

# Forest Park Southeast | July 2024



**Project Status**

- Complete
- Proposed/Planned
- Under Construction

**Development Type**

- Commercial
- Infrastructure
- Institutional
- Mixed Use
- Residential

**Higher Education**

- Trade School
- University



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## 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.

Investment: \$6.9M+

## 2: TCARE

Status: Complete

Expected Completion: 2024

Development: Midtown-based TCARE has moved their offices to a new location at Vandeventer Ave and Talmage Ave, now called 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: \$500K+

## 3: The Monarch

Status: Planned

Expected Completion: 2025

Development: After a string of different owners and development proposals, NorthPoint Development has acquired these seven properties along a very visible stretch of Kingshighway. The Monarch will be a 5-story apartment complex with 2 levels of parking, with one underground. Construction is being broken up into two phases, as there are two buildings that are due to be built.

Investment: \$120M

## 4: 4427-4437 Vista Ave

Status: Under Construction

Expected Completion: Unknown

Development: Six building permit applications have been submitted for new single-family townhomes on Vista Ave by Green Street. Construction has begun as of summer 2024.

Investment: \$1.65M

## 5: Ronald McDonald House

Status: Complete

Expected Completion: Summer 2024

Development: Two Ronald McDonald Houses in the city are being relocated and consolidated into the Forest Park Southeast neighborhood. The new 4-story building will include 72 suites and will be able to house 450 more families than the current facilities.

Investment: \$34M

## 6: Tower Grove Connector

Status: Planned

Expected Completion: 2026

Development: Momentum has grown for the construction of a bikeway between Forest Park Avenue and Tower Grove Park. The route is 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. Construction on phase 1 is set to begin sometime in the latter half of 2024, and phase 2 will follow in 2026.

Investment: \$14M

## 7: Townhomes at Tower Grove

Status: Under Construction

Expected Completion: Spring 2025

Development: 14 rowhouses are being built by Spitzberg-Lassen on the long-vacant lot at Vista Ave and Tower Grove Ave across from Adams Elementary. Each house will have one unit on the ground floor and one on the second and third floors, for a total of 28 units.

Investment: \$5M

## 8: 4205-4211 Norfolk Ave

Status: Under Construction

Expected Completion: 2024

Development: Three historic brick homes are being rehabbed along Norfolk, and a \$200K building permit was issued in December 2023 to construct a new two-story home at 4209.

Investment: \$660K

## 9: 4534-4556 Manchester Ave

Status: Proposed

Expected Completion: Unknown

Development: A row of vacant homes on Manchester are planned to be demolished by Grove Properties for a new five-story apartment building with four commercial live/work spaces and 104 regular residential units. There will be 35 parking spaces behind the building and 53 off-site on Swan Ave.

Investment: \$18M

## 10: 4212-4216 Norfolk Ave

Status: Complete

Expected Completion: Winter 2023

Development: Three new homes have been built at 4212, 4214, and 4216 Norfolk where 3 vacant residences stood.

Investment: \$1M+

## 11: Improv Shop Annex

Status: Complete

Expected Completion: Winter 2024

Development: The Improv Shop nearby in Botanical Heights has opened a new 4,000 square-foot expansion space called the Annex at 4372 Vista Ave. The building provides additional teaching and practice space as well as a small performance venue.

Investment: Unknown

## 12: 4100 Manchester Ave

Status: Planned

Expected Completion: Fall 2025

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 on the facade as an homage to the previous building. The site resides within the Forest Park Southeast Historic District and will likely undergo review by the Preservation Board before demolition and construction can begin.

Investment: \$9.1M

## 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 October 2023.

Investment: \$300K



# Forest Park Southeast | July 2024

## 14: 4322-24 Swan Ave

Status: Under Construction

Expected Completion: Unknown

Development: A \$200K building permit application was submitted in June 2024 to rehab this 4-family home into a 2-family home. Internal and external construction began soon after the permit was issued.

Investment: \$200K

## 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 a single family home.

Investment: \$114K

## 17: 4446-4448 Norfolk Ave

Status: Complete

Expected Completion: Unknown

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

Investment: \$300K

## 18: 4352 Vista Ave

Status: Complete

Expected Completion: 2023

Development: Forest Park Southeast's first million-dollar home has finished 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: Under Construction

Expected Completion: Unknown

Development: A proposed new mixed-use building in the Grove, plus a third-story addition atop adjacent 4216 Manchester. The project would create 11 new apartments and a retail bay. A \$1.25M building permit for 4210 was issued in November 2023 and a \$250K permit for the addition was issued in April 2023. Construction began in June 2024.

Investment: \$1.6M

## 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, which is nearing completion.

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. Construction was initially slated to begin in 2019, but appears to have stalled.

Investment: \$24M

## 23: Eric Outlaw Small Business Center

Status: Complete

Expected Completion: Unknown

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

Investment: \$346K+

## 24: 4459 Gibson Ave

Status: Complete

Expected Completion: Unknown

Development: Developers have converted this three-family building into a four-family. A basement studio has also been added. Construction is complete as of May 2024.

Investment: \$220K

## 25: Lucy Quinn & Little Lucy the Diner

Status: Planned

Expected Completion: 2024

Development: A building permit application was submitted in March 2024 for 4156-58 Manchester Ave. James Beard award semi-finalist in the Best Chef Midwest category Ben Welch plans to open two Southern-style restaurants named Lucy Quinn and Little Lucy the Diner. The dual-concept space was designed by Welch in collaboration with MIN+ Architecture to create an atmosphere filled with Southern hospitality with a modern vibe.

Investment: \$250K

## 26: 4330 Swan Ave

Status: Under Construction

Expected Completion: Unknown

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

Investment: \$300K

## 27: 1301 Kentucky Ave

Status: Planned

Expected Completion: April 2025

Development: A building permit was issued for this property on Kentucky Ave in December 2023 for \$150K. A 2-story, 3-bedroom home is to be built on the lot. Construction is set to begin this fall.

Investment: \$400K

## 28: 4459 Norfolk Ave

Status: Proposed

Expected Completion: Unknown

Development: A \$200K building permit was issued in November 2023 to renovate this single family home into a four-family.

Investment: \$200K

