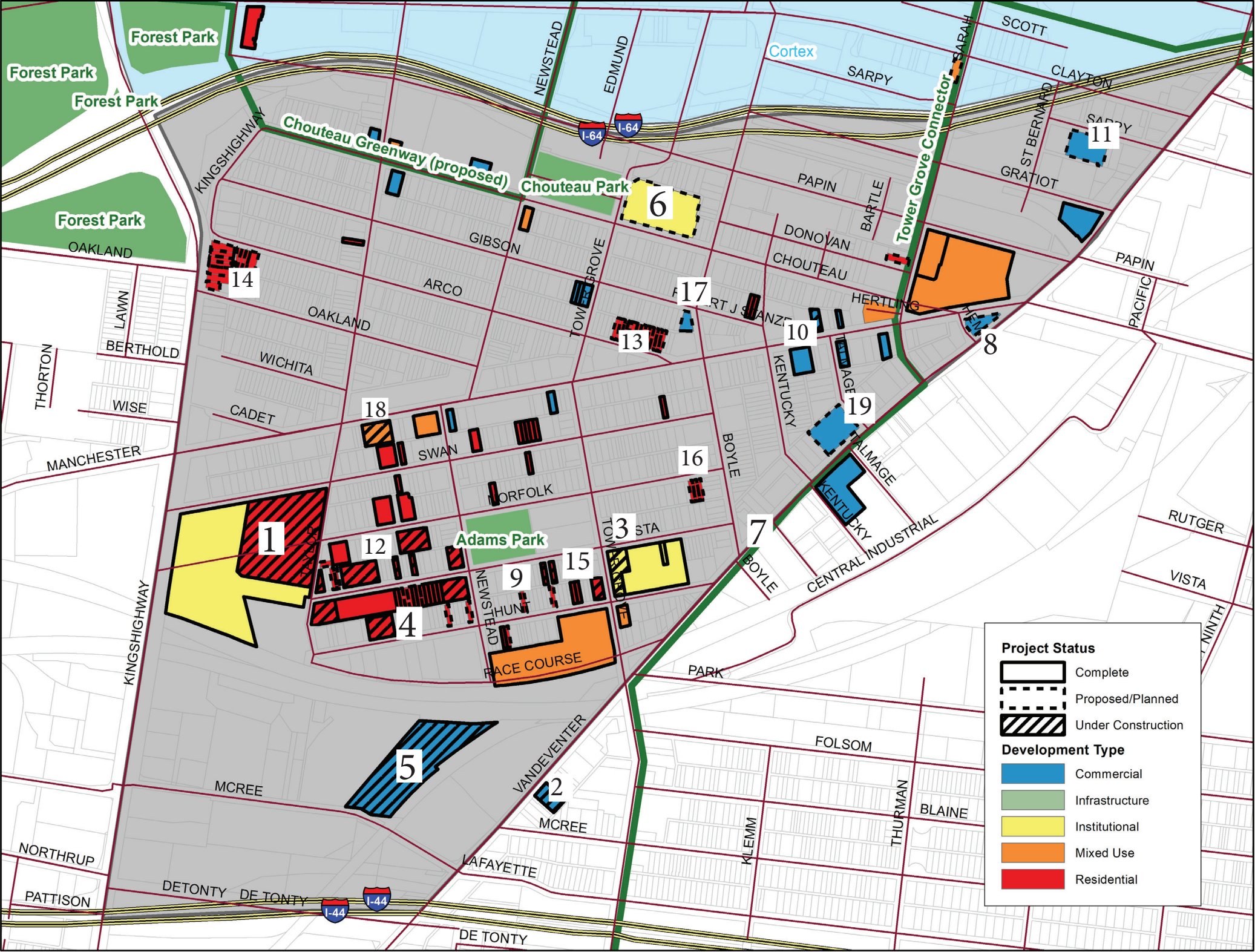


# FOREST PARK SOUTHEAST | December 2021





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## 1 Terra at the Grove

Status: Under Construction

Expected Completion: Summer 2021

Development: Terra at the Grove is a 307-unit, four-story apartment building. Building amenities will include a large courtyard, pool, fitness center, walking paths, a dog park, and business center. The building will also include 1,400 sf of commercial space, which will possibly include a coffee shop or cafe.

Investment: \$54 million (est.)

## 2 GadellNet Consulting Services

Status: Under Construction

Expected Completion: unknown

Development: GadellNet Consulting Services is renovating the former American Car Company Office Building into their new office space. They hope the bigger space will allow them to grow their employee count from 70 to 130.

Investment: \$1.34M

## 3 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

## 4 CORE at South Newstead

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. Four homes are currently under construction.

Investment: \$11.5 million (est.)

## 5 Bar K

Status: Complete

Expected Completion: 2021

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. The space will also host a dog adoption and pet education facility in partnership with petfinder.com, and a daycare and grooming facility, Stay@Bar K. A \$4.5M building permit application has been issued. A \$60 million, 260-unit apartment building along McRee Avenue will also be on the site. The current move-in date is October 2021.

Investment: Unknown

## 6 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

## 7 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

## 8 "Narwhal's Crafted"

Status: Proposed

Expected Completion: Unknown

Development: A former auto repair shop will be rehabbed into a Narwhal's Crafted flagship storefront. The new two-story building will offer space to an additional Loaded Elevated Nachos location.

Investment: Unknown

## 9 4330 Vista

Status: Under Construction

Expected Completion: unknown

Development: A building permit has been issued for a new home to be built at 4330 Vista.

Investment: \$310,000

## 10 4143 Manchester/Everest Expansion

Status: Under construction

Expected Completion: Summer 2021

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.)

## 11 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

## 12 Union at the Grove

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. Construction on the project will begin on Feb 1, 2021.

Investment: \$27.6 million (est)

## 13 Arbor on Arco

Status: Proposed

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.)

## 14 1070-1092 S Kingshighway

Status: Proposed

Expected Completion: Unknown

Development: LuxLiving has proposed a 7-story, 177-unit apartment complex along Kingshighway which will replace 15 parcels previously owned by Drury Development group. The new building will include a 177 space parking garage accessed from the Oakland and Kingshighway intersection. 163 apartments and a 7th-floor sky lounge will be above the parking garage, and the remaining 14 units will be in two 2-story buildings. These buildings will be built to match the surrounding neighborhood's multi-family buildings. Amenities include a pool deck, grills cabanas, TVs, a fitness center and more. The apartment unit makeup across all three buildings will be 70 studio, 85 one-bedroom, and 22 two-bedroom units.

Investment: Unknown

## 15 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

## 16 Grove South

Status: Planned/Under Construction

Expected Completion: Unknown

Development: Grove South is a collection of modern, single family homes scattered on lots south of Manchester in Forest Park Southeast. The homes feature three bedrooms and are complete with upscale finishes and materials. Two homes are currently under construction on Vista Ave, and two more are planned for Norfolk Ave.

Investment: unknown

## 17 New Concept by Brennan's

Status: Proposed

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

## 18 Grove Lofts

Status: Under Construction

Expected Completion: Unknown

Development: A 60-unit apartment building with two retail spaces on the first floor.

Investment: \$13M

## 19 1301 S Vandeventer

Status: Proposed

Expected Completion: Unknown

Development: Former office space to become a cocktail lounge

Investment: unknown

