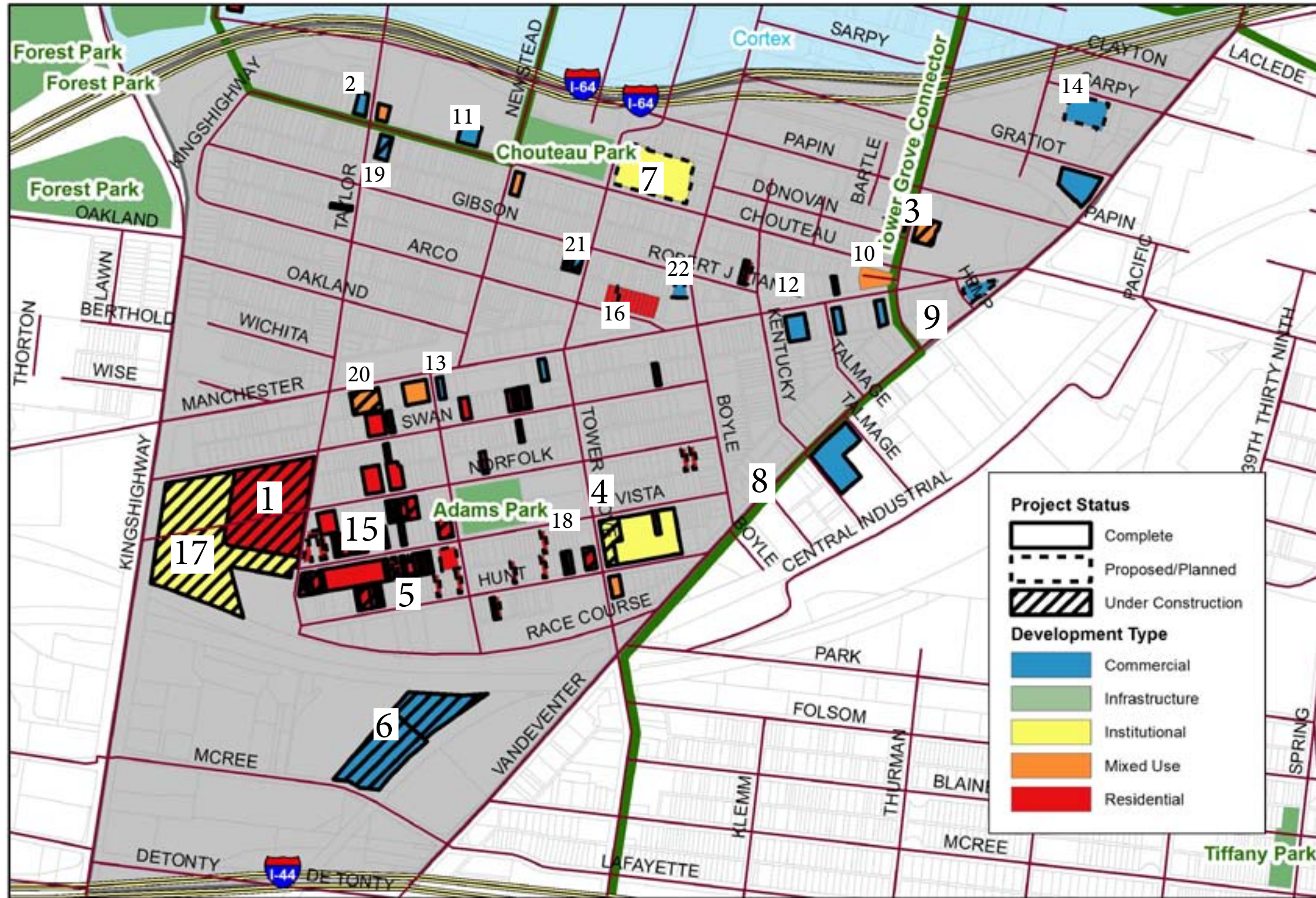


# FOREST PARK SOUTHEAST | NOVEMBER 2020



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**1 4500 Swan**  
Status: Under Construction  
Expected Completion: Summer 2021  
Development: Green Street Development is building a 308-unit, 4-story apartment building on the site of a former industrial building. Recess - a pop-up bar with a school-yard activity theme - had been occupying the space temporarily and is now closed.  
Investment: \$54 million (est.)

**2 Golden Grocer**  
Status: Complete  
Expected Completion: Q4 2020  
Development: CWE's Golden Grocer has moved into this larger space that offers greater accessibility. New ownership plans to bolster education and dine-in options, including a cafe and juice bar.  
Investment: Unknown

**3 Hue**  
Status: Under Construction  
Expected Completion: Q4 2020  
Development: Phase II, recently named Hue, will include 54 residential units (17 studios and 37 one-bedrooms) and 2,500 sf of office/retail space.  
Investment: \$ 11 million (Phase II)

**4 Missouri Foundation for Health**  
Status: Main facility: Complete; Outparcels: Under Construction/complete  
Expected Completion: Spring 2019/Spring 2021  
Development: The Missouri Foundation for Health (MFH) renovated the Columbia Iron Works Building and relocated their headquarters there. Two vacant outbuildings are being renovated. One is complete and open to its two tenants, including WUMCRC. The other has been demolished and reconstruction has begun. It will be used by MFH as a library, showers/lockers for bike commuters, among other things.  
Investment: \$15 million

**5 CORE at South Newstead and Adam's Grove**  
Status: Under Construction  
Expected Completion: Undetermined  
Development: Unify Development's "CORE at South Newstead" will build 46 new single family homes, to be sold starting at \$390k, and two 20 unit apartment buildings ; RISE's "Adam's Grove" will build 50 new affordable townhomes. The project will demolish 23 vacant structures and aims to build 150 new units.  
Investment: \$11.5 million (est.)

**6 Bar K**  
Status: Under Construction  
Expected Completion: 2020  
Development: A bar, restaurant, event space and spacious indoor/outdoor dog parks will be constructed in a former industrial space. The establishment gets its name from its dog focused theme.  
Investment: Unknown

**7 Ronald McDonald House**  
Status: Planned  
Expected Completion: 2022  
Development: Relocation and consolidation of the Ronald McDonald Houses in the city to the Forest Park Southeast neighborhood. New 4-story building will include 60 living units to start with room for expansion. Existing church and industrial building will be demolished.  
Investment: Unknown

**8 Tower Grove Connector**  
Status: Planned/Proposed  
Expected Completion: Unknown  
Development: 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

**9 "The Triangle"**  
Status: Proposed  
Expected Completion: Unknown  
Development: A former auto repair shop will be rehabbed into a 3,740 sf retail building. A portion of its front parking lot will be redeveloped into a 2-story building with 2,100 sf of additional retail and 1,800 sf of office space.  
Investment: Unknown

**10 4101 Manchester**  
Status: Postponed  
Expected Completion: Unknown  
Development: 90,000 sq ft, mixed-use development space with ground floor retail, a parking deck, office space and fitness center, residential units, and a rooftop pool. Progress on construction is currently delayed.  
Investment: \$15.5 million (est.)

**11 Greater Goods HQ**  
Status: Complete  
Expected Completion: Early 2021  
Development: Greater Goods, a St. Charles based coffee producer, will renovate the former Laclede Gas Light Co. pumping station into their new headquarters.  
Investment: Unknown

**12 4143 Manchester/Everest Expansion**  
Status: Under construction  
Expected Completion: 2020  
Development: Demolish existing shotgun style home and construct three-story building that will include expansion space for Everest Cafe on the first floor and three apartments (two studios and one one-bedroom) on the 2nd and 3rd floors. Demolition of the home is complete and the new structure is beginning construction.  
Investment: \$800,000 (est.)

**13 Tempus**  
Status: Complete  
Expected Completion: 2020  
Development: Construct a new restaurant and bar in the vacant commercial space in this property. The restaurant will be called Tempus and is the product of chef Ben Grupe, former executive chef of Elaia/Olio. It will have an urban rustic theme and feature steel sculpture art from local artists.  
Investment: \$246,070 (est.)

**14 Rock Spring School Office Conversion**  
Status: Proposed  
Expected Completion: Q2 2020  
Development: Rehabilitate former school building into a 20,000 SF boutique office space. The developer, Pier Property Group, will use a small portion of the space for their own offices. One additional tenant as signed a letter of intent.  
Investment: \$6.3 million

**15 Unify Grove Project**  
Status: Under Construction  
Expected Completion: Summer 2021  
Development: Green Street Development plans to construct new, multi-unit residential properties in six locations scattered among the 4400 blocks of Norfolk, Hunt, and Vista. Four of the properties will be apartment complexes with between 27 and 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. The project will also include street improvements and reconnecting the street grid to Taylor Avenue.  
Investment: \$27.6 million (est)

**16 Arbor on Arco**  
Status: Planned  
Expected Completion: 2021  
Development: 5-story market-rate apartment building with 152 units in 1- or 2-bedroom configurations. Parking will include 148 spaces, some on the ground level, others underground. The current iteration of the project includes an increase of 57 units/ parking spaces over the original proposal. Demolition of six vacant residential properties is complete. Tax abatement has been requested. The design is being tweaked following discussion at the September Forest Park Southeast Development Committee meeting. This project is currently on hold.  
Investment: \$32 million (est.)

**17 Washington University School of Medicine**  
Status: Under Construction  
Expected Completion: Spring 2021  
Development: Property will be redeveloped, raising one of the two buildings for a 550 stall surface parking lot and renovating the other for WUSM facility and staff use.  
Investment: Unknown

**18 1417 Tower Grove Ave**  
Status: Under Construction  
Expected Completion: 2021  
Development: A vacant building will be converted into 10 market rate apartments.  
Investment: \$1.1 million

**19 4470 Chouteau**  
Status: Under construction  
Expected Completion: 2020  
Development: Former service station turned commercial space will be reimagined as an organic cafe serving soups, pizza, and plant-based ice cream.  
Investment: \$70,000 (est.)

**20 4440 Manchester**  
Status: Under Construction  
Expected Completion: Q3 2021  
Development: Restoration St. Louis is constructing a 5-story, mixed-use building consisting of 60 apartments and two ground-floor commercial spaces, similar to their 4400 Manchester project on the same block. Each unit will include one parking spot.  
Investment: \$13.4 million (est.)

**21 The City's Finest HQ**  
Status: Under Construction  
Expected Completion: 2020  
Development: The City's Finest, a neighborhood security provider for FPSE, CWE, and others, is converting a former gas station and adjacent lots into their new offices.  
Investment: Unknown

**22 New Concept by Brennan's**  
Status: Planned  
Expected Completion: 2021  
Development: A vacant service station will be renovated into a new concept from the owners of Brennan's. The space will include a cigar bar, event space, outdoor seating, and a rooftop deck.  
Investment: Unknown

