

FOREST PARK SOUTHEAST

**2023 NEIGHBORHOOD
PROFILE**

**WASHINGTON UNIVERSITY
MEDICAL CENTER
REDEVELOPMENT CORPORATION**

A PARTNERSHIP BETWEEN BJC HEALTHCARE AND WASHINGTON UNIVERSITY

WELCOME TO FOREST PARK SOUTHEAST

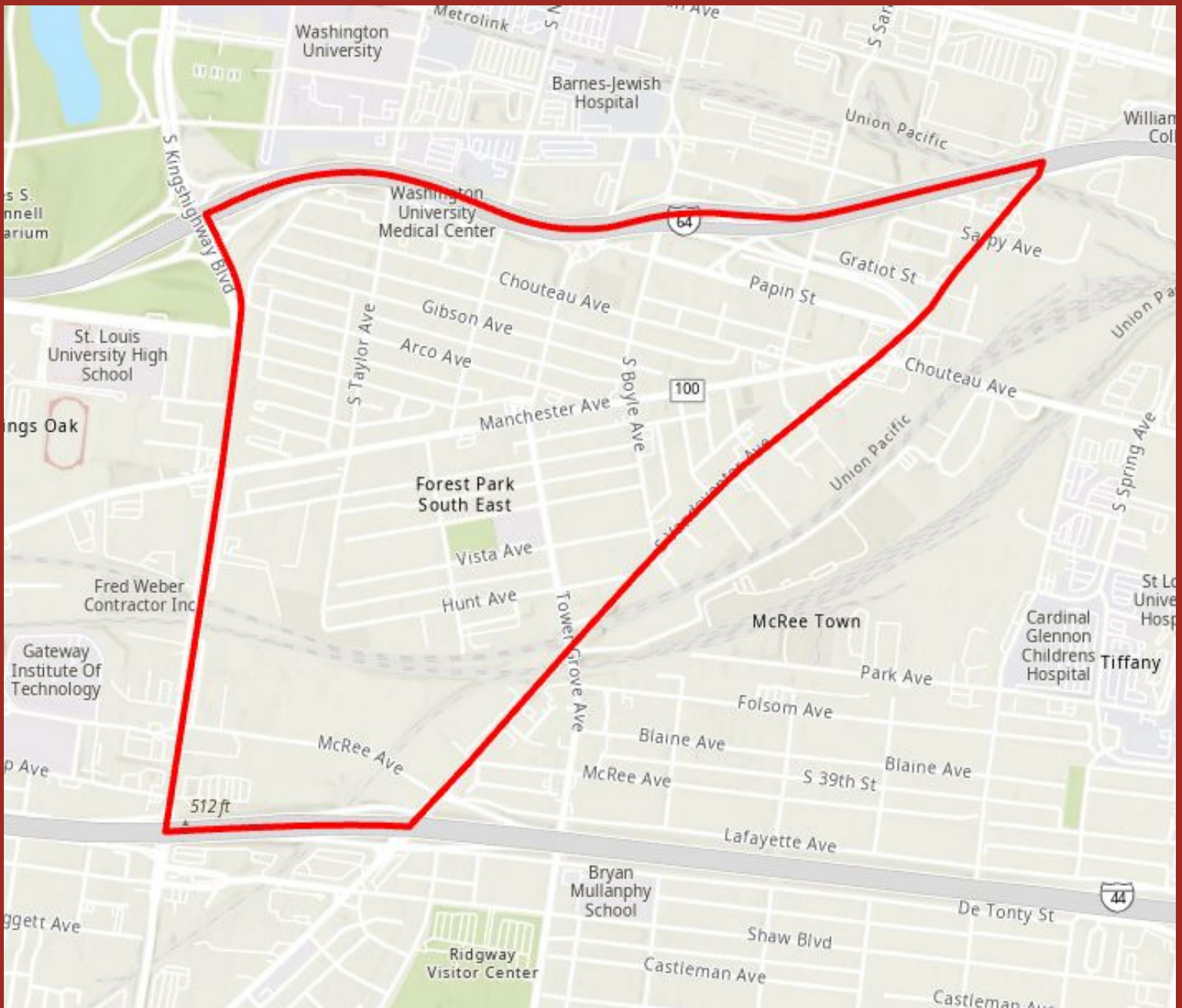
The Forest Park Southeast neighborhood, or FPSE, continues to be known for its blend of St. Louis brick and contemporary mixed-use developments. This 45-block area is filled with red brick one and two-story flats that were developed between 1880 and 1920.

During this time the neighborhood was a manufacturing hub that housed over 11,000 people. Sadly, the neighborhood saw significant disinvestment between 1960 and 2000. But, in the 1990s, it underwent a resurgence. Today, FPSE is known for its diverse, eclectic, and welcoming environment.

The Manchester Avenue commercial corridor has been rebranded as the Grove, a popular entertainment district filled with restaurants, nightclubs, shops, and festivals. The community's proximity to the growing Washington University Medical Center and the Cortex Innovation Community continues to fuel development throughout the neighborhood.

With this concentration of development and new construction, Forest Park Southeast continues to see population growth. Its renaissance has made it one of the most exciting neighborhoods in St. Louis.

FOREST PARK SOUTHEAST IN CONTEXT

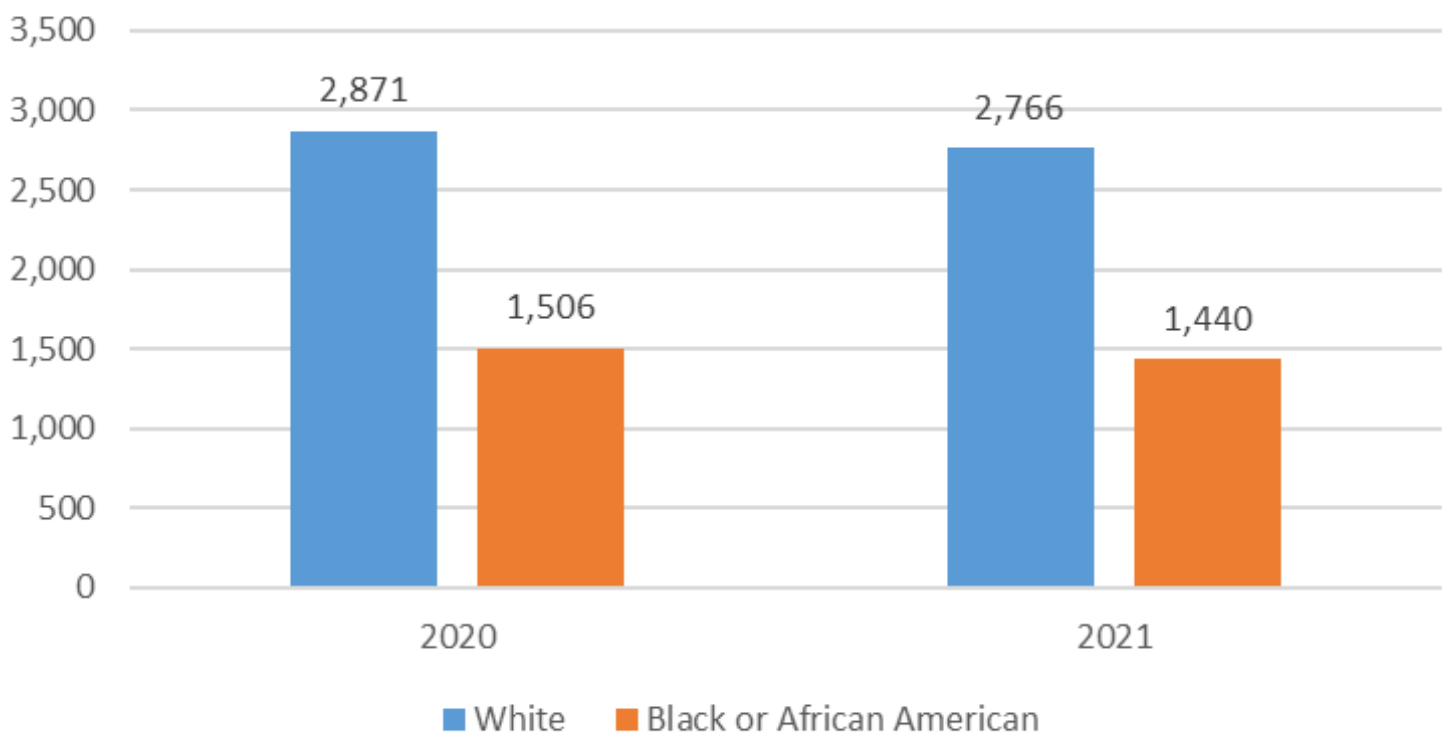


DEMOGRAPHICS



POPULATION CHANGE

Population Change



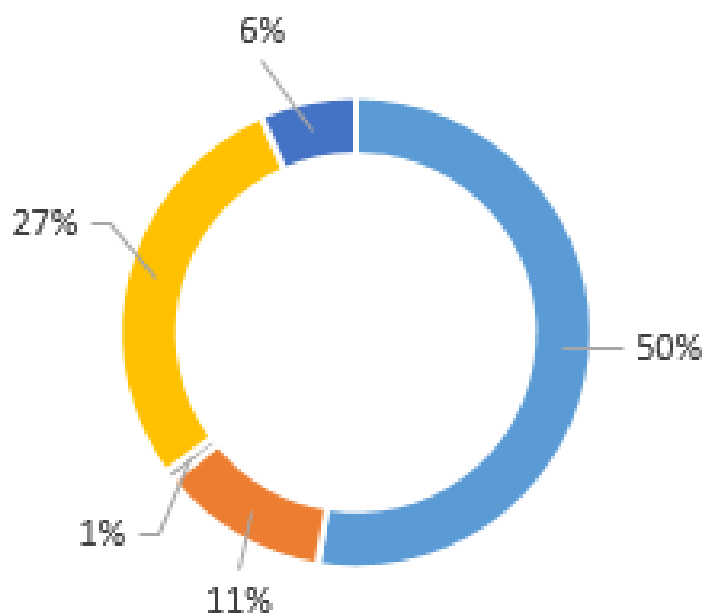
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Shifting Demographics

From 2020 to 2021, there is a slight decrease in both the White American and Black or African American populations.

The data are being retrieved from U.S. Census Bureau, American Community Survey 5-Year Estimates. Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from ACS do not necessarily reflect the results of ongoing urbanization.

RACE AND ETHNICITY

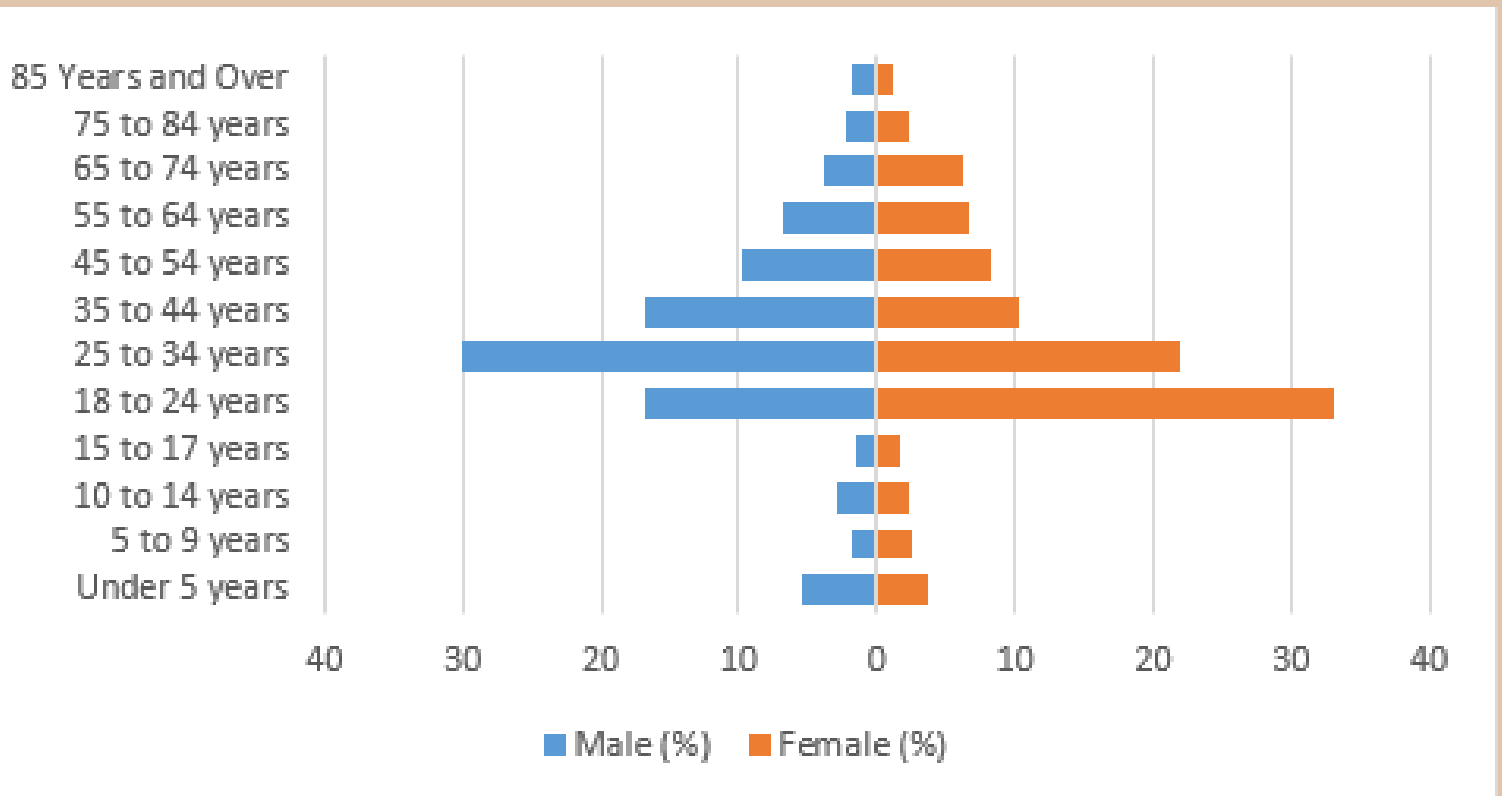


- White
- Other Race or Ethnicity
- Hispanic/Latino
- Asian
- Black or African American

Demographics of the Forest Park Southeast Neighborhood

The Forest Park Southeast neighborhood has a mixture of population, with the White Americans comprising 50% of the total population, followed by Black or African American at 27%. People of other races represents the smallest percentage of the population at just 1%.

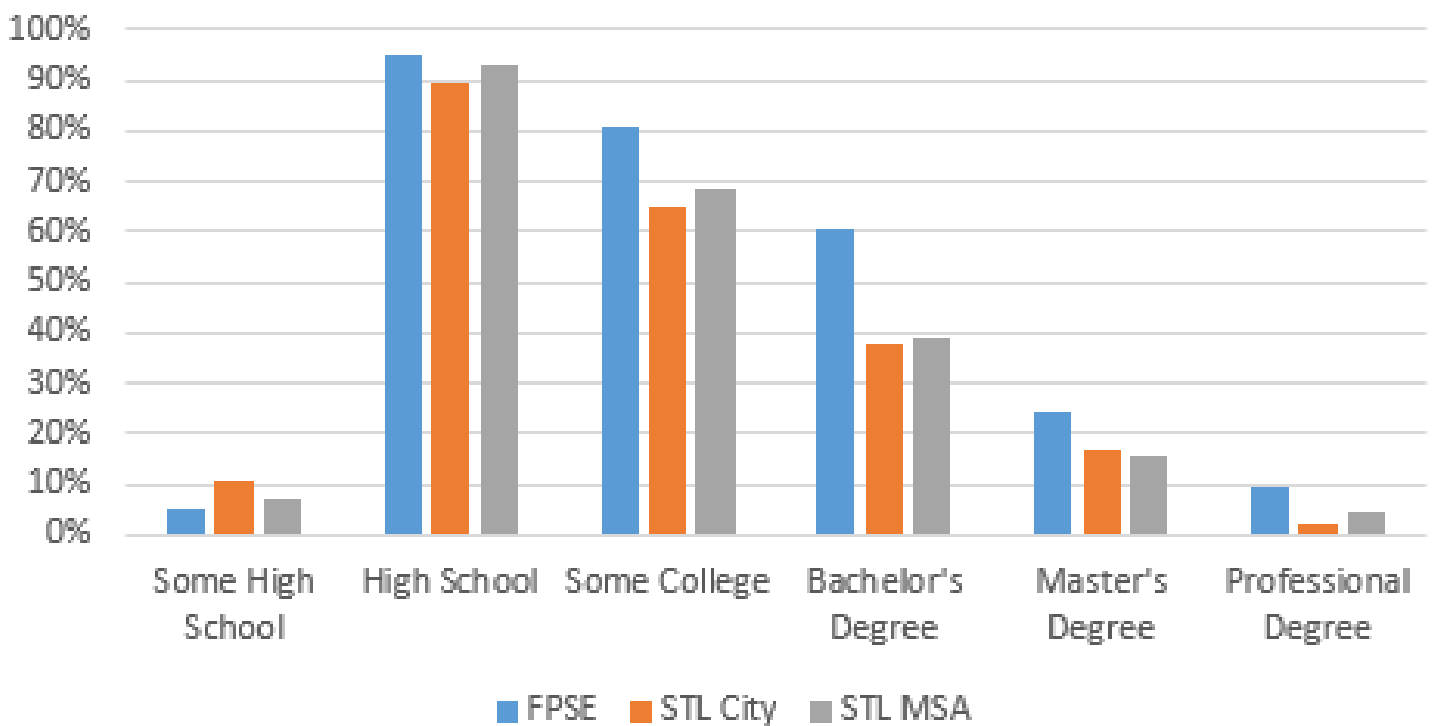
AGE BY SEX



Analyzing the Population Pyramid Forest Park Southeast

The Forest Park Southeast neighborhood exhibits low population growth, particularly in younger age groups. Interestingly, there is an almost equal distribution of both sexes and the median age in this area is 33.7 years.

EDUCATIONAL ATTAINMENT

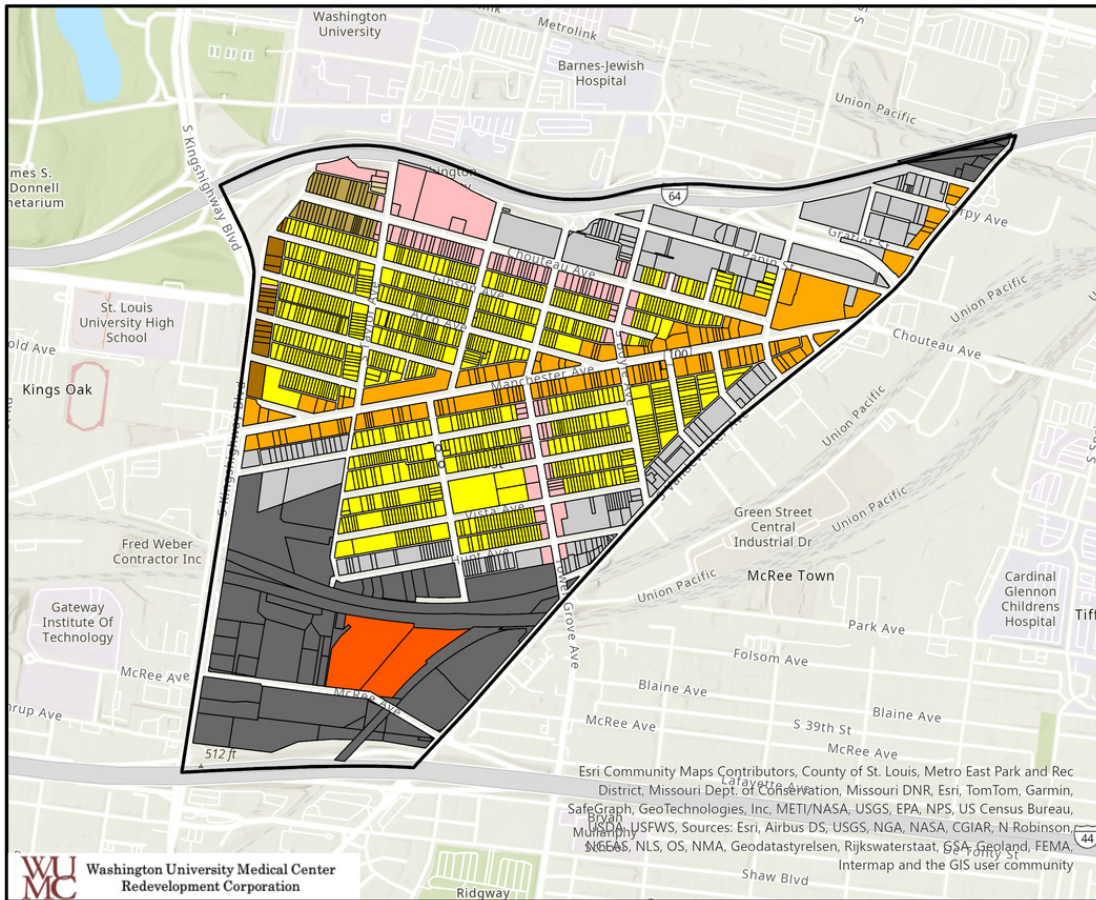


Educational Attainment Comparison

When comparing FPSE with STL city and MSA, there is a higher rate of educational attainment across all levels. Additionally, the neighborhood has a significant number of holders in higher-level degrees.

LAND USE

ZONING MAP OF FOREST PARK SOUTHEAST NEIGHBORHOOD



KEY MAP



N



Legend

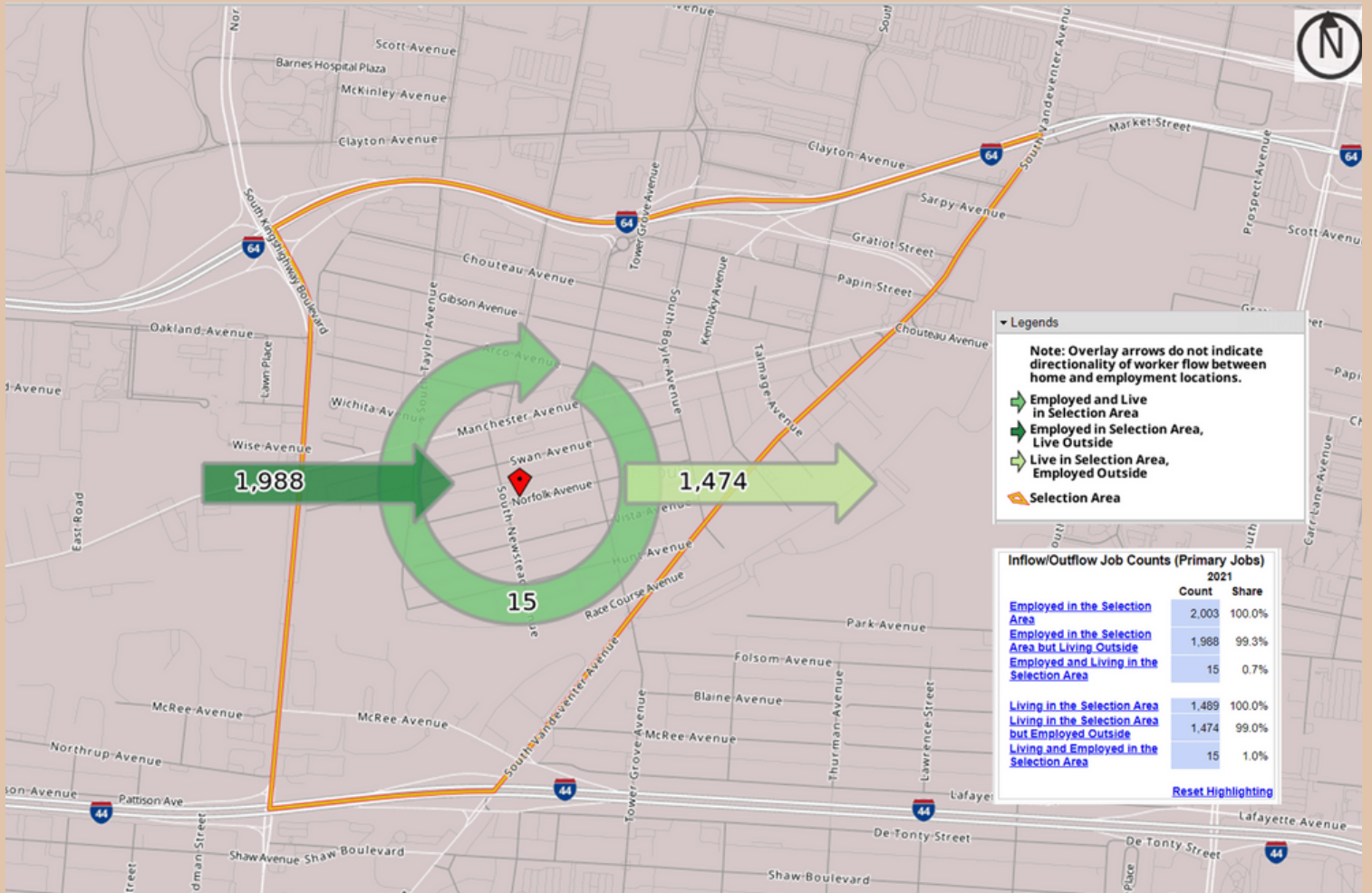
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial and Office District
- H Area Commercial District
- J Industrial District
- K Unrestricted District



EMPLOYMENT



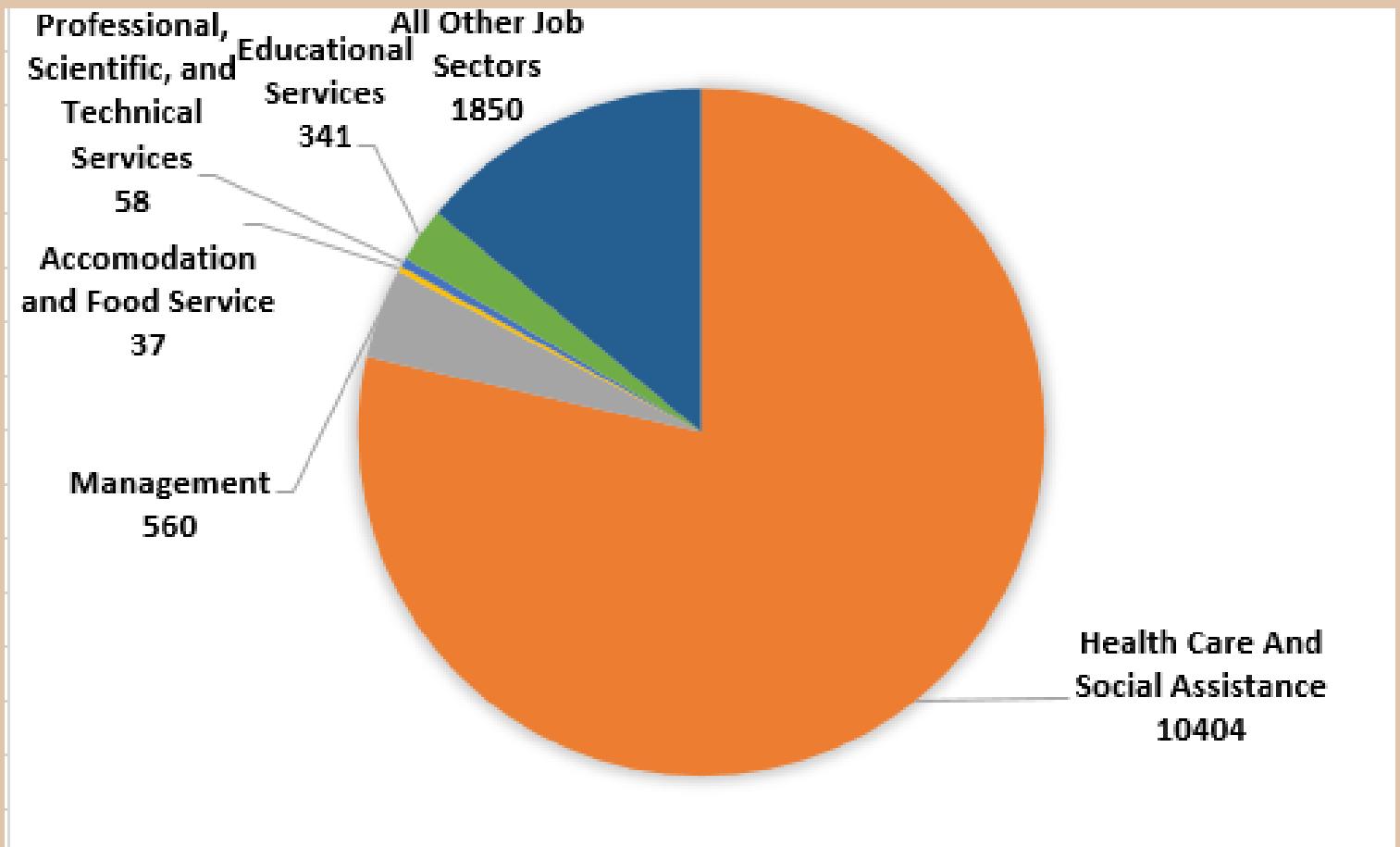
EMPLOYMENT



Residential Patterns in Forest Park Southeast

In the neighborhood, the majority of the working population commute outside of their local area for work opportunities. Many individuals from surroundings communities work within FPSE. Only a small percentage of the residents both work and live within the neighborhood.

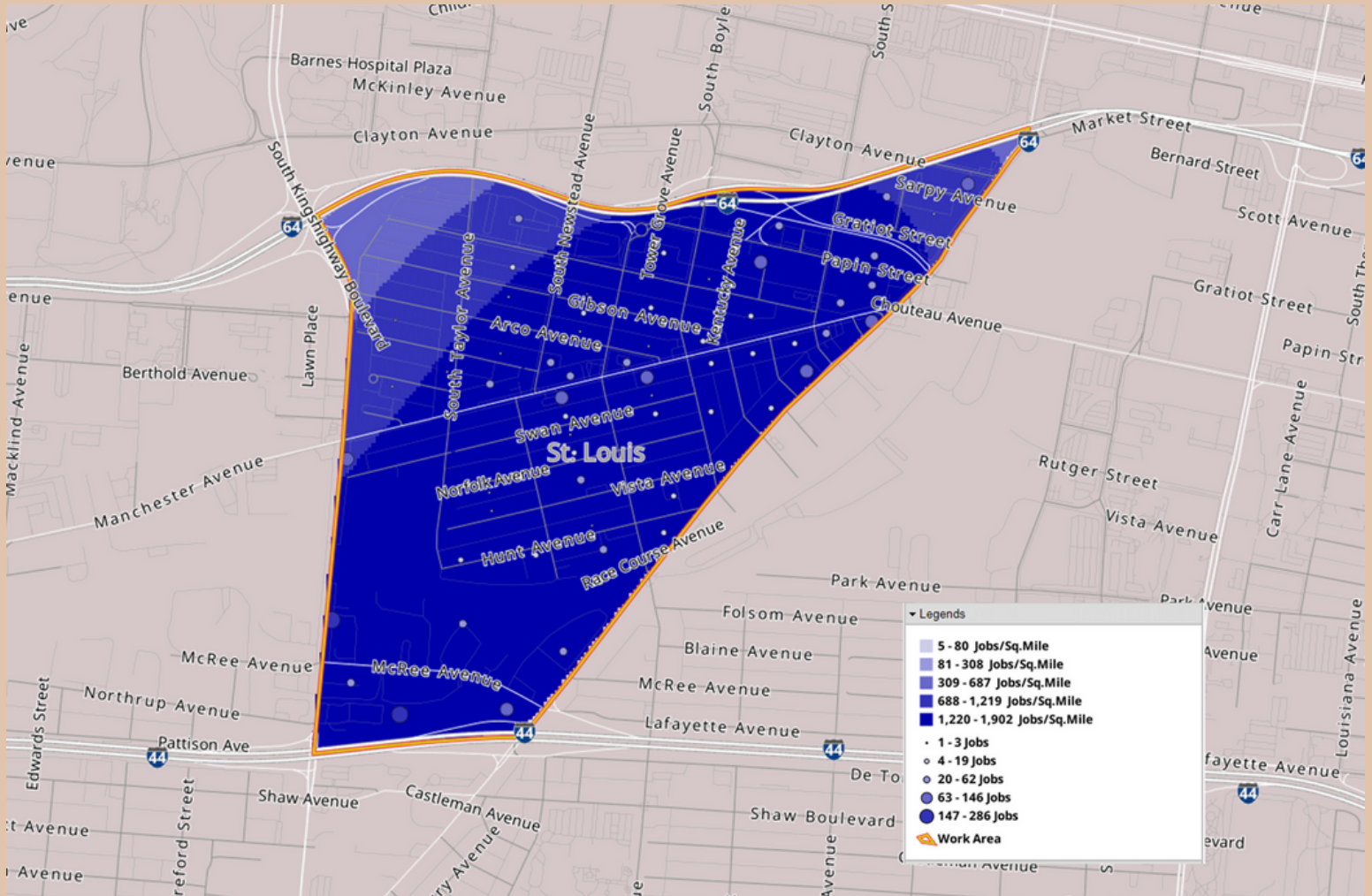
EMPLOYMENT



Job Categories in Forest Park Southeast

This neighborhood contains a large concentration of medical facilities. As a result, most jobs fall under the health care and social assistance category. Professional, scientific, and technical services come next. However, fewer positions are available in the educational, management, accommodation, and food services industries.

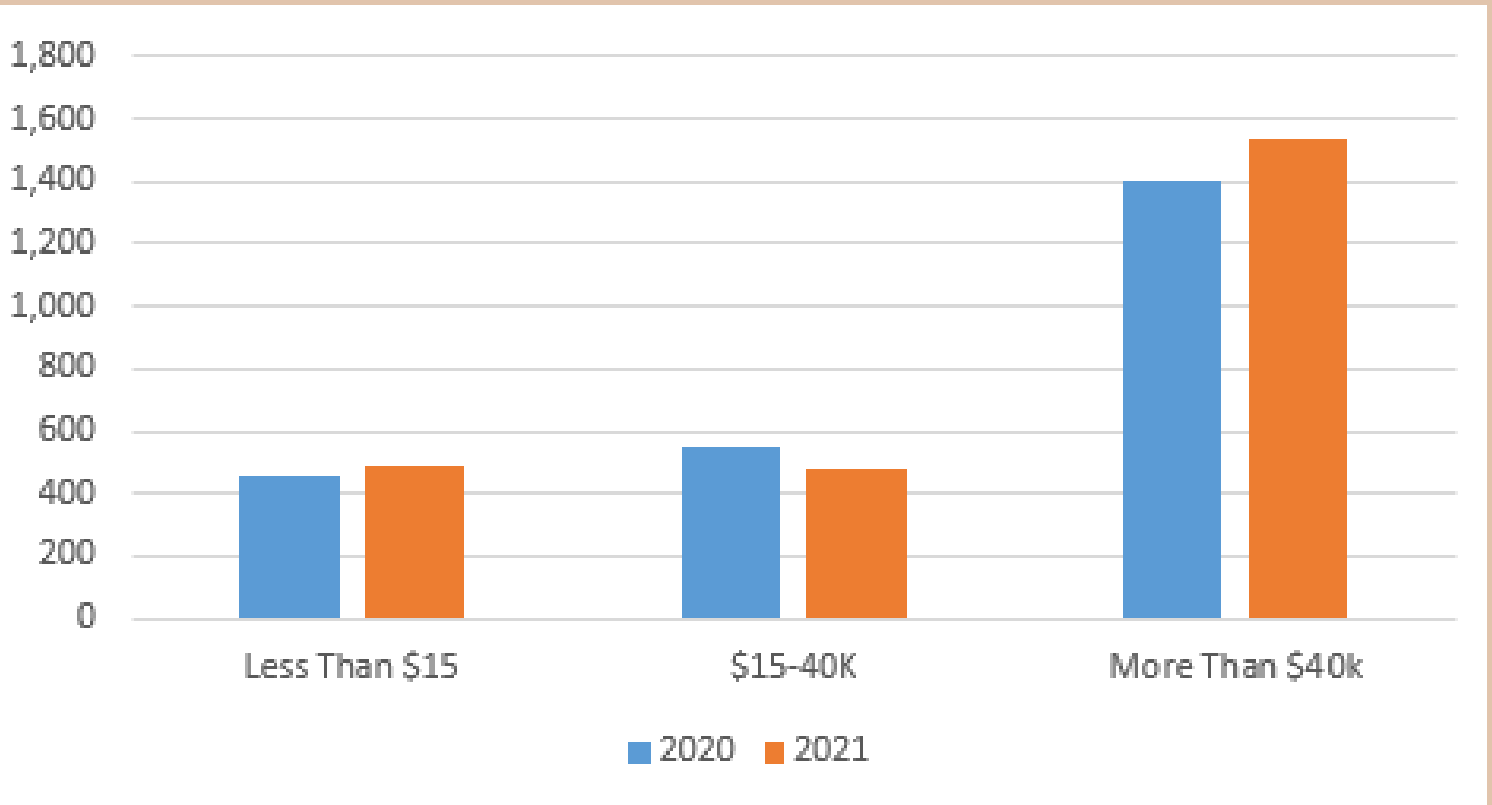
WORK AREA



Identifying the Largest Employers in the Neighborhood

Based on the figure, the entire neighborhood is full with jobs opportunities.

JOB GROWTH IN FPSE BY INCOME



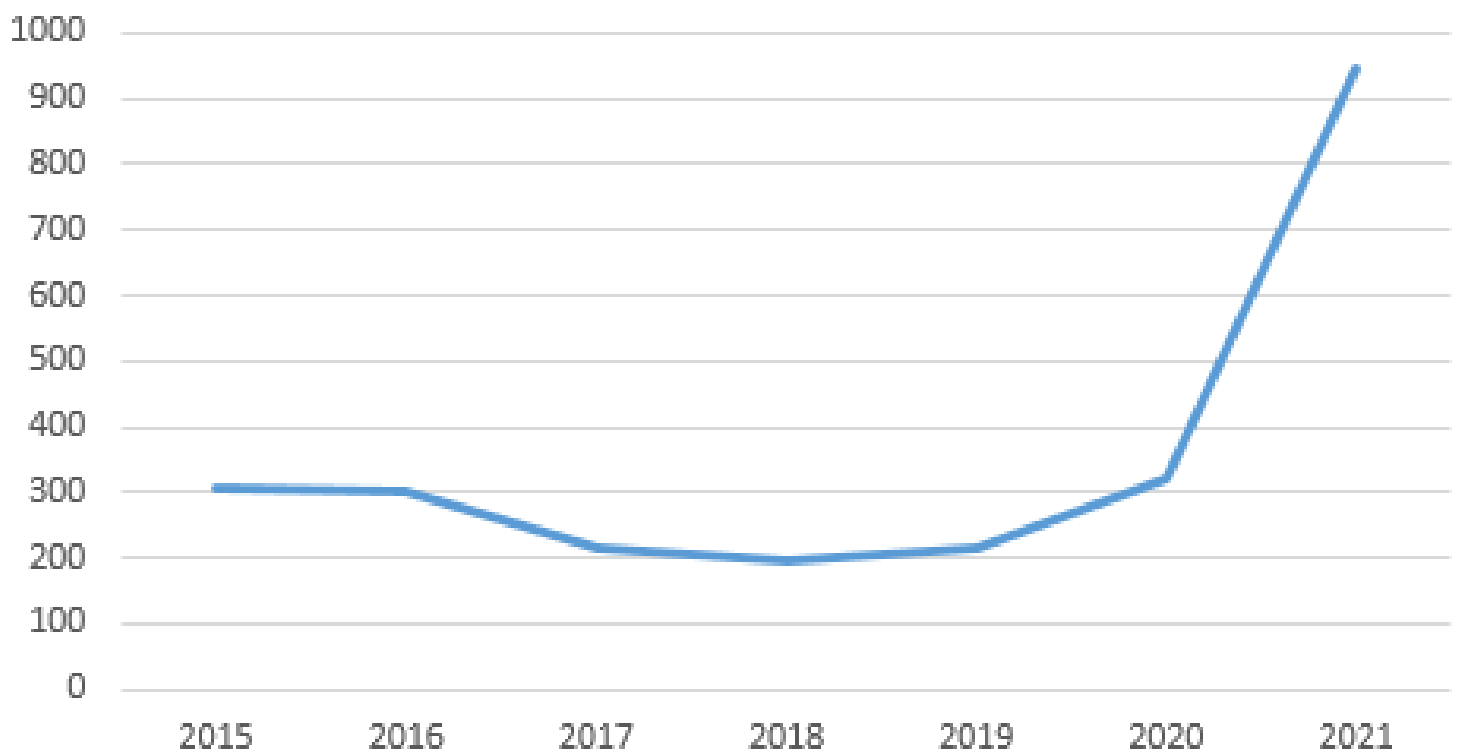
Comparing Job Growth in 2020 and 2021

A look at job growth in 2020 and 2021 reveals both positive and negative trends. While job growth in the \$15-40K pay range decreased, other pay ranges experienced increased job growth.

CRIME



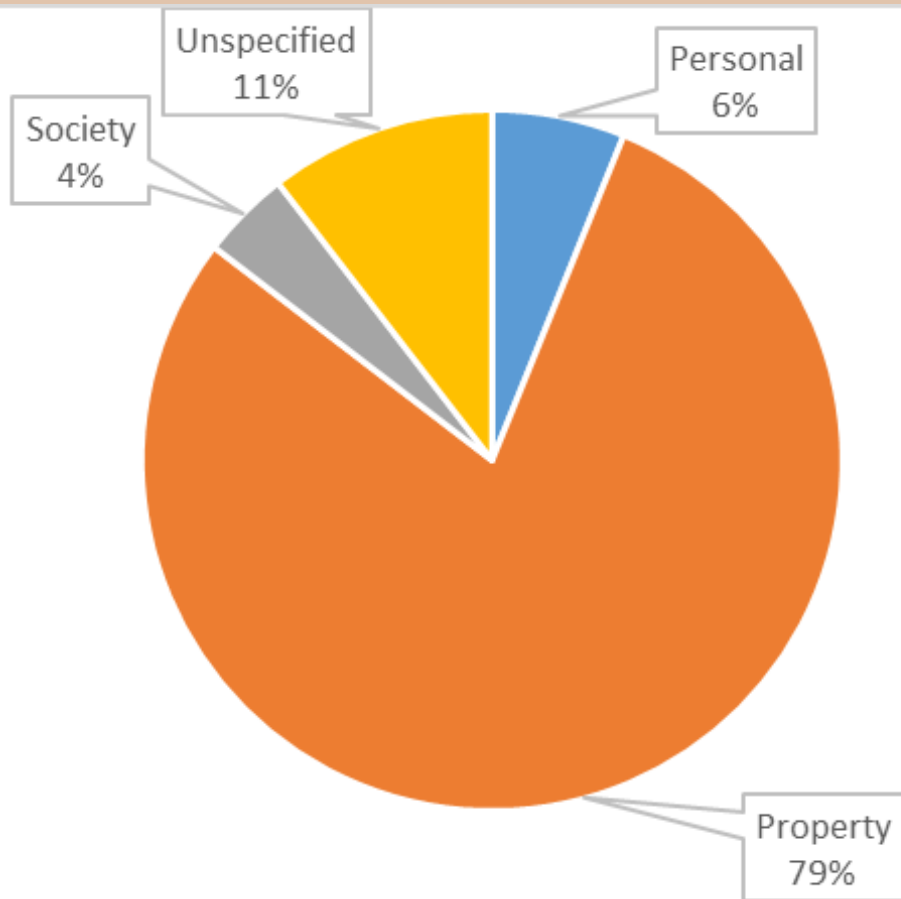
CRIME OVER THE PAST TEN YEARS



Analyzing Crime Statistics in Forest Park Southeast

The trend of increasing crime rates start gradually from 2018. The trend rose exponentially in 2020, reaching a high of 946 incidents in 2021.

CRIME BY TYPE



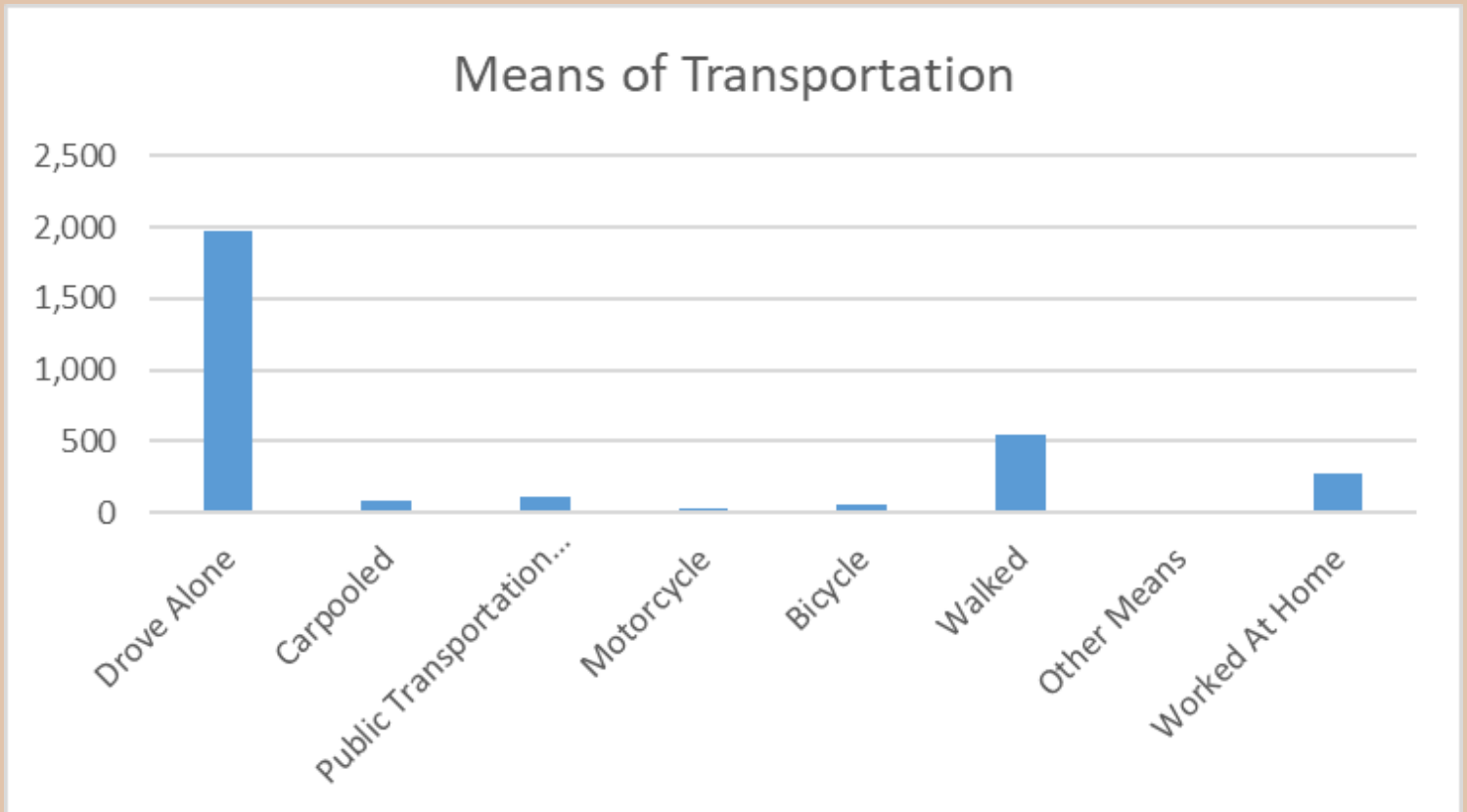
Crime Statistics in Forest Park Southeast

According to official records, there have been 946 crime cases reported in Forest Park Southeast. Most of these incidents are related to property crimes, while unspecified, personal, and society-related crimes comprise 11%, 6%, and 4% .

TRANSPORTATION



MEANS OF TRANSPORTATION

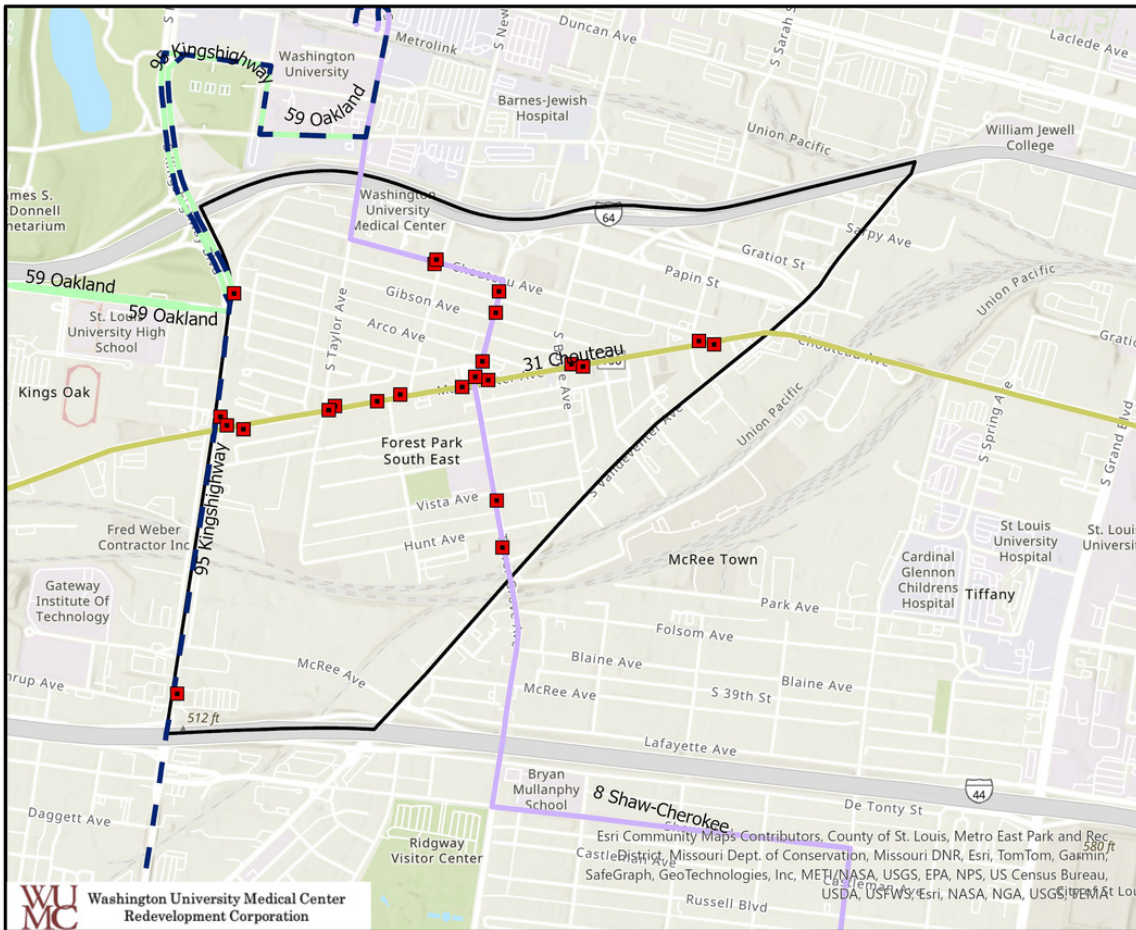


Analysis of Commuting Habits in the Neighborhood

For the total worker population of 3,090, 64% of the total population drives their car for transportation. The second largest population walk. Less than 10% of the total population work at home.

TRANSPORTATION

LOCATION OF BUS STOPS AND ROUTES (FOREST PARK SOUTHEAST)



KEY MAP



N



LEGEND

- Bus Stops
- Bus Routes
 - 31 Chouteau
 - 59 Oakland
 - 8 Shaw-Cherokee
 - 95 Kingshighway
 - Neighborhood Boundary

0 0.13 0.25 0.5 Miles

WU
MC Washington University Medical Center
Redevelopment Corporation

Esri Community Maps Contributors, County of St. Louis, Metro East Park and Rec, Castle District, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA, Lou

DEVELOPMENT UPDATES

Ronald McDonald House

The two Ronald McDonald Houses located in the city will consolidate into one new building on Chouteau Avenue with 92 rooms to house families visiting the hospitals in the region.

**\$24.1 MILLION INVESTMENT
UNDER CONSTRUCTION**



Union at the Grove

This 168-unit residential property is spread across six locations along the 4400 blocks of Norfolk, Hunt, and Vista. Each unit among all six properties has one parking spot.

**\$27.6 MILLION INVESTMENT
COMPLETED**



TCARE

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

**\$500K+ INVESTMENT
UNDER CONSTRUCTION**



4534-56 Manchester Ave

A row of vacant homes on Manchester Avenue is scheduled for demolition for a new five-story apartment building with four commercial living and working spaces and 104 regular residential units. There will be 35 parking spaces behind the building and 53 off-site on Swan Ave.

**\$18 MILLION INVESTMENT
PLANNED**



EVENTS

IndiHop - May

- This event celebrates the local breweries in FPSE and Cherokee Street, located in another historic neighborhood. It offers participants an opportunity to try over 50 local beers at more than 25 locations. There are also giveaways, special deals, and discounts at participating businesses and live music at multiple venues.



National Night Out - August-September

- Held at different times near the end of summer, this event is a community building campaign that improves the relationship between local law enforcement, security, businesses and residents.



GroveFest - October

- The biggest FPSE event of the year, GroveFest is a block party featuring street art, live music, fashion shows, and food vendors.

THINGS TO SEE / ASSETS

The Grove is centrally located in FPSE, stretching for one mile along Manchester Avenue between Kingshighway and Vandeventer. It is home to clubs, music venues, restaurants and shops.

The Missouri Foundation for Health is a community resource that serves 84 counties and the city of St. Louis. It works with communities and non-profit organizations to create positive changes in health.

City Green Community Garden provides locally grown, healthy, and affordable produce for the neighborhood.



NEIGHBORHOOD RESOURCES

Forest Park Southeast Neighborhood Association

The mission of the Neighborhood Association is to provide a neutral forum for the discussion of issues and provide a place where community concerns can be collected and communicated to elected officials and other organizations active in the neighborhood. The organizations also encourage residents to serve as a mechanism for creating and fostering community among FPSE stakeholders.

Park Central Development Corporation

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

PCD has many responsibilities, including the administration of Special Taxing Districts (The Grove Community Improvement District in FPSE), leading neighborhood planning and development review (Form-Based Code, FPSE Development Review Committee), and Anti-Displacement and Stay in Place programming (minor home repair, small business grants, elderly snow removal & grass cutting, etc.) In addition, it manages Neighborhood Marketing and Events

Some successes include managing the 3.5 million dollar streetscape enhancement along Manchester Avenue in 2011. They also led the development of Chouteau Park in 2012. The PCDC also helps produce annual events such as IndiHop and Grovesfest.

Neighborhood Security Initiative

The Central West End Neighborhood Security Initiative (NSI) was formed in 2007 to respond more efficiently to public safety issues and unhoused substance abuse outreach. The initiative has brought accountability to its bicycle patrols and adopted the latest security tools and strategies.

NEIGHBORHOOD RESOURCES

Forest Park South Business Association

This Business Association is a membership organization created to advance the mutual interests of commercial establishments within the area south of Forest Park, including FPSE, Cheltenham, Kings Oak, Botanical Heights, and part of the Central West End. 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 support, and marketing for The Grove. It is financed primarily by a 1% sales tax and an annual special assessment.

