

# Forest Park Southeast

## 2016 Neighborhood Profile



**Washington University Medical Center**

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

# *Forest Park Southeast*

## Neighborhood Introduction

The Forest Park Southeast neighborhood, or FPSE, located south of I-64 between Kingshighway and Vandeventer, is the quintessential St. Louis red brick neighborhood. This 45 block area is filled with red brick one and two story flats that were developed between 1880 and 1920 in close proximity to major manufacturing jobs. During its height in the



1950s, FPSE was home to well over 11,500 residents who walked to nearby jobs and shopped along the bustling Manchester Avenue corridor.

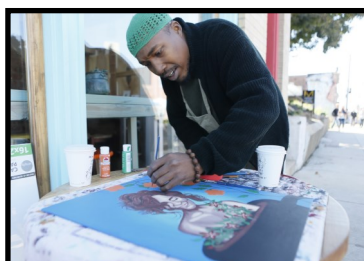
From 1960 to 2000, the neighborhood experienced a high level of population loss and disinvestment similar to many neighborhoods within the City of St. Louis. During the mid-1990's the neighborhood began to mobilize itself to create a new vision and path forward. As a result, FPSE has become a community on the move, known for its diverse, eclectic, and welcoming environment. Block by block, existing residents and urban pioneers have



transformed hundreds of historic homes for use in the new century. Developers large and small have been attracted to the area's growing momentum, engaging in the rehabilitation of additional historic structures and adding infill development to vacant lots, creating one of the region's most sought after and diverse neighborhoods.



The former Manchester Avenue commercial corridor has been re-branded and transformed into 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. Over the past decade, the Forest Park Southeast community has been experiencing a major renaissance, becoming 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.

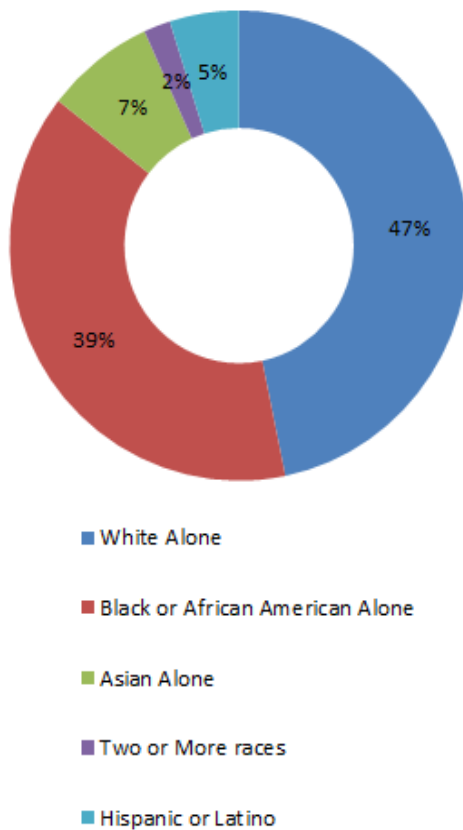




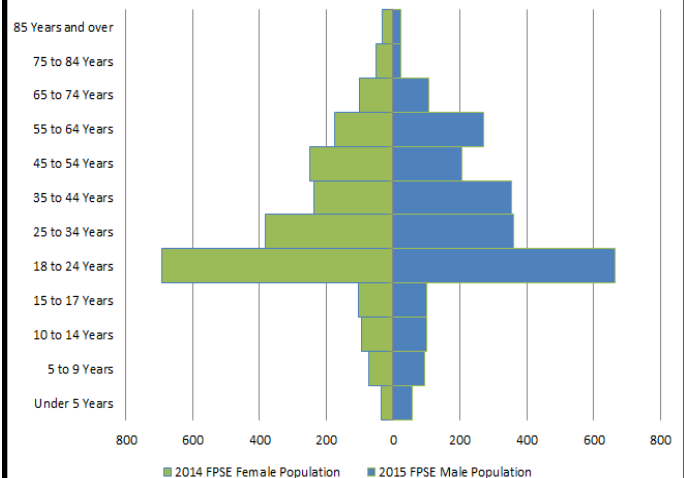
# Forest Park Southeast

## Demographics

**FPSE Racial Composition, 2015**



**FPSE Age Distribution, 2015**

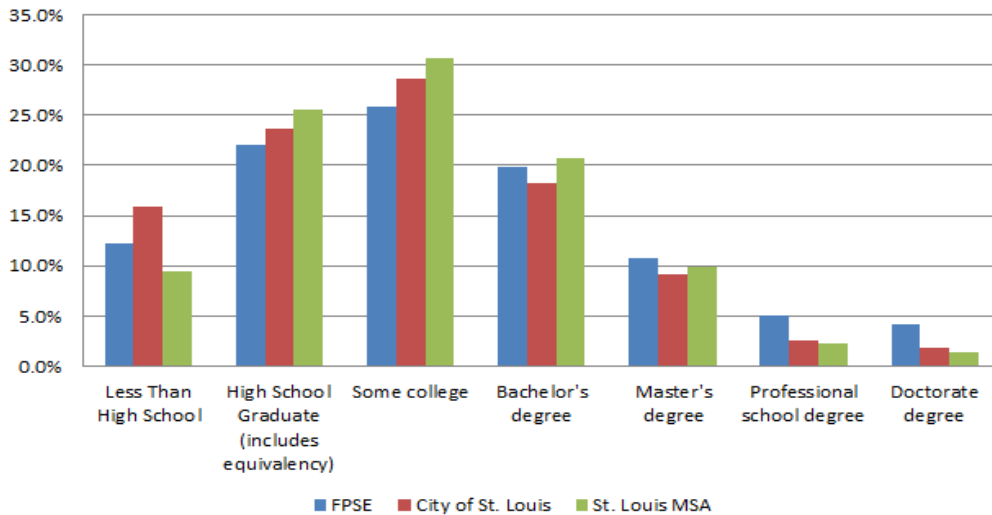


- Forest Park Southeast had a population of 2,918 residents in 2010 with a population density of 4,784 persons per square mile, lower than the City at 5,157 persons per square mile.
- In 2015, the median household income in FPSE was \$31,602, which was lower than the median household income of the City overall at \$35,599 and the St. Louis MSA at \$55,819.\*
- Forest Park Southeast was one of the youngest neighborhoods in the St. Louis region in 2015 with a median age of 28.8 years, younger than the City with a median age of 34.6 years and the St. Louis MSA at 38.5 years.\*

\*based on 2015 ACS Census Block Group level data, which do not conform to exact neighborhood boundaries and contain sampling error



## Educational Attainment, Population 25 years and older, 2015



### 2010 Household Income Data

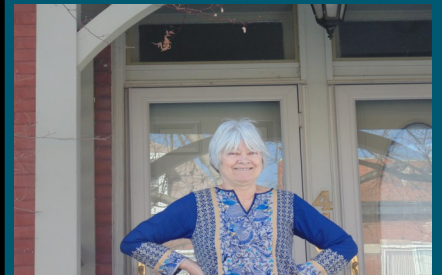
Forest Park Southeast	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,548	177,018	407,405
Total Households	7,506	77,857	172,878
Avg Annual HH Income	\$35,458	\$38,104	\$42,862
Households with Annual Income above \$40k per year	2,312	26,524	66,079
Households with Annual Income above \$50k per year	1,792	19,119	49,377
Households with Annual Income above \$60k per year	1,349	14,050	37,110
Households with Annual Income above \$100k per year	550	5,058	14,208
Household Income per Sq Mile	\$85,981,179	\$106,404,149	\$90,313,703
Households per Sq Mile	2,425	2,792	2,107

# 39.9%

39.9% of FPSE residents above the age of 25 have earned a Bachelor's degree or higher level of educational attainment. This is greater than the St. Louis MSA rate of 34.4%

# 1,700+

There are over 1,700 households with an annual income over \$50k within 1 mile of the center of Forest Park Southeast



# Forest Park Southeast

## Development Summary

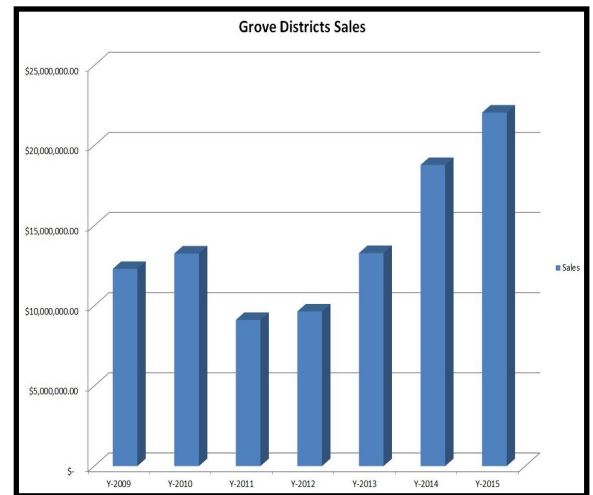


The Grove Entertainment District, in the heart of the Forest Park Southeast neighborhood, is experiencing significant growth. This once thriving neighborhood commercial district fell on hard times over the decades between 1960 and 2000. However, as the area re-branded itself as The Grove, a new energy and purpose has taken hold.

### Development Impact in The Grove 2005-2015

Total Investment	\$27,000,000
Number of Buildings Developed or Rehabbed	40
Total Assessed Value Increase (2005 to 2015)	\$1,056,060
Total Assessed Value Percent Increase (2005 to 2015)	209%
Investment currently under construction/proposed	\$61,000,000

From 2005 to 2015, over \$27 million was invested in commercial development in The Grove, adding over 270,000sf of rehabbed and new commercial space along Manchester Avenue. Total retail sales grew with each additional business in the district, increasing from \$12M in 2009 to \$22M in 2015.

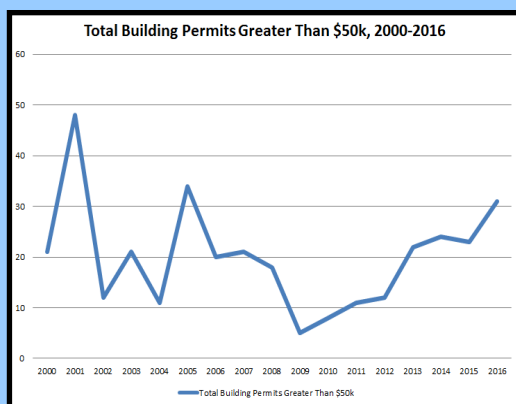


2006

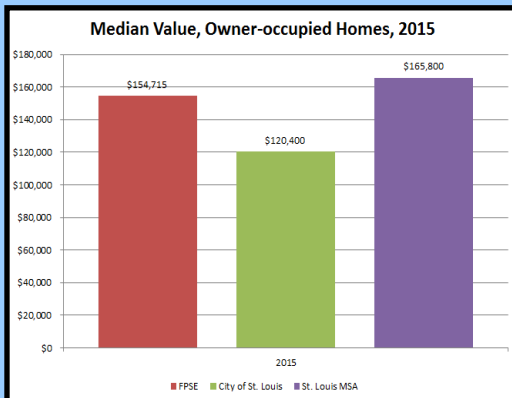
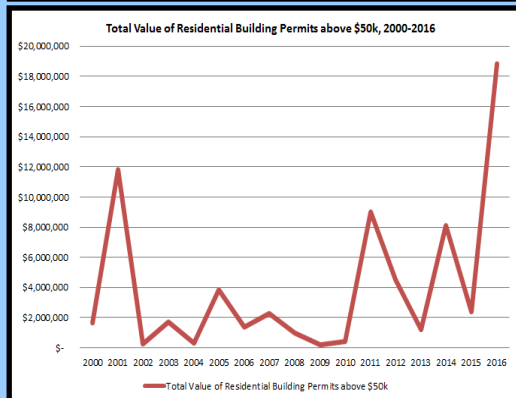


2016

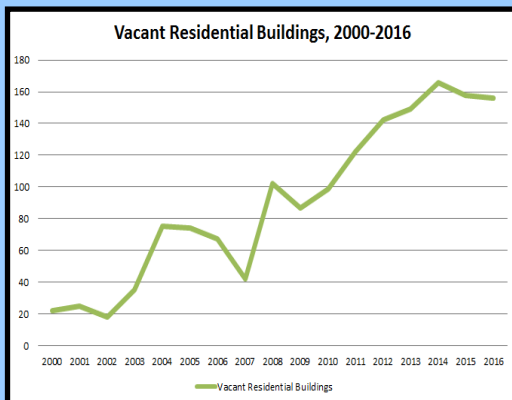
With the revitalization of The Grove Entertainment District, as well as robust job growth from over \$1 billion of investment in new and expanded facilities at the nearby Washington University Medical Center and Cortex, demand for development is strong in FPSE. The neighborhood's historic and diverse housing stock as well as its enviable location next to major employment centers and regional amenities have created an attractive market for new and rehab residential development in FPSE, as evidenced by the figures below and to the right:.



Building permits for new residential construction and full rehabs of historic properties have been steadily growing each year since 2009. The total value of building permits for residential construction in 2016 was nearly \$19 million. The median value of owner occupied homes nearly equaled the regional average in 2015.



The number of vacant residential buildings has been increasing in recent years. However, many of these vacant buildings have been strategically assembled by WUMCRC in the southwest corner of the neighborhood to redevelop into over 150 mixed income residential units. Redevelopment of these properties is set to begin in Fall 2017.



# \$39,895

The average acquisition price of pre-rehab investment properties in FPSE in 2015 was \$39,895.

# \$185,071

The average sales price of the 24 traditional home sales in FPSE in 2015 was \$185,071.

# \$288,336

The average sales price of the 11 new construction and full historic rehab homes in FPSE in 2015 was \$288,336.



# Forest Park Southeast

## Development Summary

### Current Neighborhood Development

#### Home2 Suites

\$12.8M

#### Hotel

107 extended stay hotel rooms

#### Aventura

\$12M

150 market rate apartments

#### Urban Chestnut

\$10M

#### Mixed-Use Development

70k sf brewery  
450 person bierhall

#### 4321 Manchester

\$3M

#### Mixed-Use Development

2,800sf commercial  
20 apartments

#### Sauce On The Side

\$725K

#### Mixed-Use Development

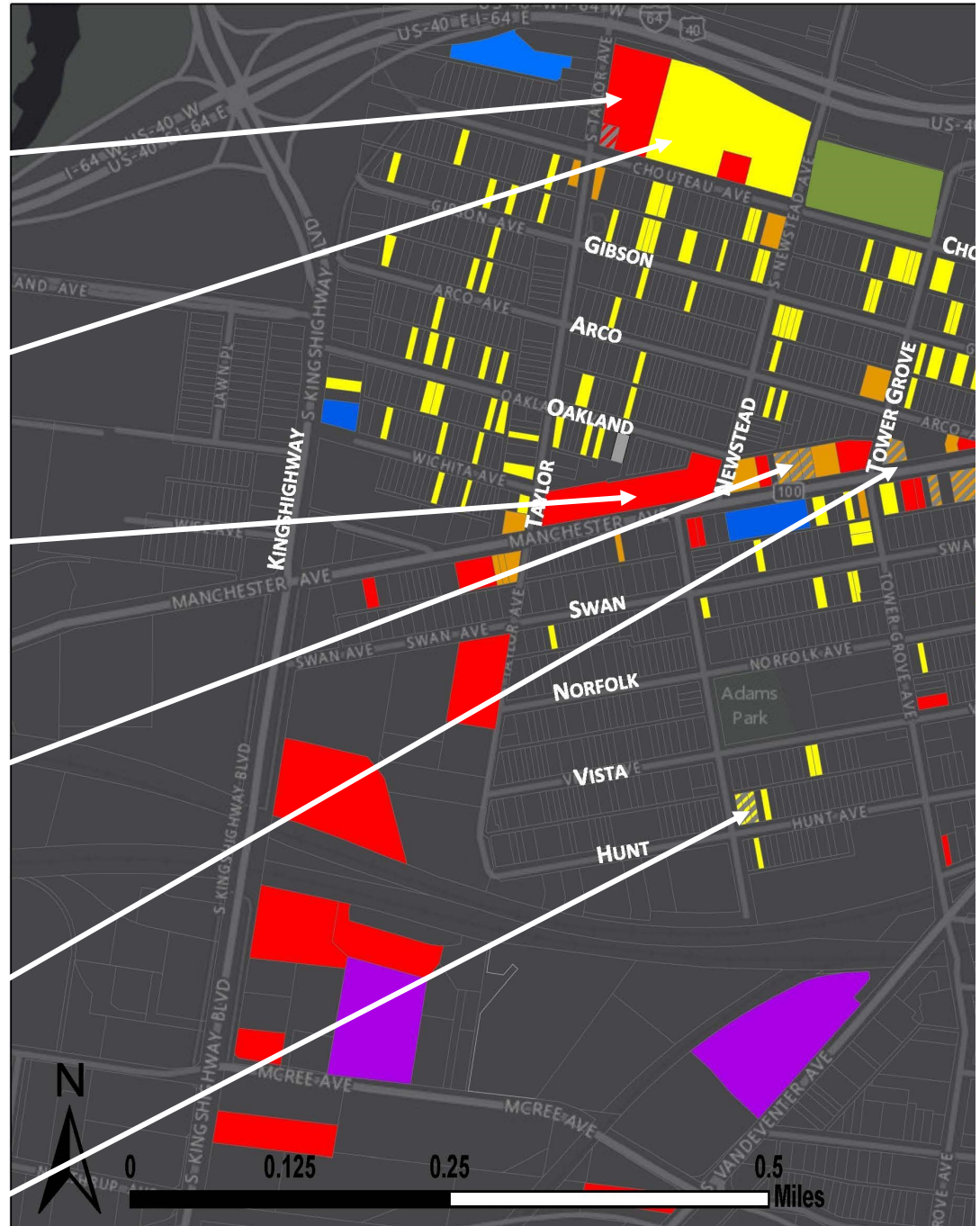
4,500sf retail  
10 apartments

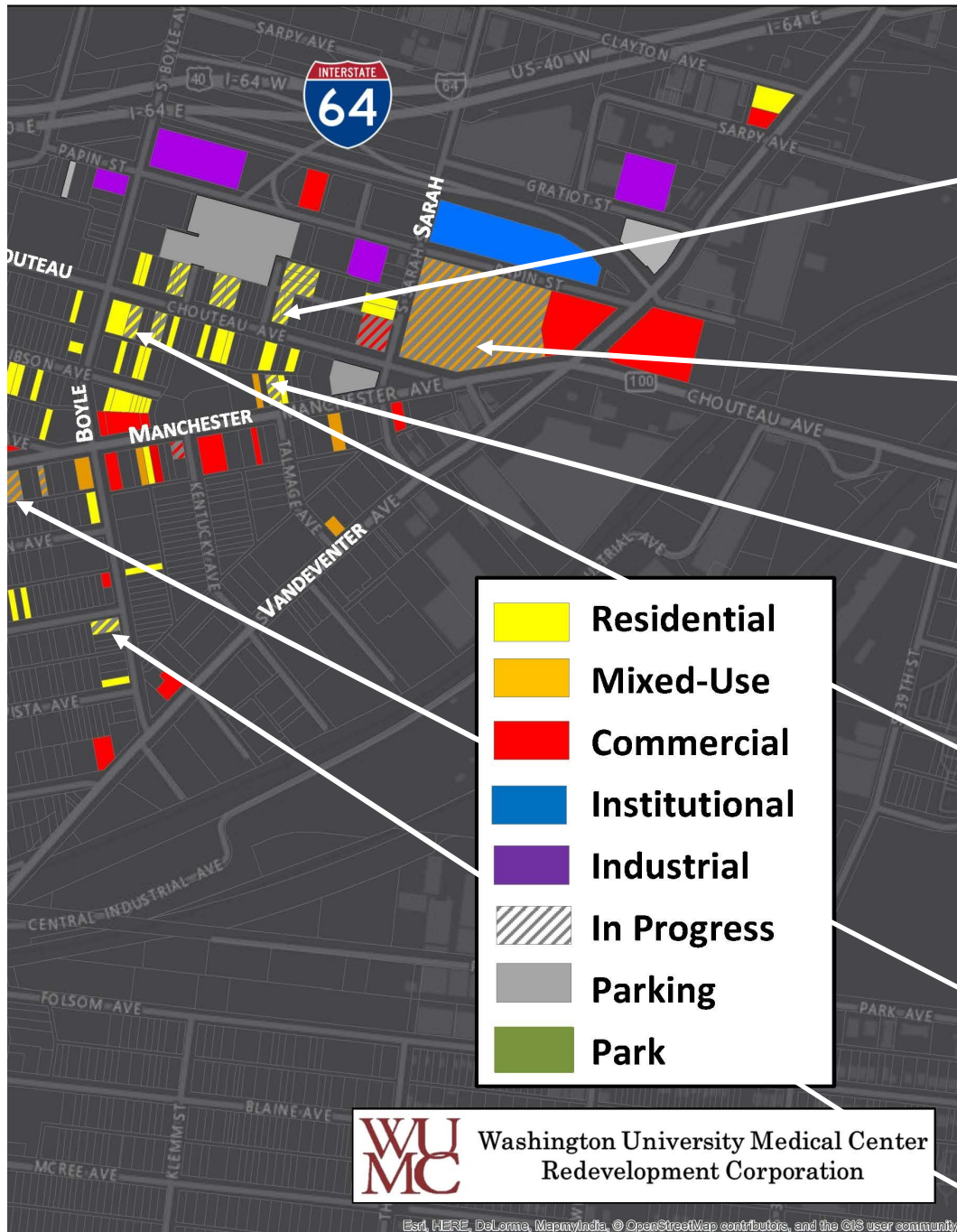
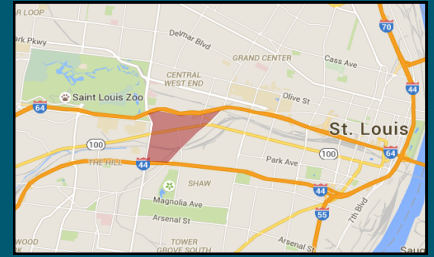
#### 4371 Hunt

\$500K

#### Custom Home

3,000sf  
3bed/2.5bath





**4141 Chouteau** \$395K  
 New Single Family Home  
 2,400sf  
 4bed/4bath

**Chouteau's Grove** \$61M  
 Mixed-Use Development  
 20k sf retail  
 271 Apartments

**4139 Manchester** \$200K  
 Two family residence  
 2,300sf

**Avant Grove** \$1.4M  
 Five modern single  
 family homes

**Restoration STL** \$825K  
 Mixed-Use Development  
 12k sf commercial office  
 10 apartments

**1303 Boyle** \$400K  
 Two single family homes  
 4,000sf



# Forest Park Southeast

## Employment Summary



As of 2014, there were approximately 2,932 jobs located in the Forest Park Southeast neighborhood. Overall, 345 net jobs were added in Forest Park Southeast from 2006 to 2014, including 177 net jobs added in the hotel and restaurant industries. The success and growth of The Grove Entertainment District is largely responsible for the area's employment gains.

### 2014 Employment Density Forest Park Southeast neighborhood

► Display Settings

► Map Controls

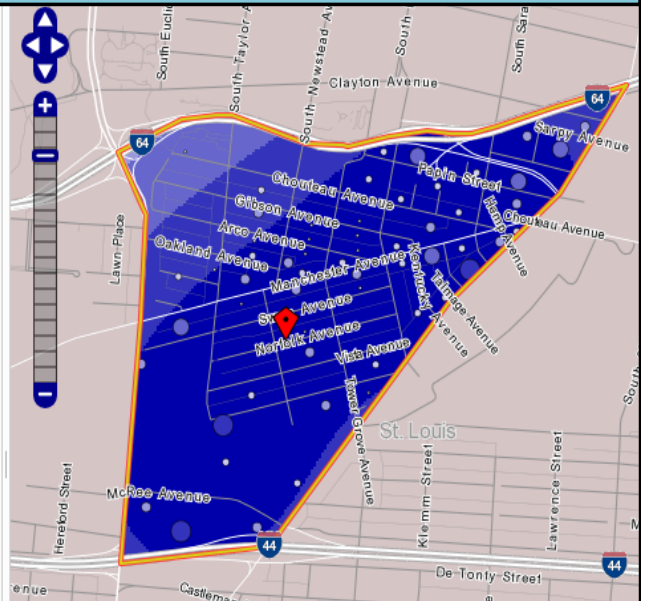
► Report/Map Outputs

▼ Legends

- 5 - 123 Jobs/Sq.Mile
- 124 - 478 Jobs/Sq.Mile
- 479 - 1,070 Jobs/Sq.Mile
- 1,071 - 1,900 Jobs/Sq.Mile
- 1,901 - 2,966 Jobs/Sq.Mile

- 1 - 4 Jobs
- 5 - 28 Jobs
- 29 - 92 Jobs
- 93 - 218 Jobs
- 219 - 425 Jobs

**Analysis Selection**

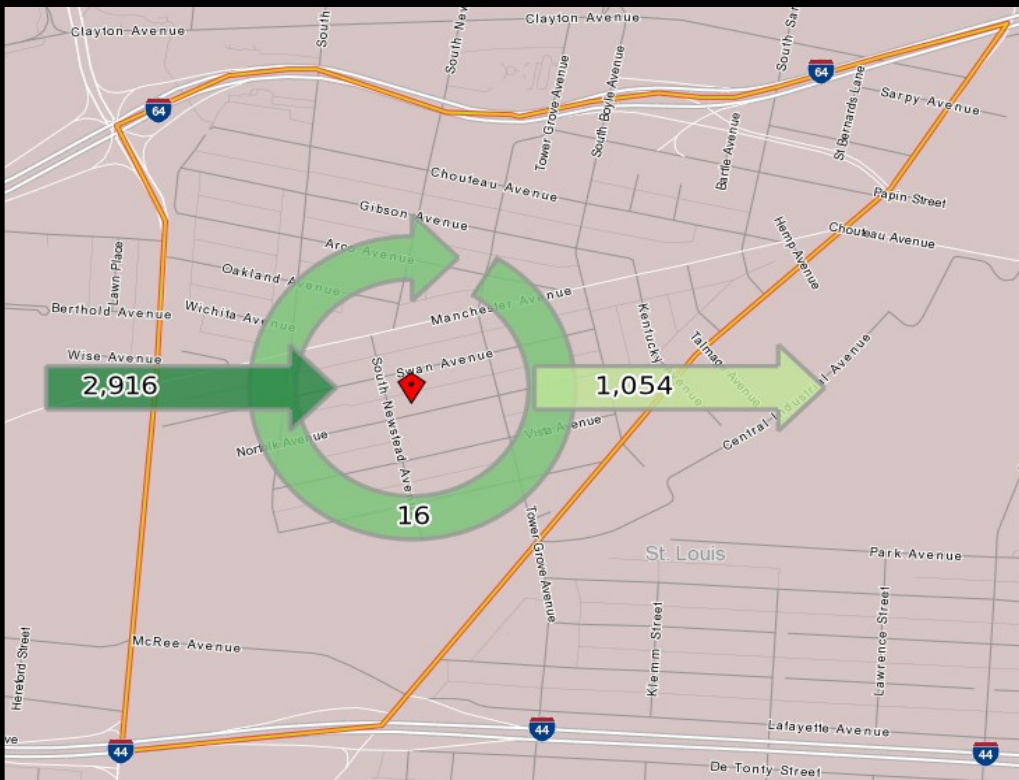






## 2014 Employment Inflow/Outflow

- ◇ 2,916 people commuted into FPSE for work from elsewhere in the St. Louis area
- ◇ 16 FPSE residents lived and worked within the neighborhood
- ◇ 1,054 FPSE residents commuted outside of the neighborhood for employment
- ◇ Over 50% of employed residents from FPSE worked in the regional central corridor in St. Louis City and St. Louis County



# Forest Park Southeast

## Employment Summary

**22%**

Of jobs in FPSE were in the Manufacturing sector, the largest single sector of employment in the neighborhood in 2014

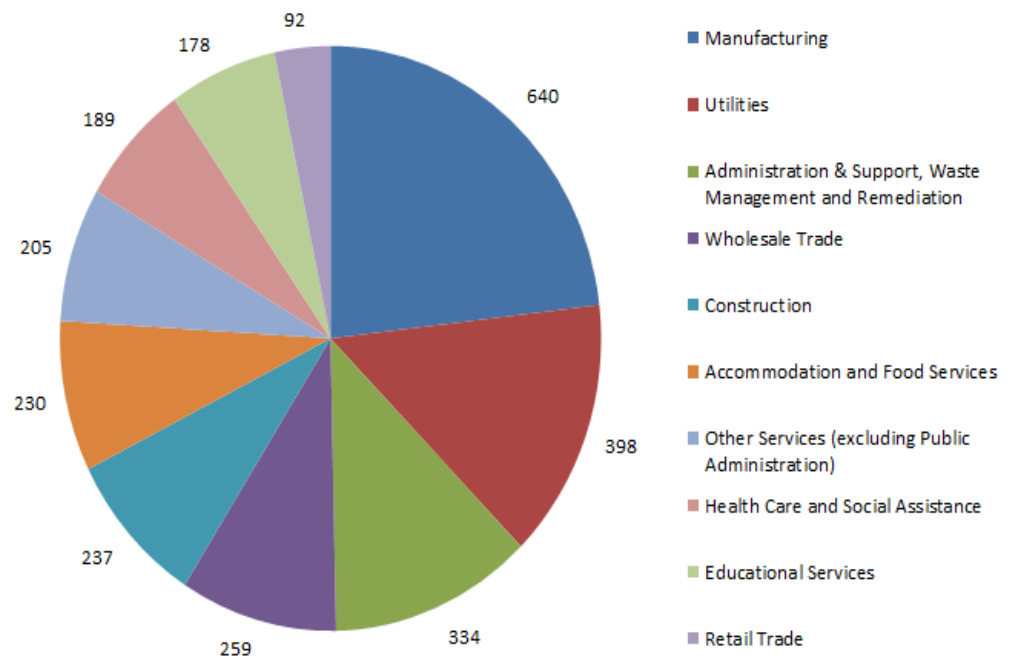
**38%**

Of jobs in FPSE earned an annual wage or salary above \$40k per year in 2014

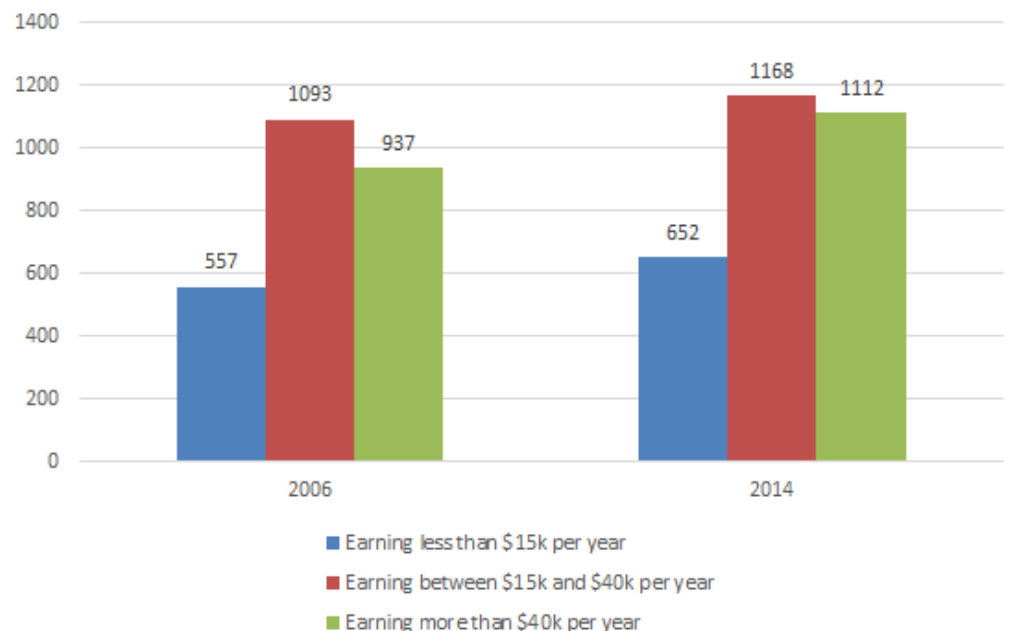
**19%**

Increase in the number of jobs earning over \$40k per year from 2006 to 2014

**Top Ten Economic Sectors by Employment, Forest Park Southeast, 2014**

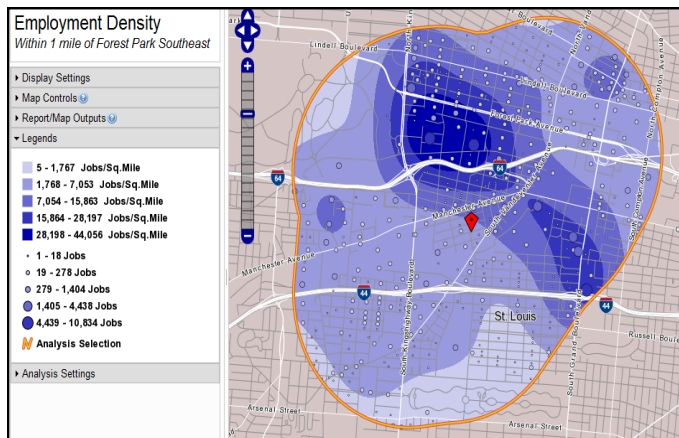


**Total Jobs by Annual Earnings, 2006 and 2014**



## Within 1 mile of Forest Park Southeast

- ◇ There were 68,228 jobs located within 1 mile of FPSE in 2014
- ◇ 32,010 of these jobs were in the Health Care sector, located at the Washington University Medical Center and SLU Hospital campuses
- ◇ 3,101 residents lived and worked within 1 mile of FPSE, while 11,055 residents were travelling outside of the area for employment
- ◇ 65,127 people were commuting into this area for work, many from the I-44 corridor
- ◇ 32,792 of these jobs earned over \$40k per year
- ◇ 39.5% of employed residents within this area earned over \$40k per year



## Neighborhood Resident Labor Force Profile 2014

**1,070**

Total Employed Residents in Forest Park Southeast

**28%**

28% of employed residents earned over \$40k per year

**20%**

20% of employed residents age 30 or older had earned a Bachelor's degree or higher level of education

**26%**

26% of employed residents were age 29 or younger



### Washington University Medical Center

BJC Healthcare, St. Louis Childrens' Hospital, and Washington University School of Medicine employ over 21,000 medical professionals at the Washington University Medical Center just north of FPSE.

### Cortex

The Cortex Innovation Community is home to over 200 firms, employing over 3,600 innovators in bioscience and technology research, development, and commercialization. Cortex is located just north of FPSE





# ***Forest Park Southeast***

## **Community Infrastructure**

### ***What is Community Infrastructure?***

Community Infrastructure includes the entities, partnerships and programs that serve as the long-term implementer, guardian, or funder of important neighborhood services, programs and projects. A great deal of the success of the Forest Park Southeast neighborhood can be attributed to its rich and hardy community infrastructure. In FPSE, there are a host of community organizations and programming focused on the long-term viability of the neighborhood.

#### **Community Improvement Districts:**

The neighborhood is home to the Grove Community Improvement District located along a one mile stretch of Manchester Avenue. The district, which collects a local sales tax and special assessment, focuses on marketing, public improvements, beautification and safety of the area. It annually expends \$250,000 on these activities. Efforts are currently underway to expand the district along the Vandeventer Avenue Corridor. This district is governed by a board of property and business owners appointed by the mayor of the City of St. Louis.

#### **Special Business Districts:**

The Forest Park Southeast neighborhood does not have any special taxing districts. There have been discussions regarding the potential use of this mechanism to enhance the community development infrastructure within the community.

#### **Neighborhood Organizations:**

Forest Park Southeast has a very involved residential population. The neighborhood is home to several neighborhood organizations. These volunteer based groups serve at the grassroots level providing critical feedback and ownership of a wide array of decisions development, safety, public improvement, community services and beautification. These entities have been critical in ensuring that the community engagement process within the neighborhood stays consistent and representative of the area's needs.

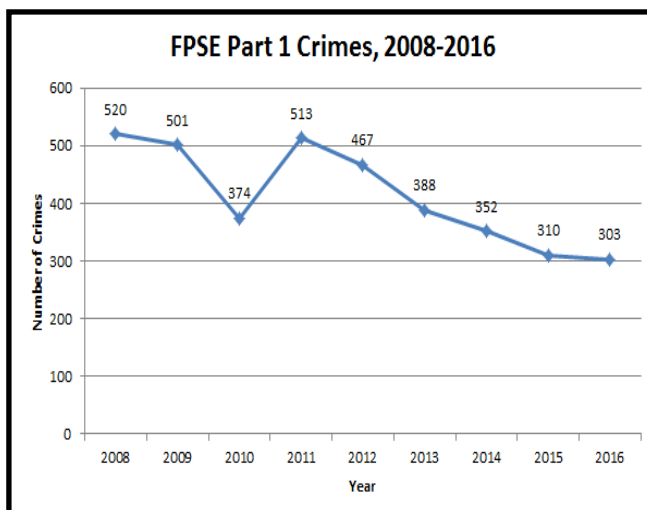
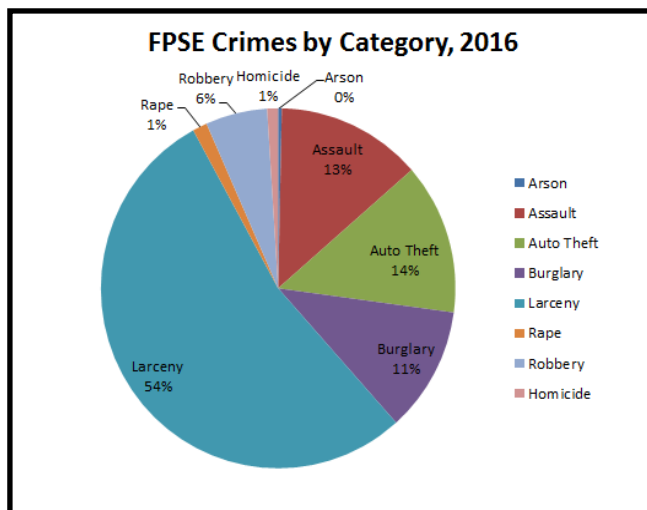
## Safety and Security:

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.

The neighborhood is presently conducting a needs assessment, which will include a discussion on safety and security priorities for the future. The neighborhood will eventually need to address the need for a long-term stable funding source to meet the safety and security needs of a fast growing community.



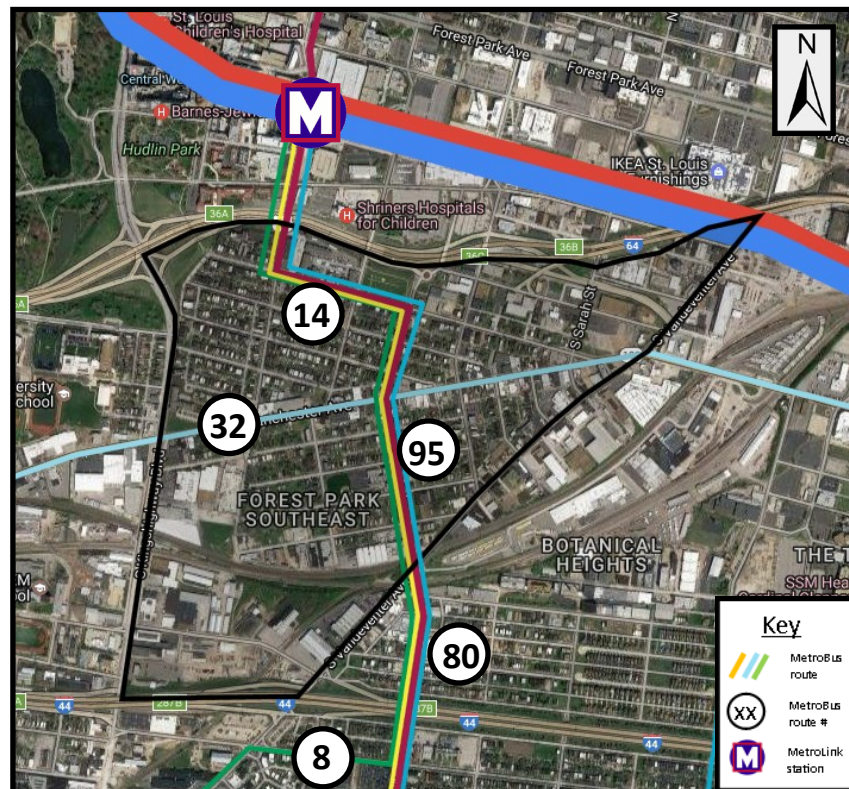
The neighborhood is also served by Park Central Development Corporation, which operates in a city-manager capacity for the community, handling planning and implementation of public infrastructure improvements, marketing, and comprehensive planning activities in FPSE.



# Forest Park Southeast Transportation

Located in the Central Corridor of the St. Louis region, Forest Park Southeast sits between Interstates 64 and 44 with MetroBus service to two nearby MetroLink stations with a third planned for construction, making the neighborhood highly accessible.

In 2013-2014, three overpasses above Interstate 64 were reconstructed and an additional Interstate 64 interchange was added at Tower Grove Avenue to improve highway access into the neighborhood.



The neighborhood is serviced by 3 MetroBus lines- the #8, #14, #32, #80 and #95- which connect riders to the MetroLink stations in the Central West End at the WUMC campus and at Grand Ave. An additional MetroLink Station has been financed for construction at Boyle near Clayton Ave, just north of FPSE, to better service the growing Cortex Innovation Community. The new station is scheduled to open in 2018.





## Data Sources

- 2010 U.S. Census
- 2014 5-year American Community Survey (ACS)
- Geo St. Louis
- The Grove CID
- Park Central Development– Forest Park Southeast Development Committee
- 2014 U.S. Longitudinal Employer-Housing Dynamics survey
- St. Louis Metropolitan Police Department



# *Forest Park Southeast*

## Neighborhood Beautification











# Washington University Medical Center

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



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