wow, what a difference six months makes! The good news continues to roll through the neighborhoods. In this issue, you will find brief updates on the Aventura, Chouteau Townhomes, Urban Chestnut Brewery and a host of other projects.

In Forest Park Southeast, neighborhood population should start to increase for the first time in over 20 years. The Aventura at Forest Park project will add over 200 new housing units. The new Chouteau Townhomes will increase that number by six. Meanwhile, local developers are taking full advantage of the newly expanded Forest Park Southeast federal historic district by adding an additional ten housing units during the last twelve months. This is just the beginning of a significant building boom in the neighborhood

that should continue into the near future. Meanwhile, the Grove entertainment district is getting stronger than ever. On the western edge of the district, the former Renard Paper headquarters is being converted into the main production facility for St. Louis based Urban Chestnut microbrewery. The facility will host a tasting area open to the public and will also house a small retail operation. On the eastern end of the district, RISE Coffee House is near completion in a formerly vacant rehabilitated commercial space just east of Boyle. The facility will feature a community room as well as a children's play area. RISE will be a welcome addition to the daytime experience within the district.

In the Central West End, the City Walk mixed-use development anchored by the city's first Whole Foods is creating a tremendous buzz. The project, located on the northeast corner of Euclid and West Pine, will include a 177 market rate apartments as well as a garage to serve residents, visitors and shoppers. The project's announcement has spurred a new development boom in the CWE with a new residential tower scheduled to be constructed at Lindell and Euclid.

Increasing neighborhood safety is a priority in both the CWE and FPSE neighborhoods. The new Neighborhood Court Advocate has already made significant strides in organizing residents to let their voices be heard during court proceedings affecting the neighborhood. The neighborhood bike patrols continue to reduce crime to historic lows in both neighborhoods. The newly implement Neighborhood Ownership Model in FPSE is encouraging dozens of residents to get involved in the neighborhood.

Finally, the new I-64-Tower Grove interchange is nearly 50% complete. Once opened, Tower Grove Avenue will serve as the new main north entrance to the neighborhood and the gateway to the CORTEX life sciences district. The future definitely looks bright for the neighborhood and we are excited to be a part of this tremendous effort!

Brian K. Phillips

Whole Foods coming to CWE



One of the country's premier grocery chains, Whole Foods Market, will soon come to the Central West End neighborhood, possibly providing a noticeable economic impact on the area.

The new store is just one part of the City Walk project at the corner of Euclid and West Pine. This \$70 million development will feature 176 apartments wrapped around a concealed 400-car garage. The residential component of this development alone will provide a tremendous boost to the area, further reinforcing the Central West End as one of the city's best residential neighborhoods. Depending on the conditions of the real estate market, the new market rate apartments may eventually be converted to condos.

The Whole Foods Market will be located in the 30,000 square foot first floor of the new development. The store will employ around 120 people. However, the construction of a Whole Foods means more than just the addition of a grocery store. Many in the real estate world discuss a phenomenon casually known as the 'Whole Foods Effect'. This effect describes the positive impact on surrounding property values and on future developments around the new store. It is not clear whether the existence of a Whole Foods store causes this boost in its surroundings or if the company is simply good at identifying up and coming neighborhoods (or both). This new development certainly bodes well for the Central West End though.

Stay tuned for more information on this exciting project.

Aventura at Forest Park



Phase One of 'Aventura at Forest Park', the \$12 million residential development in the Forest Park Southeast neighborhood, is complete.

Buildings One and Two opened June 1st and July 1st respectively. This new complex will provide 101 market rate apartments at the northern edge of the Forest Park Southeast neighborhood. There are 23 one-bedroom apartments and 78 two-bedroom apartments.

The development was originally scheduled to be completed by October. However, Above All Development was able to complete it in a more prompt manner, allowing new medical center residents to consider it as a living option.

Aventura recently opened its doors to the WUMC Re-development Corporation to provide a glimpse into the new apartment amenities. Some of those pictures are featured on the right.

Scan this code with your smart phone, or visit wumcrc.com, to view more pictures of the apartments.



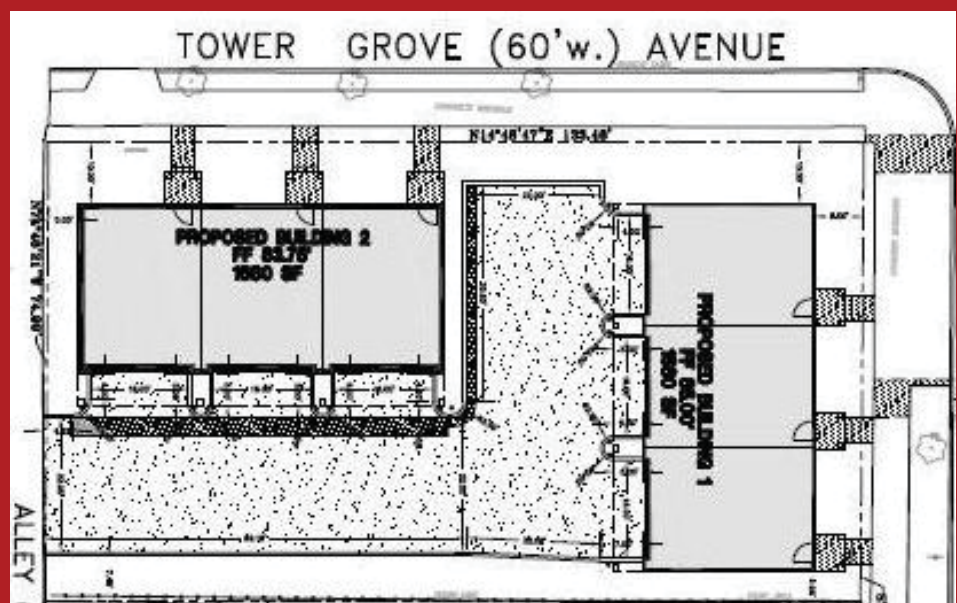
New Chouteau Development

While Above All Development puts the finishing touches on the Aventura complex on the 4400 block of Chouteau Avenue, it is still in the midst of developing on the 4300 block. At the corner of Chouteau and Tower Grove Avenue, the developer has started transforming a vacant lot into a nearly \$1 million investment.

The development will feature six two-bedroom town homes in two buildings. Each of the three-story town homes will feature an attached two-car garage, a second floor deck, walk-in closets, and a washer and dryer. The project is expected to be completed in July, and rent will be approximately \$1,500 per month.

This will be the first project developed by Jeff McCurdy, son of Above All Development principle Stan McCurdy. Prospective residents can contact Jeff at jeff.mccurdy@mlpllc.com.

For more information, scan this code.



New Brewery in the Grove

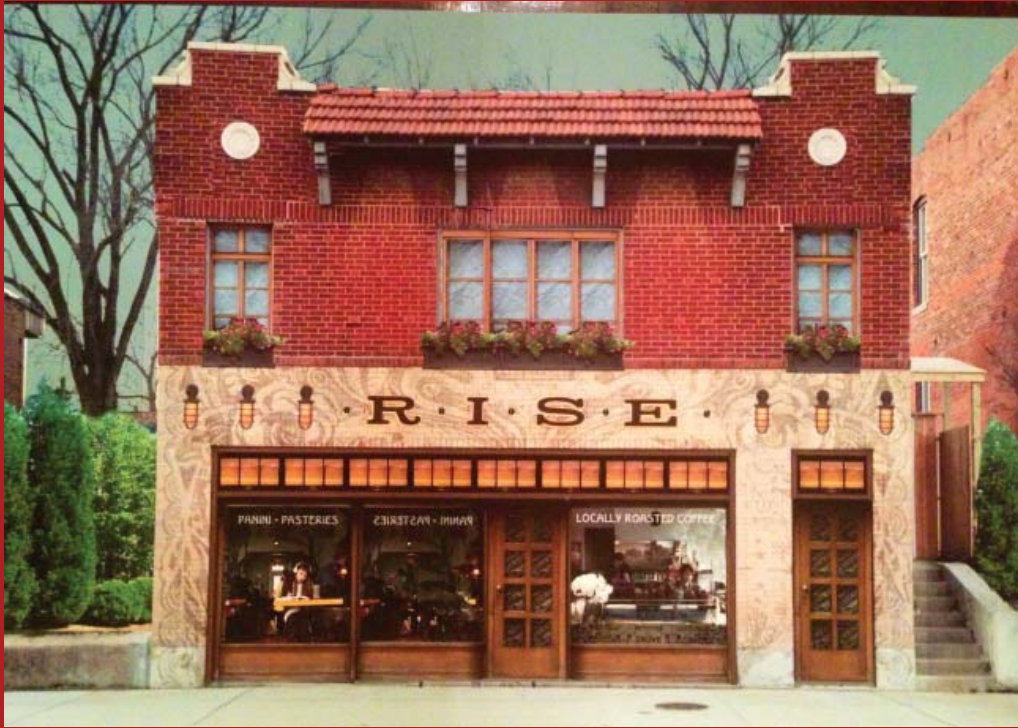


The St. Louis-based craft brewery Urban Chestnut Brewing Company will soon be one of the newest members of the Grove entertainment district in the Forest Park Southeast neighborhood. The company, which already operates a brewery and biergarten at 3229 Washington Avenue, will be expanding to the former Renard Paper Company building at 4465 Manchester Avenue.

The brewery partnered with Green Street St. Louis to first identify, and then redevelop, the 70,000 square foot building. The developer will seek LEED (Leadership in Energy and Environmental Design) certification, which identifies environmentally friendly construction practices. This \$10 million investment will boost Urban Chestnut's brewing capacity to 15,000 barrels per year from the 7,000 barrel capacity the company predicts for this current year. In addition to the brewing equipment itself, this new facility will feature a packaging facility, warehouse, and an indoor/outdoor retail taste room.

According to *urbanchestnut.com*, the new brewery is expected to open in early 2014.

RISE Coffee House



A former Washington University Medical Center intern will soon be opening a coffee shop on Manchester Avenue in The Grove entertainment district. Jessie Mueller, who worked as a Community Development Intern for the WUMC Re-development Corporation, will now serve the community in an entirely new way by opening RISE Coffee House.

The Grove entertainment district had long recognized the need for a coffee shop,

Concept artwork for the new RISE Coffee House in The Grove

placing it on its 'Most Wanted' list on *thegrovestl.com*. After interning with WUMCRC as a Social Work student, Jessie decided that she wanted to make that dream a reality. Her successful internship experiences with putting on community events, and completing neighborhood beautification projects demonstrate her ability to accomplish big things.

After educating herself on the coffee industry and purchasing the building at 4180 Manchester, Jessie has begun construction and anticipates the grand opening in August.

To read a two-part story on Jessie's journey and the features of The Grove's coolest new business, scan these codes with your cell phone, or visit *wumcrc.com*.



IndiHop



IndiHop, the craft beer tasting event that pairs two neighborhoods, 13 breweries, 50 total beers, and 12 live music acts, returned for the second straight year in June, 2013.

Once again, the event was hosted by the Grove entertainment district and the eclectic Cherokee Street district. By simply walking down the street, participants had the opportunity to sample 50 individual beers, all supplied by local craft breweries. Several performers supplied the atmosphere for the visitors by playing a wide range of musical styles.

Attendees could board shuttles to transport themselves from one neighborhood to another. This feature ensured that they could fully enjoy both neighborhoods without the risk of driving.

1,600 people participated in the June 1 festivities. This is a significant increase over last year's 700 participants. After two years, the event is



IndiHop



already becoming an incredibly popular occurrence in St. Louis. It has begun to draw people of all ages and backgrounds, from Washington University medical students, to a couple all the way from Bloomington, Illinois.

IndiHop has proven to be a great way to get hundreds of visitors into the Grove and Cherokee Street. Make sure to watch for details on next year's IndiHop on wumcrc.com.



Shakespeare in the Streets

This year's 'Shakespeare in the Streets' festival will be held in the Grove entertainment district. The second annual event was held on Cherokee street last year, and will feature local residents performing alongside the actors.

The performance is being put on by Shakespeare Festival St. Louis (SFSL), the same group that has performed in 'Shakespeare in the Park' in St. Louis's Forest Park since 2001. What distinguishes this performance from others is that neighborhood residents will not only perform in the play, but will also help shape it. SFSL will incorporate the stories of residents to create a new spin on a Shakespeare classic. The play will be chosen based on these neighborhood experiences.



The Grove was selected as the 2013 play location in March. Performers from SFSL dramatically unveiled a replica of the Grove entry sign to reveal the location. The play that results from this work will be performed September 20-22. The performances will be free to attend.



FPSE Neighborhood Spotlight

Ebony Ingram is not only a proud resident of the Forest Park Southeast neighborhood, she is committed to making it an even better place to live. As a FPSE Block Captain, Ebony has taken a leadership role on the 4500 block of Chouteau Avenue.

Having lived in the neighborhood off and on for the last 20 years, Ebony has developed a real passion for her surroundings.

“I love my neighborhood. I love where I live. I’m a city dweller and I want to see my neighborhood continue to progress, and to foster more of a community feel. I know sometimes that’s hard to do in a major metropolitan area.”

That desire has motivated Ebony to volunteer as a block captain for the last two years. The Forest Park Southeast Block Captain Program creates stronger communication links between the Park Central Development Corporation and the residents that it serves. A block captain operates as the spokesperson for his or her block and performs various tasks on behalf of their neighbors.

There are currently several projects that Ebony is advocating for. Among these are a phone tree list to keep neighbors in touch, and a porch light campaign to encourage residents to light up the night as a deterrent to crime. She also encourages residents to look out for one another by checking up on elderly neighbors or calling the police non-emergency line if something doesn’t look right.

One of Ebony’s overarching goals is to foster a greater sense of community because of the tremendous attributes and atmosphere in her neighborhood.

“I love the character that the homes have, the friendliness of the neighbors, and the convenience of being centrally located.”



Ebony Ingram stands beneath one of the new Forest Park Southeast street markers.

New NOM Officer



In 2012, Forest Park Southeast residents began to take control of security in their neighborhood by implementing the Neighborhood Ownership Model (NOM). This plan allows residents to work directly with police, prosecutors, and judges to reduce crime where they live. The NOM concept was championed in Forest Park Southeast by residents Mark Barnett and Bob Purcelli.

The City of St. Louis Circuit Attorney's website states "The Neighborhood Ownership Model is a citizen-led program that is supported by the

St. Louis Circuit Attorney's Office, the St. Louis Metropolitan Police Department and the Office of the Mayor."

The NOM consists of five teams:

1. Citizens Patrol Unit- These members are trained to patrol streets and identify issues and engage law enforcement to intervene when they believe a crime is occurring.
2. Block Captain- Each neighborhood block should have a point of contact that helps educate and mobilize the residences on that block.
3. Court Advocacy- Cooperation and court appearances can support better prosecution of criminals. Residents in partnership with the prosecutor on the case appear in court on the impact a particular crime or type of crime has on their neighborhood.
4. Neighborhood Impact Statements- Victims and witnesses of crime are a powerful tool in the criminal justice system. Cooperation and court appearances can support better prosecution of criminals.
5. Victims Support Team- Trained neighbors help support victims of crimes to ensure they have the support they need to manage thorough the legal system.

Officer Paul Henkhaus is now the NOM officer for the 9th ward. His experience in the neighborhood makes him the perfect choice to take over for Officer Jared Breit. Officer Henkhaus has patrolled, investigated crimes, and provided supplemental bike patrols to the neighborhood.

If you are interested in contributing to the Forest Park Southeast Neighborhood Ownership Model, contact Gelinda Connell at Park Central Development Corporation at 314-535-5311.

Scan this code to read an interview with Officer Henkhaus.



I-64 Construction



In order to improve the flow of traffic around the Medical Center, Washington University and BJC HealthCare have teamed up with MoDOT to overhaul the I-64/Tower Grove Avenue interchange. Once completed, the project will result in: new bridges over I-64 at Taylor, Newstead, Boyle, and Tower Grove Avenues, a new roundabout interchange at Tower Grove, and a smoother driving surface on the highway itself.

The Taylor and Newstead bridges were the first to be closed and removed. Before those will be replaced with new bridges, the surface of I-64 beneath them will be lowered. MoDOT crews are working to remove the hump in the highway that remained from abandoned utility infrastructure running beneath it. Lanes will be narrowed during this work, but should remain open.

The work on I-64 and the first two bridges are expected to be complete by November 1, 2013. Once this phase is complete, the next two bridges, Tower Grove and Boyle, will be removed and upgraded. Those two bridges are expected to be out no longer than 80 days.

The entire \$17.9 million project is scheduled to be completed by June 1, 2014.



Interactive Mural



Artist Grace McCammond has once again partnered with teens from the Boys and Girls Club-Adams Park Unit for a new mural in The Grove entertainment district. This time, the mural is interactive!

Located at 4281 Manchester Avenue, the inspiration for this mural was a chessboard. However, passersby may find the game pieces a bit unusual. The teens at the Boys and Girls Club thought of creative adaptations of the traditional game pieces that would encourage photo ops.

Visitors will be able to get their pictures taken with several different figures, ranging from cuddly to dangerous. Examples of these include: a teddy bear at child height, a fighting robot, and a tyrannosaurus rex that threatens to eat the entire game board. Picture takers would do well to watch their step though, as a hurricane is overflowing from the wall onto the sidewalk. This mural is an exciting new addition to a neighborhood that already boasts many murals.



Manchester Street Signs & Markers



The Forest Park Southeast neighborhood is home to residential streets and the Grove entertainment district. Thanks to new signage, both of those assets are better promoted to visitors.

The round Forest Park Southeast street marker signs were placed along streets throughout the neighborhood earlier this year. The design for the signs was decided by a group of community stakeholders in 2010. Even as recent as ten years ago, such neighborhood unity would have been thought to be impossible. Historically, this one neighborhood was separated by residents into four smaller sub-neighborhoods. These street markers reinforce the growing sense of community in Forest Park Southeast.

In the vibrant Grove district, the regular street signs have been replaced by new, brighter versions. These new additions are shaped like the Grove entry signs and feature the signature Grove colors. This contributes to the overall marketing of the neighborhood, and makes visitors more aware that they are in an exciting and distinct destination.

For more pictures of the new signs, scan this code with your smart phone.





2013 Mid-Year Report

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