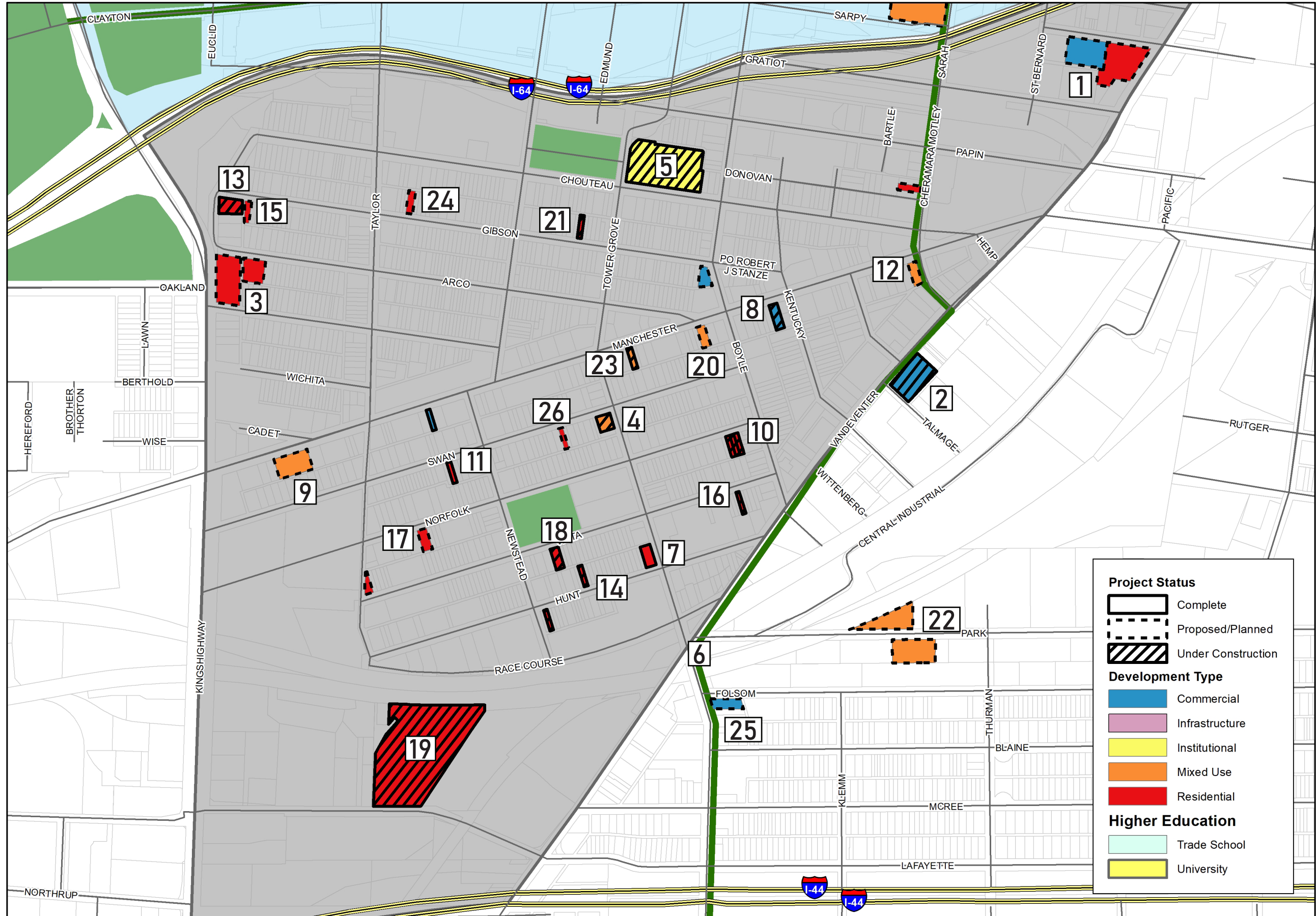


# Forest Park Southeast | July 2023



**Project Status**

- Complete
- Proposed/Planned
- Under Construction

**Development Type**

- Commercial
- Infrastructure
- Institutional
- Mixed Use
- Residential

**Higher Education**

- Trade School
- University



# Forest Park Southeast | July 2023

## 1: Rock Spring School

Status: Planned

Expected Completion: Unknown

Development: Pier Property Group submitted a building permit application in January 2023 for interior demolitions at the Rock Spring School at 3974 Sarpy Ave. The plan is for 20,000sf of office space. Pier also plans to construct a 107-unit apartment complex next to the school, which is still in the planning process.

Investment: \$6.9M+

## 2: TCARE

Status: Under Construction

Expected Completion: Fall 2023

Development: Midtown-based TCARE will be moving their offices to a new location at Vandeventer Ave and Talmage Ave, which will be known as the Dubinsky Building. TCARE is a tech company focused on caregiver support that moved to St. Louis from Madison WI in 2019 as a participant in Arch Grants.

Investment: Unknown

## 3: 1070 S Kingshighway Blvd

Status: Proposed

Expected Completion: 2024

Development: Lux Living has proposed a 6-story, 155-unit apartment complex along Kingshighway which would replace 15 parcels previously owned by Drury Development group. The new building will include a 155 space parking garage with 30 bike stalls to be accessed from the Oakland and Kingshighway intersection. Construction was slated to begin in early 2023 with a scheduled duration of 18 months, but the Preservation Board voted to uphold a denial of demolition of the present buildings in December 2022. Lux was in the process of appealing the denial as recently as March 2023.

Investment: Unknown

## 4: 1201 Tower Grove Ave

Status: Under Construction

Expected Completion: Spring 2023

Development: A corner building is being rehabbed to bring 2 new retail bays and a number of new apartments to the neighborhood. The developer plans to restore the historic facade. A \$890k building permit application was submitted in April 2022.

Investment: \$890K

## 5: Ronald McDonald House

Status: Under Construction

Expected Completion: 2023

Development: Relocation and consolidation of the Ronald McDonald Houses in the city to the Forest Park Southeast neighborhood. The new 4-story building will include 60 living units to start with room for expansion. A \$24.1M building permit was issued in November 2022.

Investment: \$24.1M

## 6: Tower Grove Connector

Status: Planned

Expected Completion: Unknown

Development: Momentum has grown for the construction of a bikeway between Forest Park Avenue and Tower Grove Park. The route is proposed to lead south from Forest Park Avenue on Sarah Street, turn west on Vandeventer, and then south again on Tower Grove Avenue, terminating at the entrance to Tower Grove Park. Grant funding for this project was recently approved.

Investment: Unknown

## 7: 1417-33 Tower Grove Ave

Status: Complete

Expected Completion: 2022

Development: A row of commercial buildings along Tower Grove Ave are being rehabilitated into a number of apartments with the potential for ground floor retail space. Over \$400K in building permits have been submitted for the site since 2019, with the most recent permit approved in July 2022.

Investment: \$500K (est.)

## 8: Neon Greens

Status: Under Construction

Expected Completion: Summer 2023

Development: A quick-service salad bar will be opening at 4176 Manchester, which will grow much of its produce in a newly-built facility next door. In addition to salads, they will also sell fresh bread, soups, and ice cream.

Investment: \$400K+

## 9: 4534-56 Manchester Ave

Status: Proposed

Expected Completion: Unknown

Development: A row of vacant homes on Manchester are planned to be demolished for a new 4-story apartment building with 71 units. The developers submitted \$12M in building permit applications in November 2022 and the Preservation Board granted preliminary approval in December 2022.

Investment: \$12M

## 10: 4200 Norfolk Ave

Status: Under Construction

Expected Completion: Unknown

Development: Three building permit applications were submitted for new homes at 4212 (\$350k), 4214 (\$340k), and 4216 (\$350k) Norfolk where 3 vacant residences stood.

Investment: \$1M+

## 11: 4418 Swan Ave

Status: Complete

Expected Completion: 2022

Development: A new 2-story single family home was recently completed on the former site of an abandoned home.

Investment: Unknown

## 12: 4100 Manchester Ave

Status: Planned

Expected Completion: Unknown

Development: AHM has proposed a 5-story mixed use building on the site of the shuttered Attitudes bar. It will include 24 apartments, 10 parking spaces, and 1,200 sf of ground floor retail. The developers have committed to include pink brick into their facade as an homage to the previous building.

Investment: Unknown



# Forest Park Southeast | July 2023

**13: 1034 S Kingshighway Blvd**

Status: Under Construction

Expected Completion: Unknown

Development: The former Calvary Christian Center at 1034 S Kingshighway, originally built in 1906, is being renovated into a single family home. The latest building permits were submitted in May 2023.

Investment: \$200K

**14: 4343 Hunt Ave**

Status: Under Construction

Expected Completion: Unknown

Development: A single family home is currently under construction on Hunt. The new building planned to incorporate the preserved facade of the house previously there until it unfortunately collapsed.

Investment: Unknown

**15: 4570 Gibson Ave**

Status: Planned

Expected Completion: Unknown

Development: A building permit application was submitted in January 2023 for a new home on what is now a vacant lot.

Investment: \$350K

**16: 4220 Vista Ave**

Status: Under Construction

Expected Completion: Unknown

Development: A formerly vacant shotgun-style home on Vista is being rehabed into single family home.

Investment: Unknown

**17: 4446-4448 Norfolk Ave**

Status: Planned

Expected Completion: Unknown

Development: Two \$150K building permits were issued in June 2023 to construct new homes on vacant lots on Norfolk Ave.

Investment: \$300K

**18: 4352 Vista Ave**

Status: Under Construction

Expected Completion: 2023

Development: Forest Park Southeast's first million-dollar home is under construction on what was an abandoned property on Vista.

Investment: \$400K+

**19: The Rail Apartments**

Status: Under Construction

Expected Completion: Fall 2024

Development: This proposal by Green Street for a 268-unit apartment complex at 4591 McRee, adjacent to Bar K, broke ground in early December 2022. A \$51.5M building permit was issued in October 2022, with \$17M+ in other related permits submitted or issued since then.

Investment: \$81M

**20: 4210 Manchester Ave**

Status: Planned

Expected Completion: Unknown

Development: A proposed new mixed-use building in the Grove, plus a 3rd story addition atop adjacent 4216 Manchester. The project would create 11 new apartments and a retail bay. A building permit application for 4210 was submitted in February 2022 and another one for the addition was issued in April 2023.

Investment: \$1.5M

**21: 4375 Gibson Ave**

Status: Under Construction

Expected Completion: Unknown

Development: A \$150k building permit application was submitted in March 2022 for a rehab of 4375 Gibson.

Investment: \$150K

**22: 4140 Park Ave**

Status: Planned

Expected Completion: Unknown

Development: The vacant Liggett & Myers Tobacco Building, along with an empty lot across the street, are planned to be redeveloped. The sites are located in Botanical Heights, adjacent to FPSE, and will include 62 lofts with ground floor retail.

Investment: \$24M

**23: Eric Outlaw Small Business Center**

Status: Under Construction

Expected Completion: Unknown

Development: \$346K in building permits were issued in 2022 for the rehab of a 2-story mixed use building at 4256 Manchester to serve as a small business incubator.

Investment: \$346K

**24: 4459 Gibson Ave**

Status: Planned

Expected Completion: Unknown

Development: A \$200K building permit application was submitted in March 2023 to convert this 3-family building into a 4-family.

Investment: \$200K

**25: Union Studio and Union Loafers**

Status: Planned

Expected Completion: Unknown

Development: A \$300K building permit application was submitted for 1532 Tower Grove Ave in March 2023 to rehab the building into a new location for Union Studio and Loafers Bread Shop, currently located down the street in Botanical Heights. Their cafe and pizzeria will remain in its current location while the new store will sell their bread along with a variety of locally crafted goods.

Investment: \$300K

**26: 4330 Swan Ave**

Status: Proposed

Expected Completion: Unknown

Development: Cencore Capital submitted a \$300K building permit application in July 2023 to rehab this one-story brick home.

Investment: \$300K

