

Washington University Medical Center

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



WU MC

REDEVELOPMENT CORPORATION

YEAR IN REVIEW 2016

2016 YEAR END REVIEW

Message from the Executive Director



2016 was a great year for the redevelopment corporation, our service area and our community partners. The neighborhoods surrounding the medical center campus are thriving. The pace of residential and commercial development in these crucial neighborhoods is astounding. This year, several major projects have been completed and are now contributing to the wonderful vibrancy of our community.

In the Central West End neighborhood, over 350 residential units have come on line. The much anticipated Orion mixed-use development opened to great fanfare at the intersection of Euclid Avenue and West Pine Boulevard. This luxury development is home to luxury apartments and the city's first Whole Foods Grocery store. The Piazza by Cornerstone Development, has added to a once barren and inactive

streetscape on West Pine near Vandeventer. The Long anticipated Lofts@Euclid development is a stunning historic renovation of a grand building at Euclid and Delmar. The project gives us all hope of seeing development continue north into the adjacent Lewis Place and Fountain Park neighborhoods.

In the Cortex Innovation Community, located directly east of campus, Tech Shop opened to great accolades. The new space has become a delightful haven for our region's next generation of innovative makers. Meanwhile in Forest Park Southeast, the Grove entertainment district welcomed the modern infill 4321 building with 20 loft apartments above new retail spaces. Less than one block away, the rehabilitation of 4261 Manchester is now complete with modern retail spaces on the ground floor and historic apartments located on the second floor.

Our community partners had an outstanding year. Park Central Development Corporation completed a number of "Community Assessments" by engaging dozens of residents around planning for future public infrastructure, security and development improvements. The Grove, Euclid South, and Euclid North Community Improvement Districts held a number of successful events to showcase our wonderful commercial districts. The Neighborhood Security Initiative, led by Jim Whyte, was critical in maintaining a safe and secure neighborhood environment throughout both the Central West End and Forest Park Southeast neighborhoods. Finally, the CWE North, South, and Southeast Special Taxing Districts worked tirelessly to support public safety and beautification initiatives and maintaining a welcoming environment for area residents and visitors.

The excitement doesn't stop there. 2016 also saw the announcement of several development projects in our neighborhoods. Over 655 residential units are now under construction in the FPSE and CWE neighborhoods. Most of the units are scheduled to come on line during 2017 with some reaching completion in 2018. In addition to those units under construction, several exciting projects have been proposed. In the CWE, New Jersey based Mac Properties has proposed the construction of the city's tallest residential building at West Pine and Kingshighway Boulevards. The Cortex Innovation Community has announced a \$170m expansion and several smaller developments have been announced for the FPSE neighborhood.

Finally, we are happy to spotlight two of our stellar neighborhood residents, Nancy Symeonoglou and Judith Arnold. They are both outstanding neighborhood volunteers that have and continue to contribute to the vitality of our neighborhoods. I hope that you enjoy this "Year in Review" and continue to follow the success of our great neighborhoods.

Inside This Issue

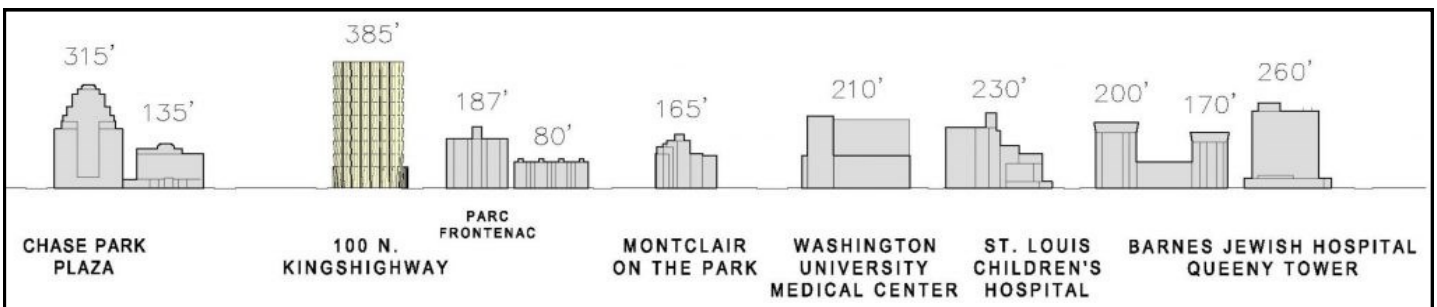
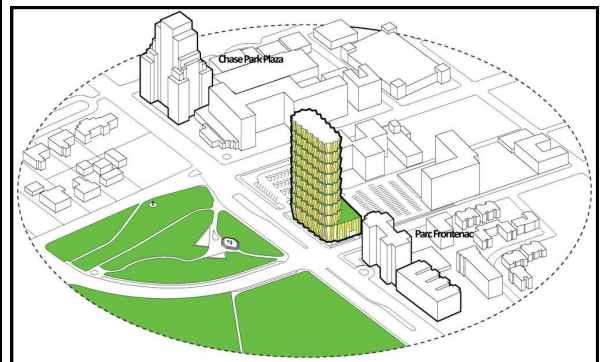
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DEVELOPMENT NEWS

Coming 2017
Planning in Progress

100 N. Kingshighway

A thirty six story, 385 foot residential tower has been announced for development at the northeast corner of Kingshighway and West Pine. Designed by the world-renowned Chicago based architecture firm Studio Gang and developed by New Jersey based Mac Properties, the visually stunning One Hundred tower will introduce a unique angled glass form to the St. Louis skyline overlooking Forest Park. At a cost of \$130 million, One Hundred will include 1,000sf of ground floor retail, 305 luxury apartments, and a 355 car parking structure. Construction will begin in 2017 with completion expected in 2019.



Forest West Properties RFP

In 2016, Forest West Properties issued an RFP to select developers for dozens of parcels assembled in the southwest quadrant of FPSE. A primary goal of the RFP process was to generate mixed income housing, in which at least 20% of the units developed would be affordable for households making below the median income, in order to revitalize an area that had struggled for years with issues of high vacancy and crime. Several local developers have been selected to develop a number of the parcels in the redevelopment area. To maintain diversity and affordability in the Forest Park Southeast neighborhood, one of the developers selected was St. Louis-based Rise, who will develop 60 affordable rental units. The full listing of FWP's holdings in FPSE will be awarded for development in 2017.

Forest West Properties



CORTEX 3.0

The Cortex Innovation Community announced the commencement of Cortex 3.0. This \$170m next phase of development will include the construction of a new 150 room Aloft Hotel and a 180 square foot office building. The new facilities will add much needed amenities to the community, including additional meeting space and added commercial space to serve the neighborhood. In addition, the new Boyle Avenue Metrolink station will begin construction in 2017 with an anticipated completion date during 2018.

4101 Manchester

In November, the St. Louis LCRA selected a proposal from St. Louis based Spencer Development to construct a \$6.25 million, 7 story modern mixed use development at the wedge-shaped, city-owned parking lot site at 4101 Manchester. The building will include 30 apartments, retail and office space, a second floor parking structure, and a third floor terrace. A timeline for construction has not been announced.



Woodward Lofts

St. Louis based Pier Property Group plans to invest \$35 million to redesign the 250,000 sf Suburban Industrial facility near the intersection of Tower Grove Ave and Vandeventer into loft apartments. The plans include 160 apartments, 100 covered parking spots, and ground floor retail space along Tower Grove Avenue. The St. Louis-based developer plans to complete the project in Spring 2018.

Rockwell Beer Co.

The Rockwell Beer Company plans to locate a new Brewery and Tasting Room in a former industrial building at 1320 S. Vandeventer near The Grove. The 15,000sf facility will include a 15 barrel brewery, a 1,500sqft tasting room, and an outdoor patio. The owners plan to complete the project in 2017.



DEVELOPMENT NEWS

Under Construction

City Foundry

The St. Louis based Lawrence Group is investing \$340 million to convert the 14-acre former Federal Mogul manufacturing facility into a mixed use district. Construction is occurring in 3 phases. The first phase, to be completed in 2018, includes a 50,000sf food hall, 124,000sf of office space, 133,000 sf of retail space, and a 500 car parking structure. Future phases of the City Foundry will include residential and office construction.



WUMC Campus Renewal Project

Barnes-Jewish Hospital – north campus

Square Feet: 558,000

Stories: 12

Parking Spaces: 406

ADULT INPATIENT

Beds: 185

Operating Rooms: 12

Interventional Rooms: 5

WOMEN & INFANTS

Obstetrics Inpatient Beds: 52

Labor & Delivery Rooms: 18

Women's Assessment Rooms: 12

C-section Rooms: 3

St. Louis Children's Hospital expansion

Square Feet: 222,000

Stories: 12

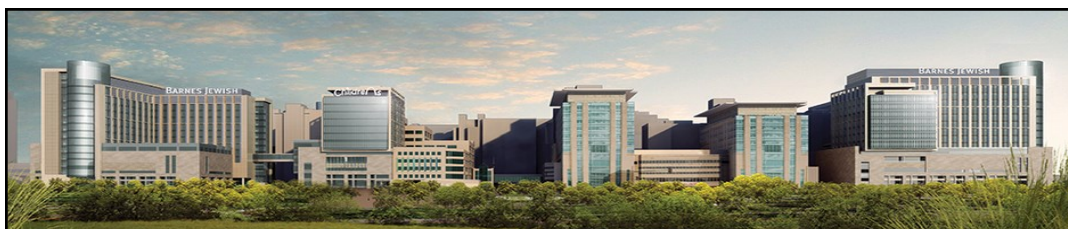
Valet Parking Spaces: 50

Pediatric Beds: 96

New/Renovated NICU Beds: 97

Phase I construction continues as part of the multi-year Washington University Medical Center Campus Renewal Project. Construction is nearing completion on two new 12 story towers for the Barnes-Jewish Hospital– North Campus and the St. Louis Children's Hospital on Kingshighway. These towers will bring new facilities for obstetrics and gynecological services, expand clinical care at the Siteman Cancer Center, increase the number of private beds and expand diagnostics and treatments services, outpatient clinics, and support services.

Construction of these facilities will be completed in 2017, when Phase II work will begin on a new main inpatient tower for BJC Hospital.





The Euclid

St. Louis-based Koman Group continues construction on a \$31 million 6-story, mixed use building at the southwest corner of Euclid and West Pine. The Euclid will include 60 apartments, 11,000sf of ground floor retail, 10,000sf of office space, and fifty underground parking spaces. The Koman Group plans to complete construction by Summer 2017.

1764 Public House

St. Louis based Gamlin Restaurant Group has invested over \$600k to build out a new commercial space that will add activity to the southwest corner of West Pine and Euclid, underneath the Residences at Forest Park building. The space will be home to the 1764 Public House restaurant, which will include two patios and a second floor mezzanine. The new restaurant space will be completed by summer 2017.



Citizen Park

The Opus Group, a Minneapolis-based developer, is close to completing the \$68 million, 12-story Citizen Park building at the northeast corner of Euclid and Lindell. The mixed use Citizen Park will include 217 apartments, 10,000sf of ground floor retail, and 240 structured parking spaces. Construction will be completed in early 2017.





4101 Laclede

St. Louis based Grove Properties is building a \$16 million, 5-story mixed use condo building at the northeast corner of Laclede and Sarah. The 86,000sf complex will include 54 for-sale condos, a 74 car parking structure, and 6,000sf of ground floor retail. Construction is expected to be completed in Fall 2017.

Gateway Lofts

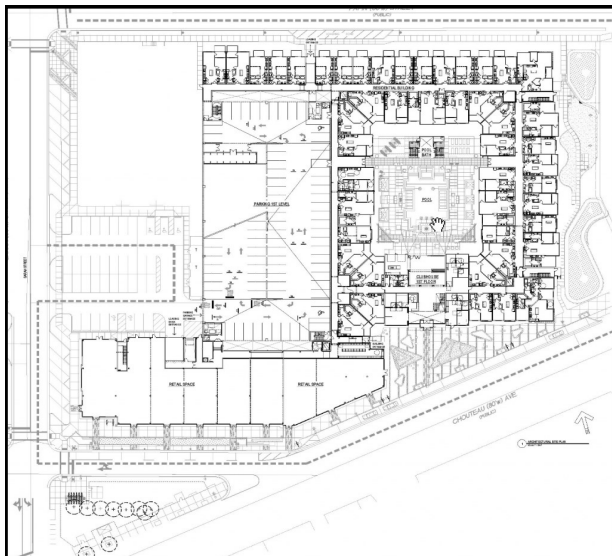
Restoration St. Louis has begun construction of an \$11 million, 5 story mixed use development at the southwest corner of Manchester and Newstead. The building will include 55 universal design apartments, ground floor retail space, and internal structured parking. The Gateway Lofts will be completed in 2017.



The Residences at 4534 Olive

St. Louis based Rothschild Development continues work on The Residences at 4534 Olive. The unique \$6.5 million project will add 33 apartments to the northern end of the Central West End by constructing a 4-story modern addition atop a 1926 one story, Tudor-style warehouse. Plans to complete construction are in Spring 2017.





Chouteau's Grove

St. Louis based Green Street Development is constructing a \$61 million 4 story mixed use apartment complex at 4001 Chouteau. The complex will include 236 apartments, 17,000sf of retail space, and a 383 car parking structure. In addition the building will be accompanied by a plaza, pocket park, dog park, and a Planet Fitness gym. Chouteau's Grove is expected to be completed in 2018.



Jesuit Archives Library

The Society of Jesus, U.S. Southern and Central Province, is constructing a new \$10 million facility to house the Jesuit Archives for the Central United States near the corner of Laclede Ave and Vandeventer, replacing a vacant one story industrial building. The 29,000sf facility will include a large archives library, study space, meeting rooms, and office space. Construction is anticipated to be completed in 2017

DEVELOPMENT NEWS

Completed 2016

The Orion

St. Louis based Mills Properties has completed construction on The Orion at the corner of Euclid and West Pine. The \$75 million Orion development includes 177 apartments and a 30,000sf Whole Foods grocery store. Additional amenities include a 445-car internal parking structure.



The Piazza

In August, St. Louis-based Cornerstone Development completed construction on The Piazza, an \$11 million market rate apartment building at 3939 West Pine Ave. The Piazza includes 77 apartments and surface parking.

Lofts@Euclid

Peoria based Cullinan Properties has completed rehab and construction on a \$10 million, 6 story building at the southwest corner of Euclid and Delmar. The building includes 87 apartments, first floor commercial space, and surface parking.



Gerhart Lofts

St. Louis based Capstone Development has completed the rehab of the 2 story Gerhart Block. The development includes 17 rental units and 11,000sf of first floor retail including: Giro/Yiro, Alpha One, Kaldi's Coffee, and Narwhals Crafted Urban Ice.

Tech Shop St. Louis

Construction was completed on a new three story, \$24 million facility at Boyle and Forest Park Avenue to house TechShop St. Louis., a membership-based, DIY (Do-It-Yourself) “maker space” in Cortex. In August, Tech Shop held a grand opening attended by hundreds of budding entrepreneurs and creatives in St. Louis



4321 Manchester

St. Louis based Paramount Development has completed a 3-story, modern mixed use apartment building at 4321 Manchester by . The \$3 million modern development includes 20 apartments and two 1,400sf ground floor retail spaces.



4261 Manchester

Restoration St. Louis has completed the rehab and renovation of the formerly vacant 2 story building at 4261 Manchester. The estimated \$1 million rehab includes five second floor apartments and 5,000sf of ground floor commercial space with three restaurants including Sauce on the Side, Vincent Van Doughnut and The Magnolia.

New Businesses: Grove District

Opened 2016

BEAUTY + BARBER SALON
4139 MANCHESTER

CHOP SHOP
A BEAUTY + BARBERING
COLLECTIVE



BOTTLE SHOP & TAP HOUSE
4191 MANCHESTER

COCKTAIL SUPPLY SHOP
4321 MANCHESTER



KITCHEN GOODS STORE
4180 MANCHESTER

APARTMENT RENTAL AGENCY
4240 MANCHESTER



SPEAKEASY CABARET / NIGHTLIFE
4510 MANCHESTER

LIVE ENTERTAINMENT
4510 MANCHESTER





CALZONE RESTAURANT
4261 MANCHESTER

REAL ESTATE DEVELOPERS
4240 MANCHESTER



T & E COMMUNICATIONS **TELECOMMUNICATIONS CONTRACTOR**
4512 MANCHESTER, SUITE 300

Coming Soon



FROZEN COCKTAIL BAR
4104 MANCHESTER

GOURMET DOUGHNUT SHOP
1072 TOWER GROVE



FIRECRACKER PIZZA & BEER
4130 MANCHESTER

T-SHIRT PRINTING & DESIGN
4248 MANCHESTER

**CQ CUSTOM
DESIGNS**

New Businesses: Euclid District

Opened 2016



MISSION TACO
398 N EUCLID

EAST + WEST
387 N EUCLID



PAGAN WINE BAR
239 N EUCLID



SCAPEGOAT TAVERN AND
COURTYARD
52 MARYLAND PLAZA

SIDECAR AND THE CHASE CLUB
212 N KINGSHIGHWAY



CENTRAL WEST END NAIL AND SPA
4904 LACLEDE

WHOLE FOODS
4577 WEST PINE



Coming Soon



1764 PUBLIC HOUSE
EUCLID AND WEST PINE (SW CORNER)

SHAKE SHACK
32 N EUCLID



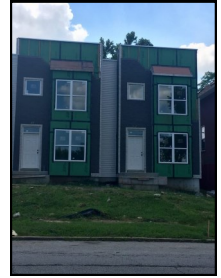
Small Rehabs and Infill

Completed 2016



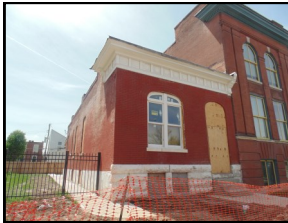
912-926 TALMAGE

4044-46 DELMAR



4332 MCPHERSON

4139 MANCHESTER



4242 CHOUTEAU

4241 GIBSON



4341 HUNT

4210 CHOUTEAU



4371 HUNT

4300 MCPHERSON

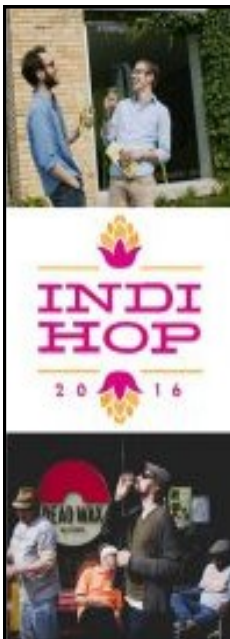


COMMUNITY EVENTS

Grove Fest 2016



On Saturday October 1st, the Grove CID held the 11th Annual Grove Fest to celebrate the diverse community and businesses of The Grove. The festival stretched from Sarah Street to Arco Ave on Manchester. Visitors from all over the city and region came to enjoy food and drink provided by Grove establishments and to see live performances by Blackalicious and Particle. Grove Fest featured a variety of live bands, visual art, children's crafts and activities, street performers, a fashion show, shopping, and even a fireworks display. WUMCRC was happy to once again serve as a sponsor of Grove Fest, which attracted over 25,000 visitors from all over St. Louis to The Grove.

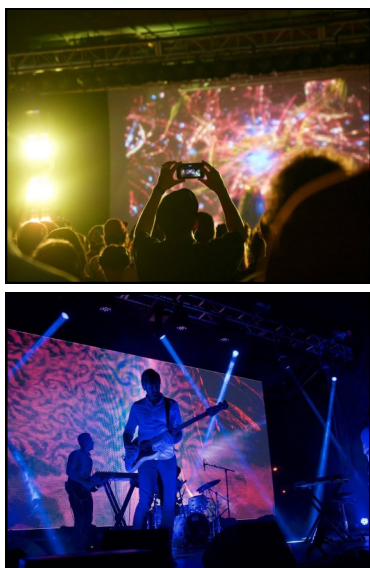


IndiHop 2016

WUMCRC was proud to support IndiHop, St. Louis' community-building beer festival. Since 2011, the festival has invited participants to visit businesses throughout the Grove and along Cherokee Street. At each location, visitors sample a unique local brew, and learn a little bit about the beer, the brewery and the host business.

IndiHop 2016 included 25 participating businesses in the Grove, 18 live bands, and 2,500 attendees from throughout the region.

Photos courtesy of Park Central Development



Photos courtesy of Murmuration



Murmuration

From September 23rd to 25th, Cortex hosted the first annual Murmuration Festival. The purpose of the festival was to highlight innovation and discussions between the art, science, and tech communities. Entertainment included live music performances from Tycho and Flying Lotus, as well as an engaging array of panelists and speakers. There were nearly 10k in attendance at the first annual Murmuration Festival.



CWE Window Walk

The Central West End hosted its 7th annual Window Walk this December. Activities included carriage and trolley rides, live music and street performers, ice carvings, pictures with Santa, complimentary snacks, and Winter Window Displays throughout the Euclid North CID.



Photos courtesy of CWE Scene

Pour + Pair

On October 15th, the Central West End hosted the first annual Pour + Pair. Attendees purchased tickets for the opportunity to sample food and drinks provided by CWE restaurants and eateries while browsing through shops and other businesses located in the neighborhood. The event created a relaxed environment to explore new hotspots in the CWE with live music and food and drink pairings at each business in the community.



Photos courtesy of Park Central Development

WUMCRC Programs

Holiday Outreach

Since 1998, the WUMCRC Holiday Outreach Program has been assisting families in need in the Forest Park Southeast and Botanical Heights neighborhoods during the holiday season. The program matches families in need in the WUMCRC service area with participating departments at the Washington University Medical Center, who provide support to their adopted family through donations of gifts, household supplies, and funding for utility and food assistance. This year, we expanded the program to assist low income seniors in the Central West End, creating elderly care packages with toiletries, households supplies, and Schnucks gift cards. In addition, WUMCRC began a partnership with Lydia's House, a local organization supporting women and victims of domestic abuse, who donated dozens of quilts to add to our elderly care packages.

In 2016, through the generosity of WUMC departments and staff, the Holiday Outreach Program was able to adopt 38 families in need and provide 107 care packages to low income seniors. To support families and low income seniors in our neighborhoods this past holiday season, WUMCRC staff fundraised \$22,894 in 2016, which was put to use to assist residents with utility bills, grocery store gift cards, school tuition, rent, and other needs. The families who we were able to assist in 2016 thank the employees at the Washington University Medical Center for their generosity and support!

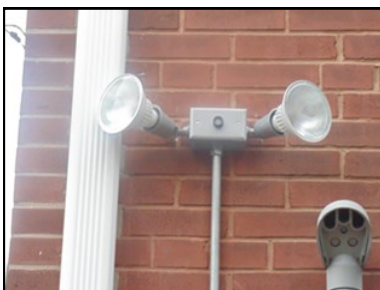


Safe Block

The WUMCRC Safe Block program was implemented again in August and September 2016 to provide residents in Forest Park Southeast with new home safety features and improvements to add to neighborhood safety and security. With funding from the Washington University Medical Center, residents of participating blocks received window and door alarms, fire extinguishers, deadbolts, exterior motion lights, and door guards to secure their homes at no charge.

WUMCRC worked closely with residents of the 4300 block of Gibson and 4400 block of Arco to provide assistance through the 2016 Safe Block program due to the frequency of calls for police service in this area in the preceding year. A neighborhood handyman volunteered to install deadbolts and window alarms for residents, while Schaeffer Electric was hired by WUMCRC to install exterior motion lights. Residents were excited to install these features to improve their sense of safety at home and on their block.

In 2016, 22 homes in FPSE received security updates through the WUMC Safe Block Program.



RESIDENT SPOTLIGHT

Botanical Heights

Nancy Symeonoglou

Botanical Heights Neighborhood Association

Nancy is a 12 year resident of Botanical Heights and has served as President of the Botanical Heights Neighborhood Association. She has a Ph.D in Art History and Archaeology, and for 20 years, worked on an excavation of the island of Ithaca in Greece. She now works in compliance and asset management for an investor in LIHTC housing development. Many of the LIHTC projects she has been involved in are located in St. Louis, but her work takes her throughout the United States. In her free time, she teaches a course on Egyptian Archaeology at the University College at Washington University.



What efforts are you currently involved with in your community?

When the Botanical Heights Neighborhood Association was forming, we conducted a needs assessment, surveying residents to identify the top three priorities in the neighborhood. Through that process, we learned residents wanted a playground, a community garden, and to restore the Thurman Underpass. We wanted to use those projects to bring together everyone in the neighborhood, and have had success with these projects, bringing together old and new residents from both sides of Thurman. Today, the Neighborhood Association is working to launch the Little Free Library program in the neighborhood and to add signage for Botanical Heights on the western side of the neighborhood on Vandeventer or Tower Grove Ave. I'm also involved with City Garden Montessori's efforts to preserve affordable housing in the 63110 zip code.

Why have you chosen to live in and invest in your community?

I moved to Botanical Heights in 2005 when McBride and Sons had finished their first phase of redevelopment, because I loved the area and the price point was just right. I got involved with the neighborhood, because at the time there was a real need for it. Like many new residents at the time, we all wanted to get involved and work with longtime residents on issues in the neighborhood. That's one of the best things about living in the City— having the opportunity to give input and work with your neighbors to get things done and have an impact upon issues in your neighborhood.

What is your vision for the future of your neighborhood and for the City as a whole?

In my neighborhood, one of the biggest issues I'd like to see addressed is crime— making safer streets, and a safer community. I would like for the neighborhood to focus on the needs of current residents. In the City as a whole, there are a lot of great things happening, and I would like to see St. Louis continue to improve itself. We have a lot of incredible assets here. I'd like to see people recognize how great many things are in the City.

RESIDENT SPOTLIGHT

Vandeventer

Judith is a 30 year resident and leader in the Vandeventer neighborhood. After earning her M.A. in Urban Planning at Cleveland State University, she first moved to St. Louis to participate in the Coro Foundation Fellows program. Since then, she has served the community throughout her career at the St. Louis Community Development Administration, the Union-Sarah Economic Development Corporation, and at Catholic Charities of St. Louis. Currently, she serves as a freelance planner, working with residents in her community to create the North Central Special Business District, and as an instructor on community development, teaching residents about how to create neighborhood change. In her free time, she enjoys teaching youth piano lessons at the Neighborhood Houses after school program

Judith Arnold

Enright Neighbors Association



What efforts are you currently involved with in your community?

I'm currently working with a team of my neighbors to establish the North Central Special Business District in the Vandeventer and Central West End neighborhoods. Our goal is to gain City approval in 2017. This SBD will provide a source of funding to facilitate development north and south of the Delmar divide, stitching together Gaslight Square and North Sarah. We've already raised substantial private funding from institutions within the SBD area, and with the SBD, we will be able to leverage additional public and private financing to address issues in the community that have been brought by vacancy and flight from the City.

Why have you chosen to live in and invest in your community?

I chose my neighborhood, because I got the rehab bug and rehabbed my home from a shell. I chose to invest in my community, because it is historic. It is the home to many of the City's first African American leaders-the first female African American state representative, the first female African American City Treasurer. It was a hub of African American medical professionals, educators, lawyers, and labor leaders. Many of the lawyers working to defend the Shelleys in the Shelley v. Kraemer Supreme Court Case which banned racially restrictive covenants, were from my neighborhood.

What is your vision for the future of your neighborhood and for the City as a whole?

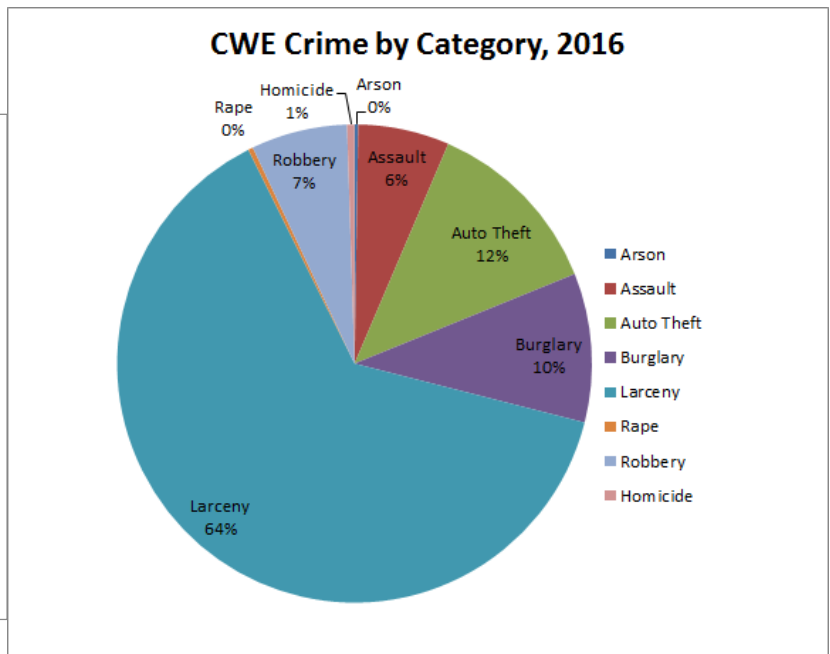
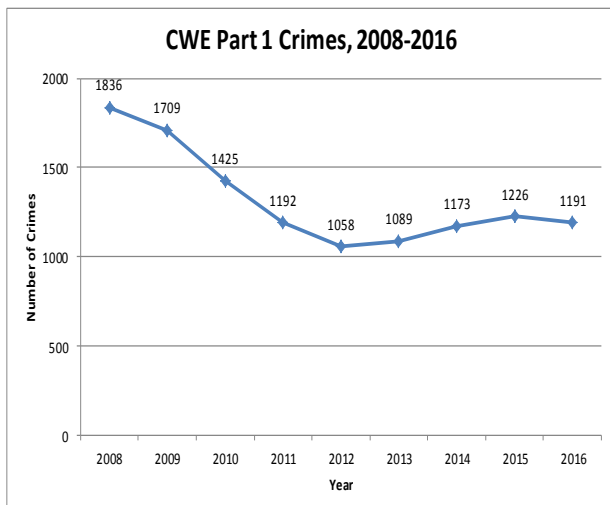
I hope that with this SBD, our neighborhood will become a model for others that have been through disinvestment. In the City, I hope we begin to better serve the needs of current residents, supporting projects such as the N-S MetroLink to help residents access jobs, improve the housing stock, and reduce vacancy and abandonment.

NEIGHBORHOOD SAFETY AND SECURITY

Central West End

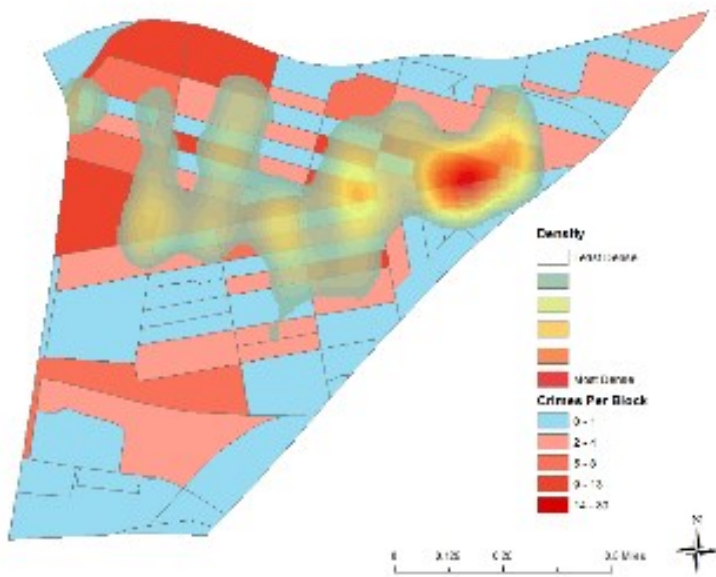
Crime declined slightly in the Central West End neighborhood by 3% from 2015 to 2016. Through coordinated effort and collaboration, overall crime has been gradually reduced by 35% since 2008. The charts below show that most of the crimes occurring in the Central West End are non-violent crimes, such as larcenies and burglaries. However, a slight uptick in both assaults and robberies occurred in 2016. WUMCRC, CWE NSI, SLMPD and other stakeholders in the area are working hard to reduce crime in the CWE .

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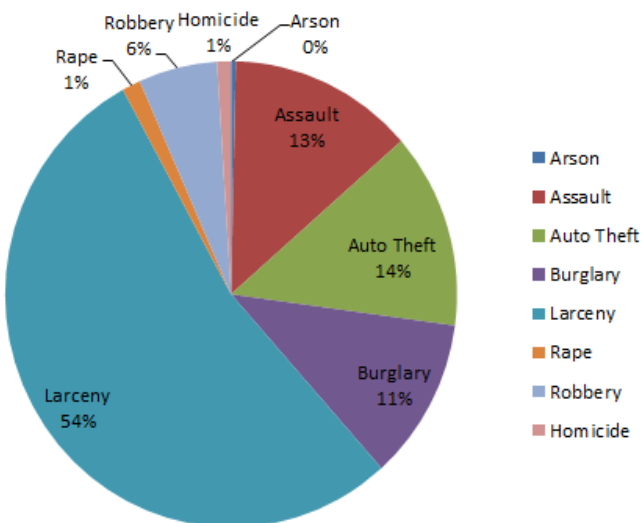


Forest Park Southeast

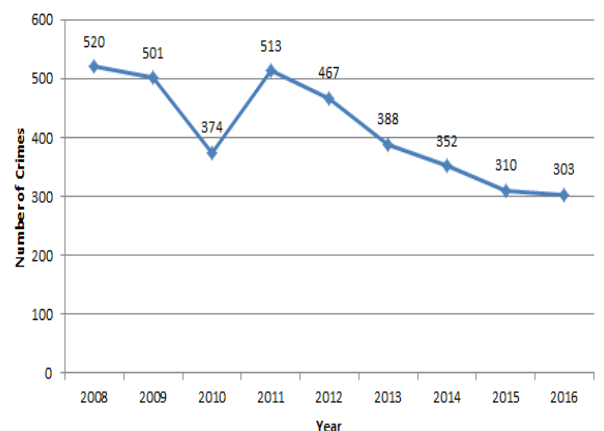
Crime in FPSE has been on a decline since 2008, with an approximately 42% reduction in since 2008. In 2016, crime in FPSE dropped by approximately 2% compared to 2015. This is a substantial reduction, and a trend the community is working to see continue in the future. One strategy WUMCRC is implementing to continue to promote safety in FPSE is building the Block Captain program that works to establish stronger relationships between residents and public safety resources in the community.



FPSE Crimes by Category, 2016



FPSE Part 1 Crimes, 2008-2016





Washington University Medical Center

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



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