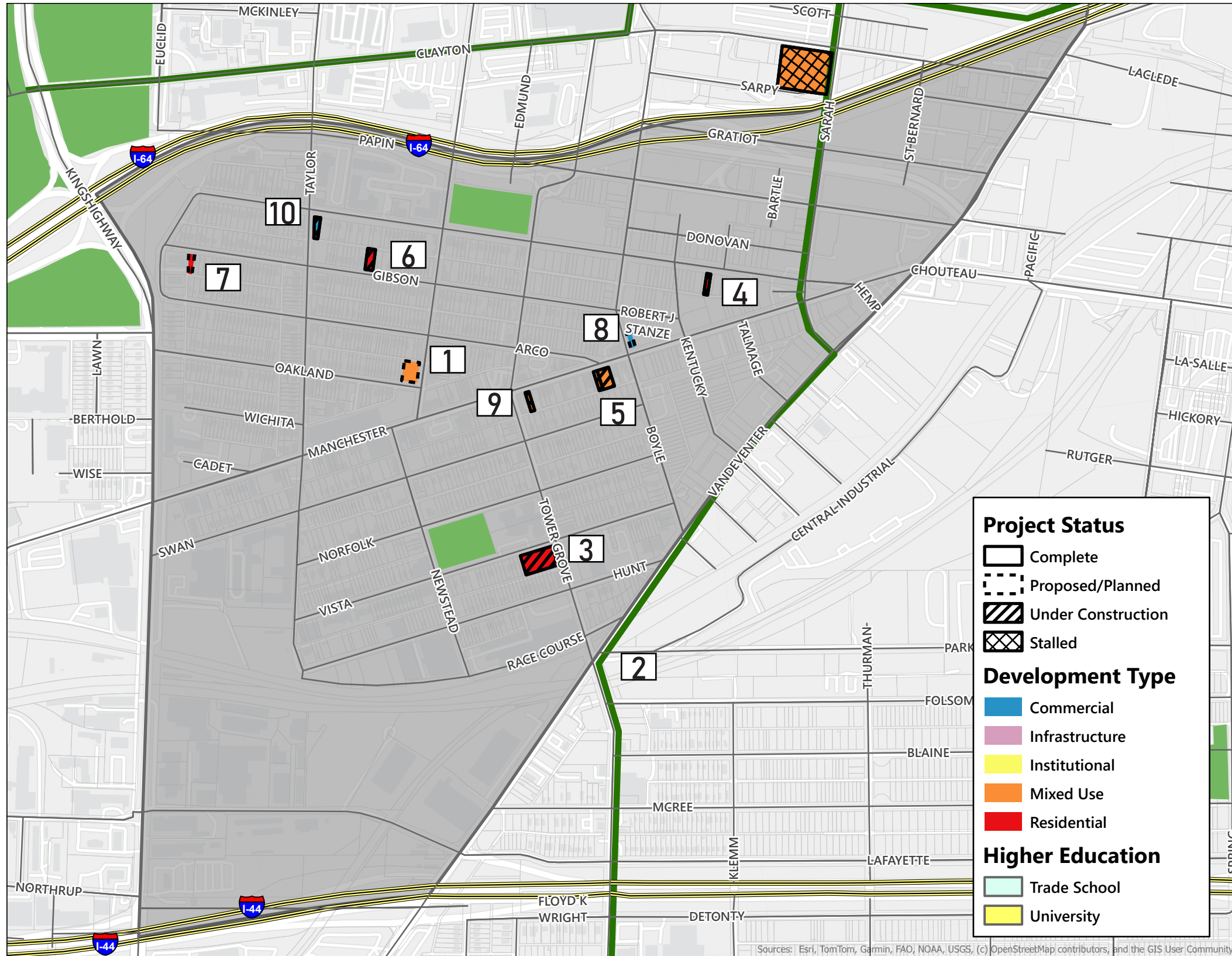


Forest Park Southeast | March 2026



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1: The Drop In

Status: Proposed

Expected Completion: June 2026

Development: This proposal regarding the site at the corner of Oakland Ave and Newstead Ave was put forward in April 2025. The site currently has an existing building on half the area, which is intended to be reconstructed in addition to the vacant section of the lot. The project will include the owner's home, a second-floor apartment, a clubroom, and pickleball courts. Construction was set to begin in summer of 2025, but as of March 2026, no activity has occurred.

Investment: \$3.8M

2: Tower Grove Connector

Status: Under Construction

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 has begun in 2025, and phase 2 will follow in 2026.

Investment: \$14M

3: Townhomes at Tower Grove

Status: Under Construction

Expected Completion: Late 2025

Development: 14-1 bedroom and 14-3 bedroom apartment homes 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. Construction prep began October 2024 and work is underway as of March 2026.

Investment: \$5M

4: 4200 Chouteau Ave

Status: Under Construction

Expected Completion: Unknown

Development: A building permit was issued in June 2025 to build a new home at 4200 Chouteau Ave. It is currently under construction as of March 2026.

Investment: \$320K

5: 4216 Manchester Ave

Status: Under Construction

Expected Completion: Unknown

Development: The St. Louis Board of Adjustment approved two requests to use upper floors of buildings on Manchester Avenue as bed-and-breakfasts, granting variances for uses not permitted under the area's zoning code. Plans call for converting the second and third floors of each building into a combined bed-and-breakfast with guest rooms and suites, while maintaining retail on the ground floor. Construction is underway, with new construction at 4210 Manchester site. A building permit from 2022 said that building would cost \$1.25 million. Under the plan, the bed-and-breakfast would include a mix of suites and standard guest rooms.

Investment: \$325K+

6: 4439-4441 Gibson Ave

Status: Under Construction

Expected Completion: Unknown

Development: This project concerns constructing a family home on a currently vacant lot. As of March 2026, two homes are currently under construction.

Investment: \$238.5K

7: 4570 Gibson Ave

Status: Planned

Expected Completion: Unknown

Development: A building permit application was submitted in January 2023 for the construction of a single family home on what is now a vacant lot. As of March 2026, construction on the project has not commenced.

Investment: \$250K

8: 4199 Manchester

Status: Planned

Expected Completion: Unknown

Development: The building that housed the Taha'a Twisted Tiki restaurant prior to its closure in 2024 was bought in July 2025 with the intentions of revamping it into an Italian restaurant. As of March 2026, construction has not begun.

Investment: Unknown

9: 4268 Manchester Avenue

Status: Under Constructions

Expected Completion: June 2026

Development: Originally constructed as a church, Mangrove LLC now plans to use the site's basement as a workshop, storage area, and office space. Proposals to redevelop the first floor into a commercial or residential area exist, but no plans currently exist for this level. The project is slated to begin construction in March 2026 and complete in June 2026.

Investment: \$437K

10: Fiddlehead Fern Cafe

Status: Under Constructions

Development: Fiddlehead Fern Cafe plans to open a second location later this month. The cafe, Ferngrove, will be located at 4476 Chouteau Ave. in Forest Park Southeast, also known as the Grove. Ferngrove will have 30 seats inside and about 40 outside. The cafe has converted an area behind the restaurant that was formerly parking spaces into a patio, and will also have a walk-up window.

Investment: \$150K

