

FOREST PARK SOUTHEAST

2020 NEIGHBORHOOD PROFILE

WASHINGTON UNIVERSITY MEDICAL CENTER
REDEVELOPMENT CORPORATION

Introduction

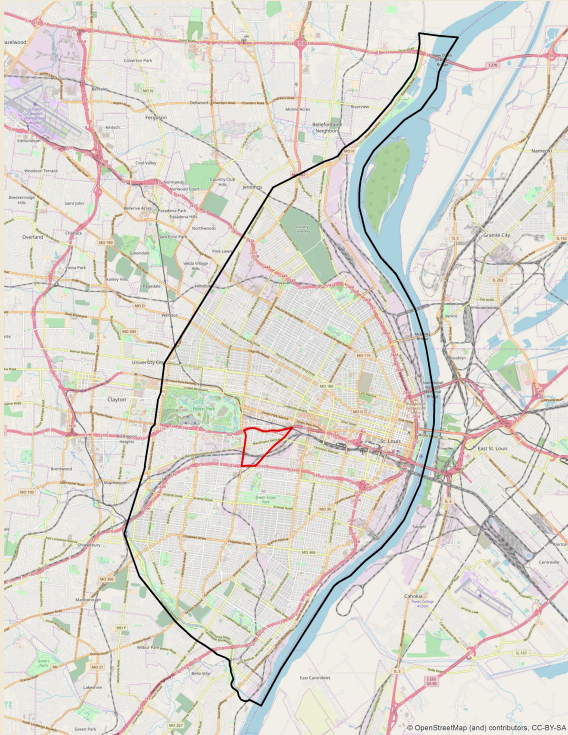
THE NEIGHBORHOOD

The Forest Park Southeast neighborhood, or FPSE, is one of St. Louis's most up-and-coming and is quickly becoming known for its blend of quintessential St. Louis brick and contemporary mixed-use developments. This 45 block area is filled with red brick one and two story flats that were developed between 1880 and 1920 in was once a manufacturing hub and housed over 11,000 people. The neighborhood saw significant disinvestment between 1960 and 2000, as did many others in St. Louis, but in the 1990's, locals had determined enough was enough, and created a vision forward. As a result, FPSE has become known for its diverse, eclectic, and welcoming environment.



A wide array of developers have been attracted by the area's growing momentum, engaging in the rehabilitation of historic structures and adding infill development to vacant lots. The Manchester Avenue commercial corridor has been re-branded as The Grove, a regional entertainment district attracting hundreds of thousands of visitors to its unique restaurants, night clubs, shops and festivals. The community's proximity to the growing Washington University Medical Center and CORTEX Innovation Community is fueling a major building boom throughout the neighborhood. With this concentration of redevelopment and new construction, Forest Park Southeast has begun to see population growth for the first time in over sixty years. Its renaissance, has made it one of the most exciting neighborhoods in the region for the opportunity to invest in and be a part of continued growth and positive neighborhood change in St. Louis.

NEIGHBORHOOD REFERENCE MAP



City of St. Louis

Forest Park Southeast





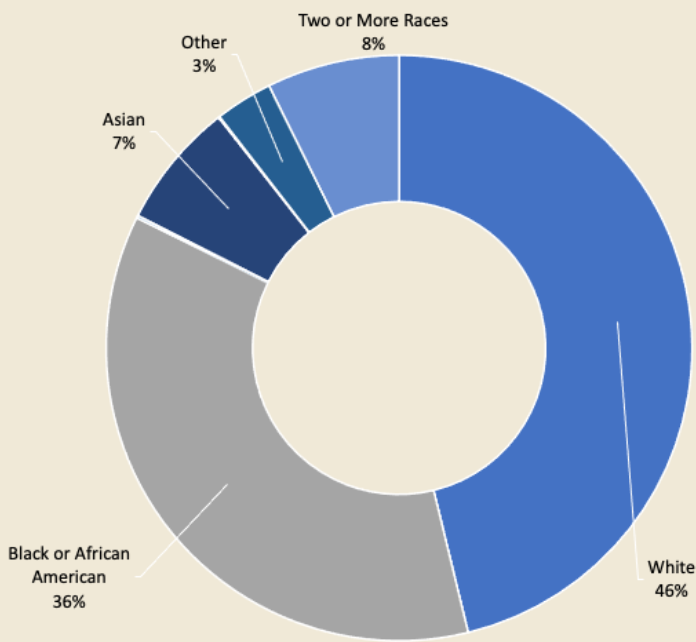
2020 Census Forest Park Southeast

3,458
Total Population

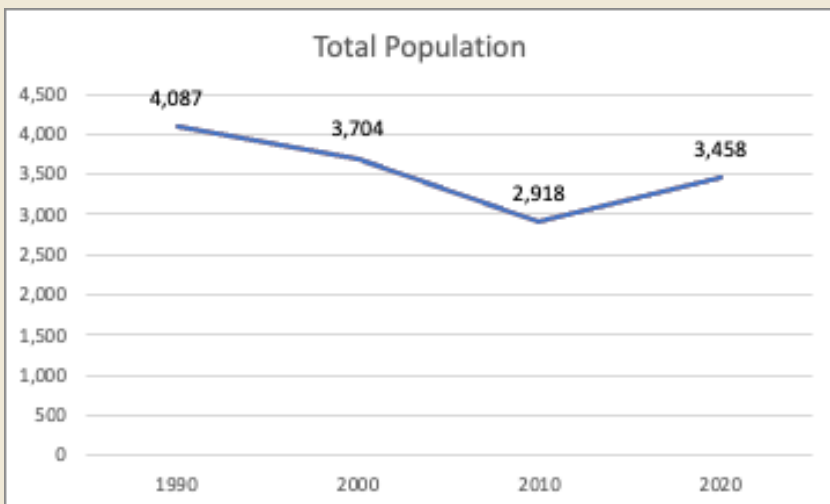


87%
18 & Up

13%
Under 18



Population:	2010	2020	Total Change	Percent Change
Total	2,918	3,458	540	19%
White	879	1,598	719	82%
Black or African American	1,876	1,249	-627	-33%



2,437
Total Housing Units

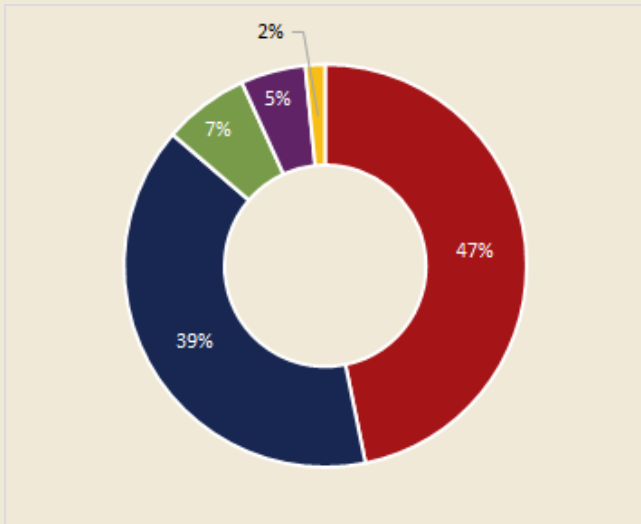
70%
Occupied

30%
Vacant

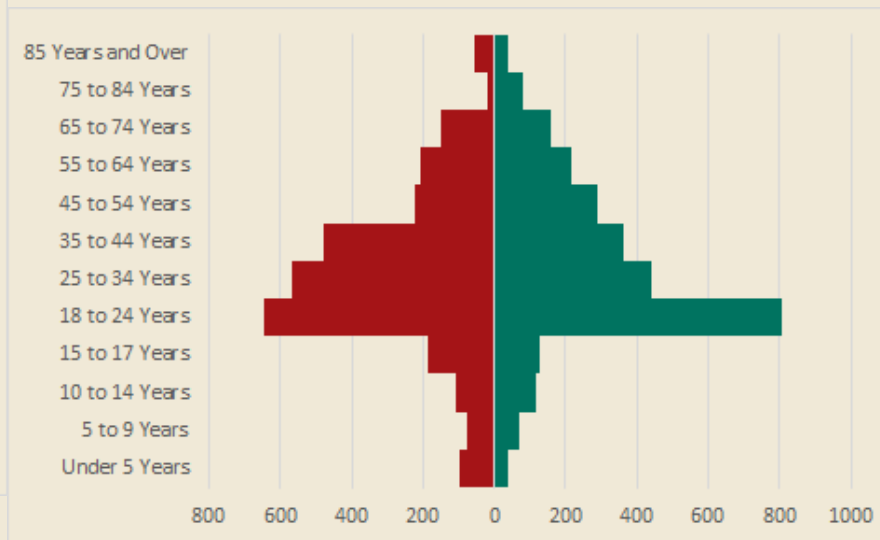
2019 American Community Survey



Race and Ethnicity in FPSE



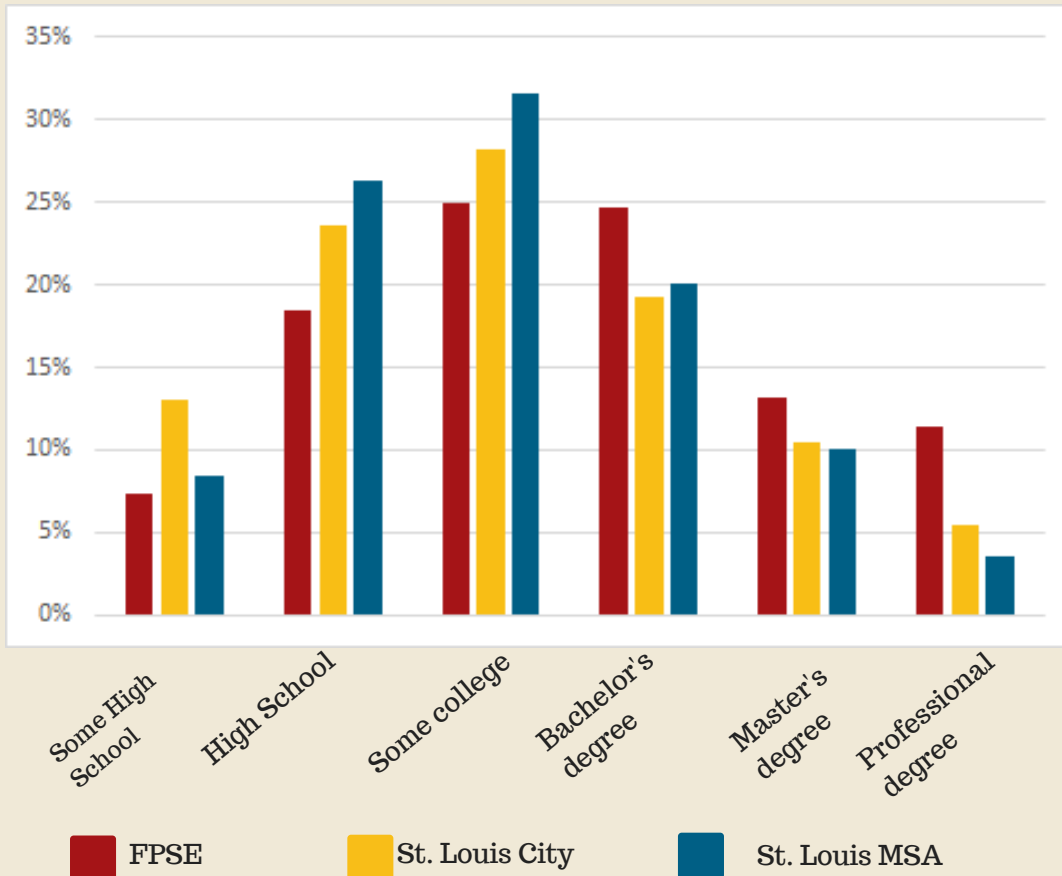
Age by Sex



- White
- Black or African American
- Asian
- Hispanic/ Latino
- Other race or ethnicity

- Male
- Female

Educational attainment



30
Median Age

\$177,000
Median home value

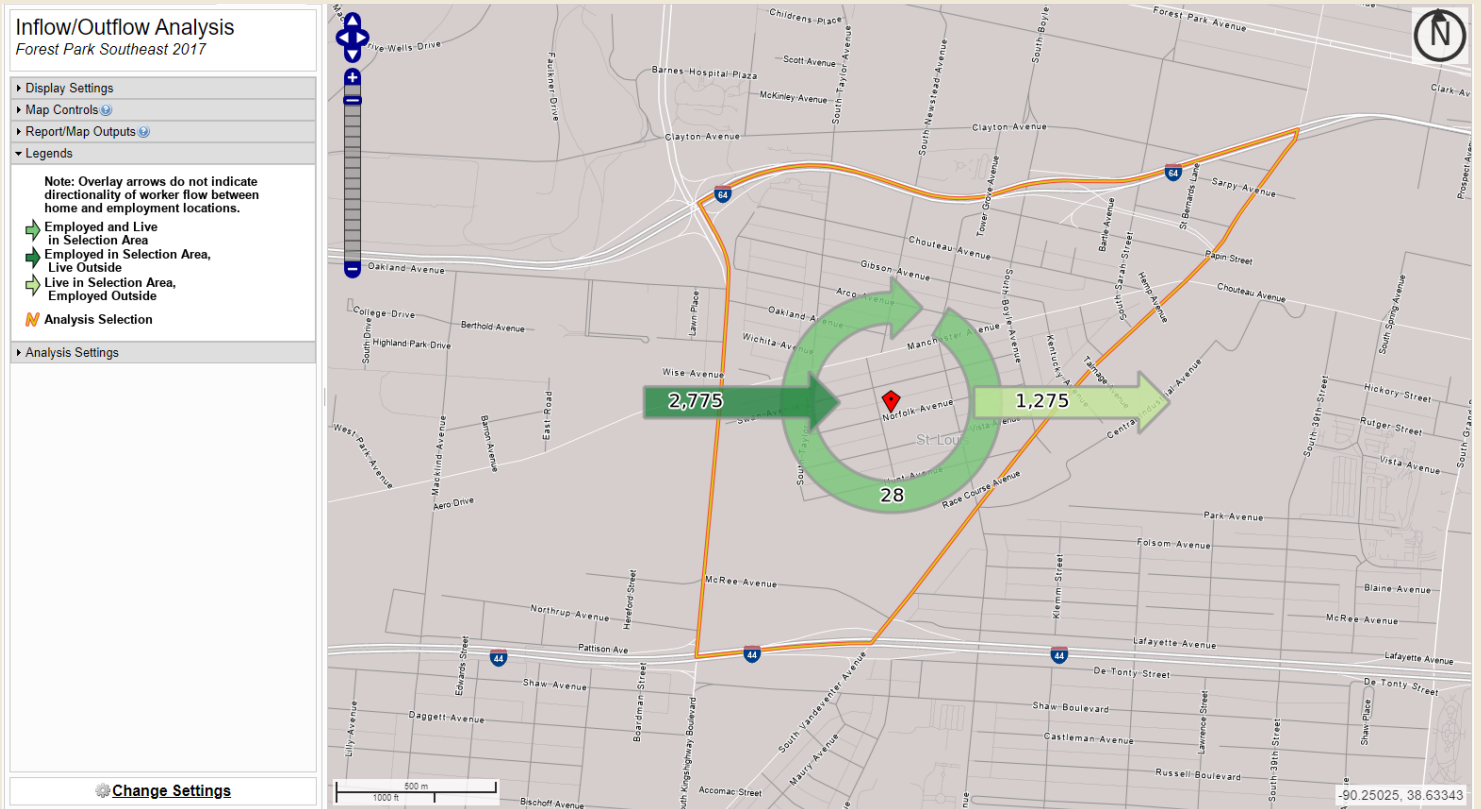
44.3%
Residents age 18 to 34

- FPSE
- St. Louis City
- St. Louis MSA

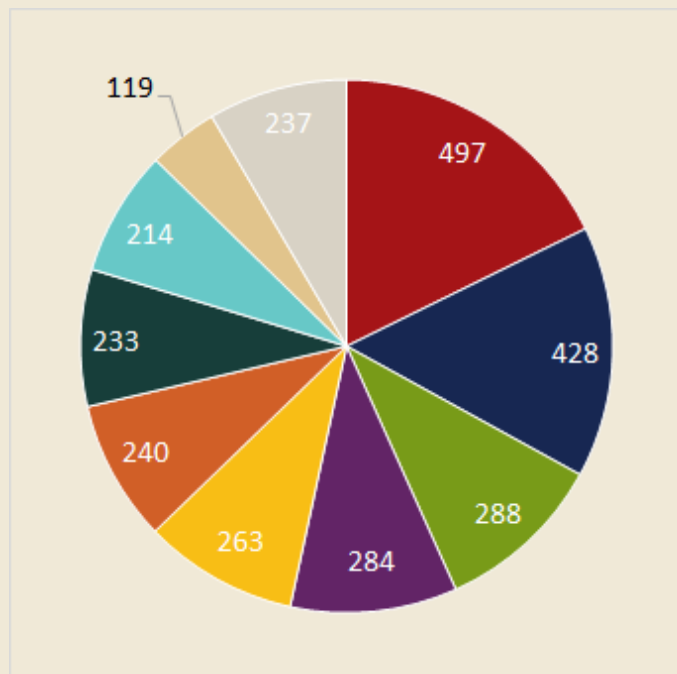
Employment



2017 Employment inflows and outflows



Jobs in Forest Park Southeast by Sector, 2017



- Utilities
- Manufacturing
- Accommodation and Food Service
- Health Care and Social Assistance
- Other Services (Excl. Public Services)
- Wholesale Trade
- Admin & Support, Waste Mngmnt and Remediation
- Construction
- Educational Services
- All Other Jobs

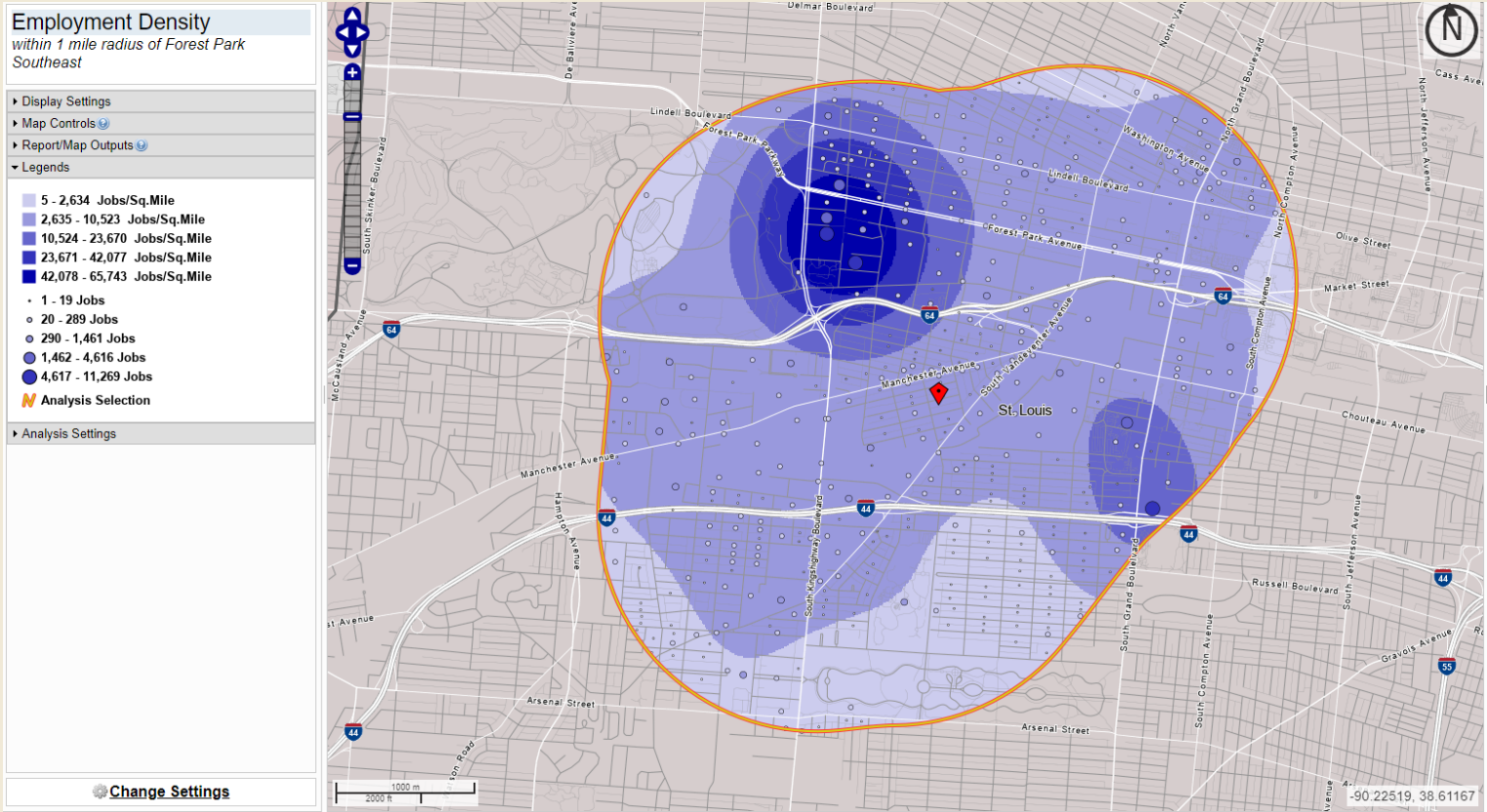
\$42,132
Median income

33% vs 16%
Increase in median income in FPSE vs City of St. Louis as a whole

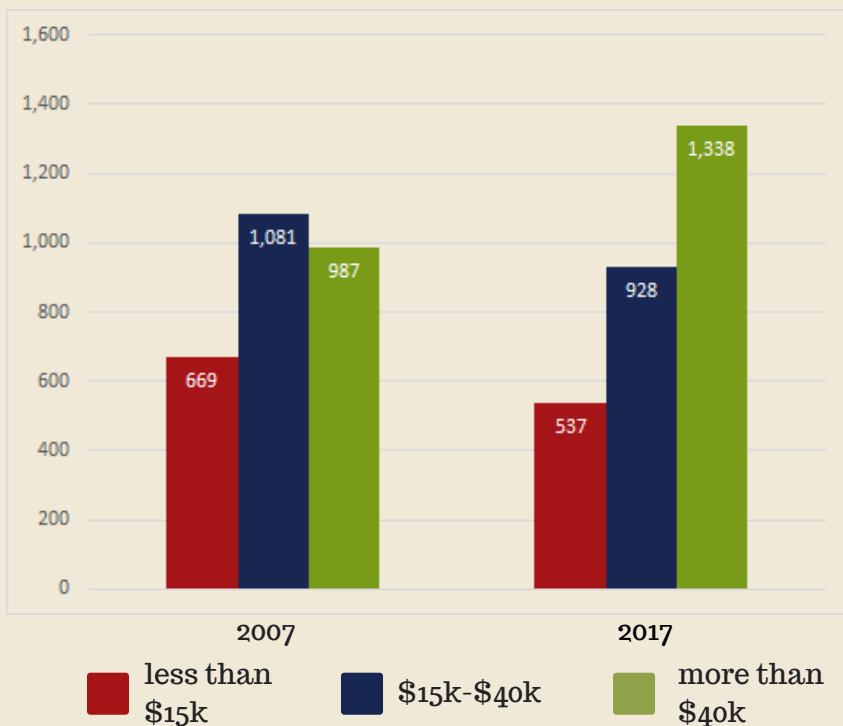
47.7%
% of residents that make more than \$40k per year



Employment



Job growth in FPSE by income, 2007-2017

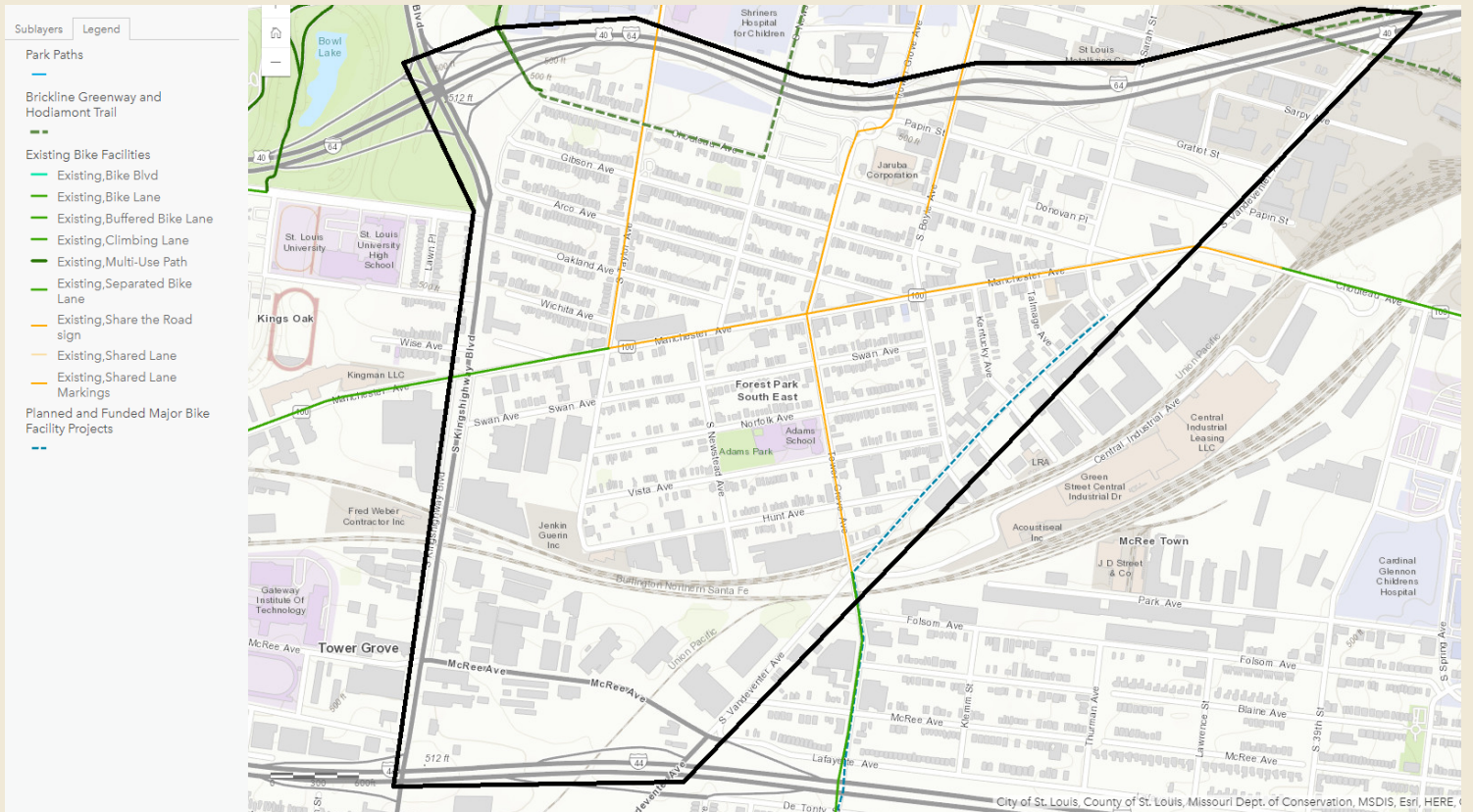


- In 2018, There were over 66,000 jobs located within a one mile radius of Forest Park South East. Of those jobs, about a third were in the health care sector. BJC Healthcare, St. Louis Children's Hospital, and Washington University School of Medicine employ over 21,000 people just north of Forest Park Southeast.
- The Cortex Innovation Center is also nearby. Cortex attracts innovators in biotech and technology research. In 2019, there were over 400 firms that collectively employed 6,000 people.

Transportation



Forest Park Southeast Bike Infrastructure

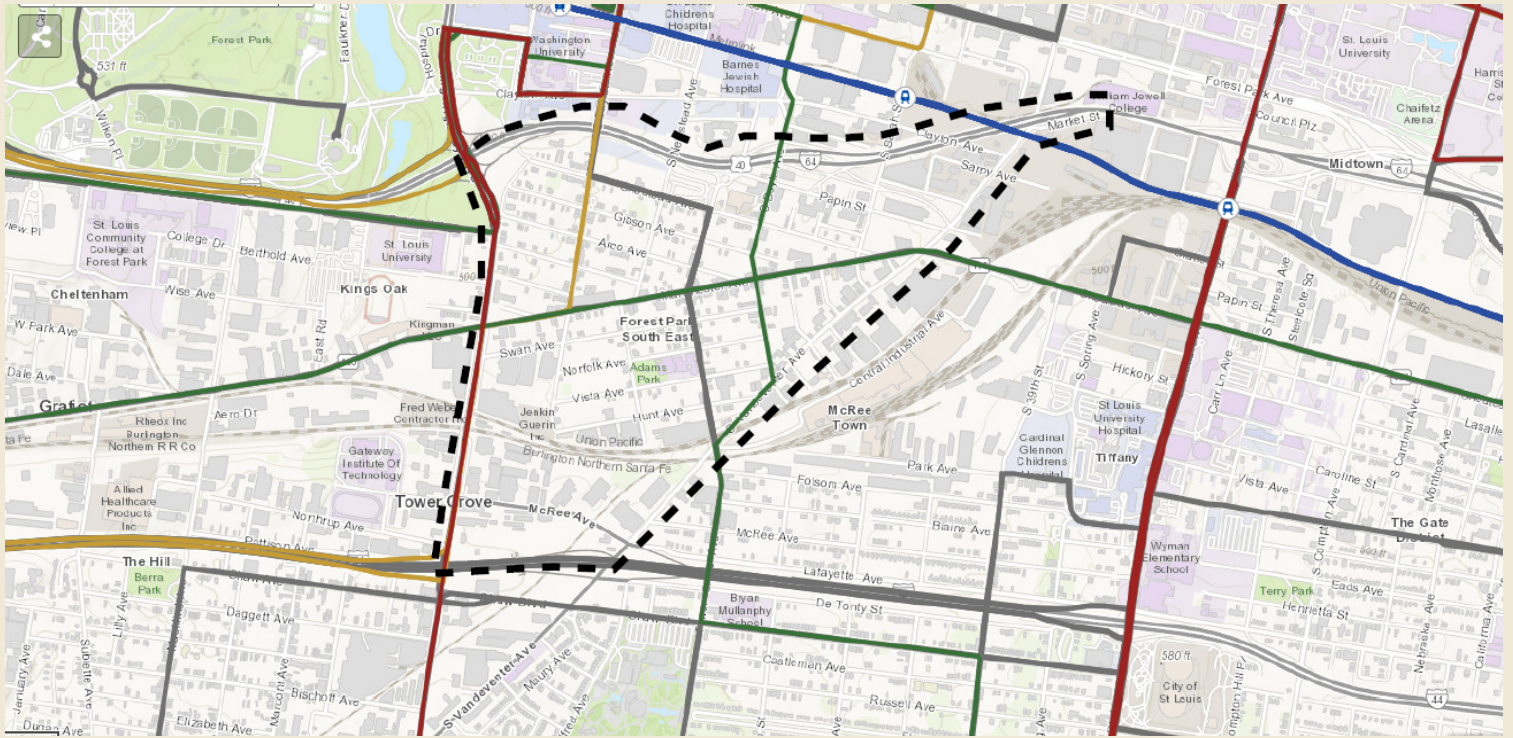



Via City of St. Louis








Transportation



 Forest Park Southeast

 Red - Frequent: new high-frequency MetroBus routes operating every 15 minutes or faster during the day

 Green - Local: new local MetroBus routes operating every 30 minutes during the day

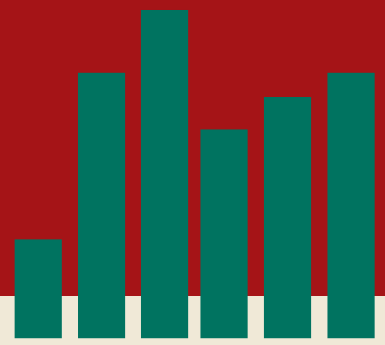
 Yellow - Express: new express MetroBus routes

 Gray - Current System

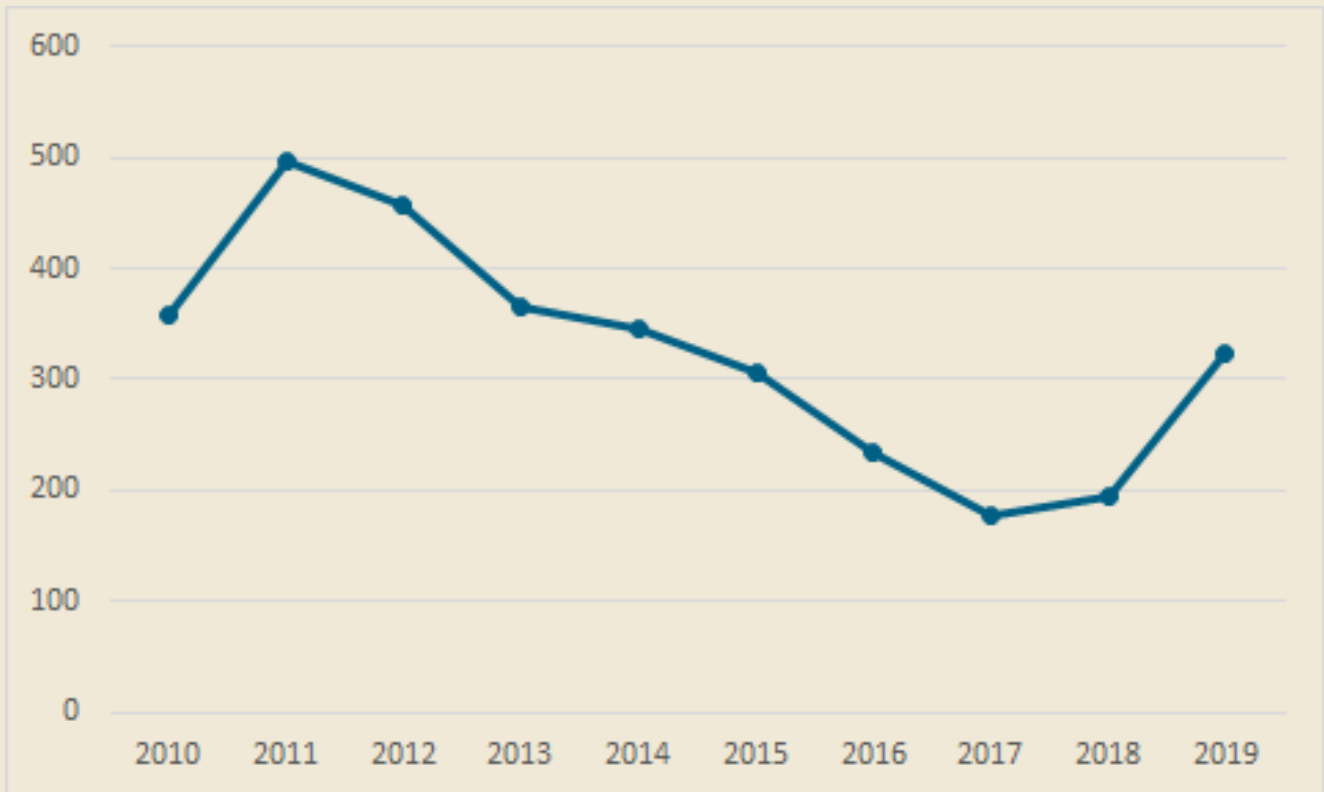


In late 2019, Metro St. Louis introduced their redesigned transit maps for much of the St. Louis Area. This map reflects the changes.

Crime



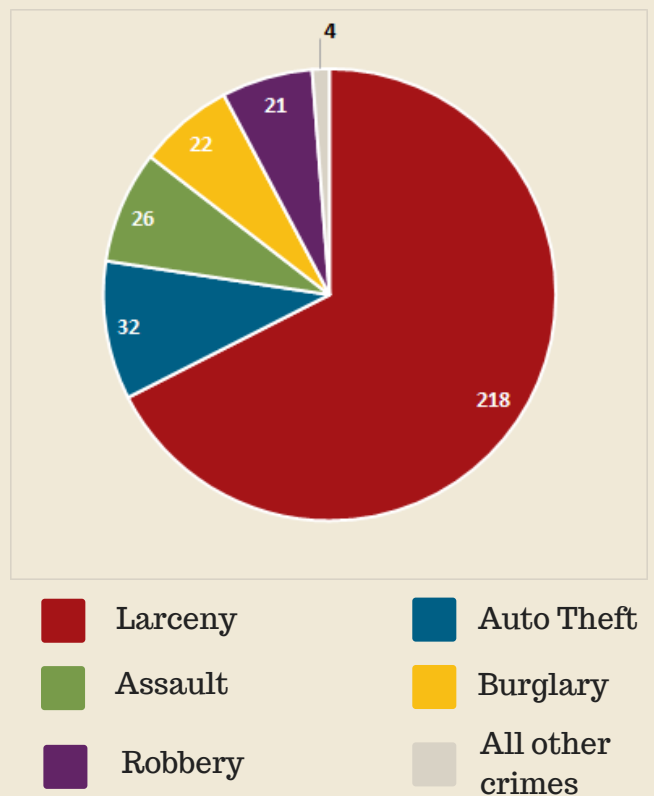
Crime in FPSE over the past ten years



Neighborhood Ownership Model

The neighborhood is developing its safety and security infrastructure. Over the past few years, the community has been implementing the Neighborhood Ownership Model, which focuses on resident/stakeholder driven solutions. Thus far, a robust Block Captain program has been developed, the Court Advocate program has made great inroads and the Safe Block/Safe Home program has had a great impact on the community.

2019 Crimes by Type





Community Events and Things to See

May- IndiHop

IndiHop is a celebration of local breweries in Forest Park South East and Cherokee Street, another St. Louis neighborhood. Participants receive a tasting glass and the opportunity to sample 50 local beers inside 25 different businesses. Shuttles run all day and live music keeps people entertained!



source: indhopstl.com



source: Riverfront Times

June- Riverfront Times Music Showcase

2018 saw the biggest RFT Music Showcase in the event's 17 year history . Over 100 acts performed at ten venues over the weekend. Festival goers purchase a single ticket that allows them to see all the shows they want.

August- National Night Out

This event is an annual community-building campaign that promotes relationships with safety and security officers and fellow neighbors.



October- Grove Fest

This is Forest Park South East's biggest event of the year. Grove Fest attracts around 25,000 people over two days each year with its combination of street art, performances, local food vendors, and fashion.



via explorestlouis.com

Neighborhood Resources



Forest Park Southeast Neighborhood Association

The mission of the Neighborhood Association is:

- provide a neutral forum for the discussion of issues
- provide a place where community concerns can be collected and communicated to elected officials and other organizations active in the neighborhood
- to encourage and provide tools to residents to play an active role in the neighborhood
- to serve as a mechanism for creating and fostering community among Forest Park Southeast stakeholders.

Park Central Development Corporation

Formed in 2009, Park Central Development is a consolidation of former Central West End Midtown Development Corporation and the Forest Park Southeast Development Corporation. Some of successes include:

- managing the \$3.5 million dollar streetscape enhancement along Manchester Avenue in 2011
- leading the development of Chouteau Park in 2012
- producing annual events such as IndiHop, RFT Music Showcase, Manchester Bike Bash, and GroveFest

Forest Park Southeast Business Association

- In 2017, the Business Association had 75 members from a wide variety of industries.

The Grove Community Improvement District

- The Grove CID was established in 2009 to provide additional services, infrastructure, and marketing for the Grove. It is financed primarily by a 1% sales tax and an annual special assessment.



Community Assets

City Greens Community Garden

- City Greens Market provides locally-grown, healthy, and affordable food to the neighborhood.



The Grove



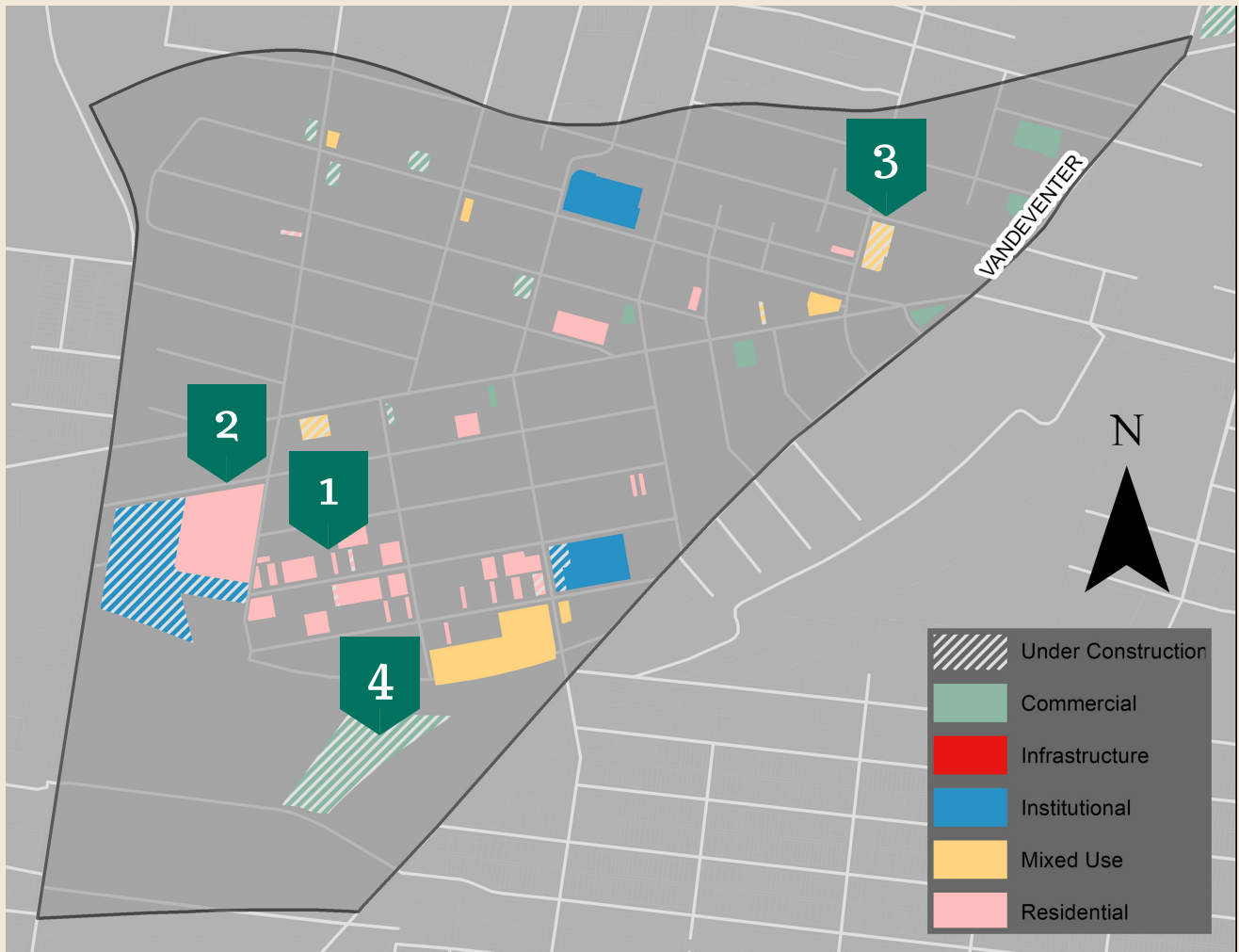
- Centrally located in Forest Park Southeast, The Grove business district stretches nearly one-mile along Manchester Avenue between Kingshighway and Vandeventer. This thriving district plays host to a diverse range of businesses offering up great places to eat and drink, a multitude of dance floors, spots to shop and grab coffee, a brewery, tattoo parlors and much, much more. (thegrovestl.com)

Missouri Foundation for Health

- Missouri Foundation for Health is a resource for the region, working with communities and nonprofits to generate and accelerate positive changes in health.



Development



1. Unify Grove Project

Project includes construction of new, multi-unit residential properties in six locations scattered among the 4400 blocks of Norfolk, Hunt, and Vista. Four properties will be apartment complexes with 27 to 35 units. The other two properties will consist of row homes with 18 and 22 units each. Each unit among all six properties will have one parking spot. In total 168 units will be constructed.

Investment: \$27.6 million (est.)

Expected completion: 2022

2. Terra

Green Street Development is building a 308-unit, 4-story apartment building on the site of a former industrial building.

Investment: \$54 million (est.)

Expected Completion: 2021

3. Hue

Chroma Phase II, called Hue, will include 54 residential units (17 studios and 37 one-bedrooms) and 2,500 sf of office/ retail space.

Investment: \$11 million (est.)

Completion date: Q4 2020

4. Bar K

A bar, restaurant, event space, and indoor/outdoor dog parks will be constructed in a former industrial space. The establishment gets its name from its dog focused theme.

Investment: Unknown

Completion date: Q4 2020



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