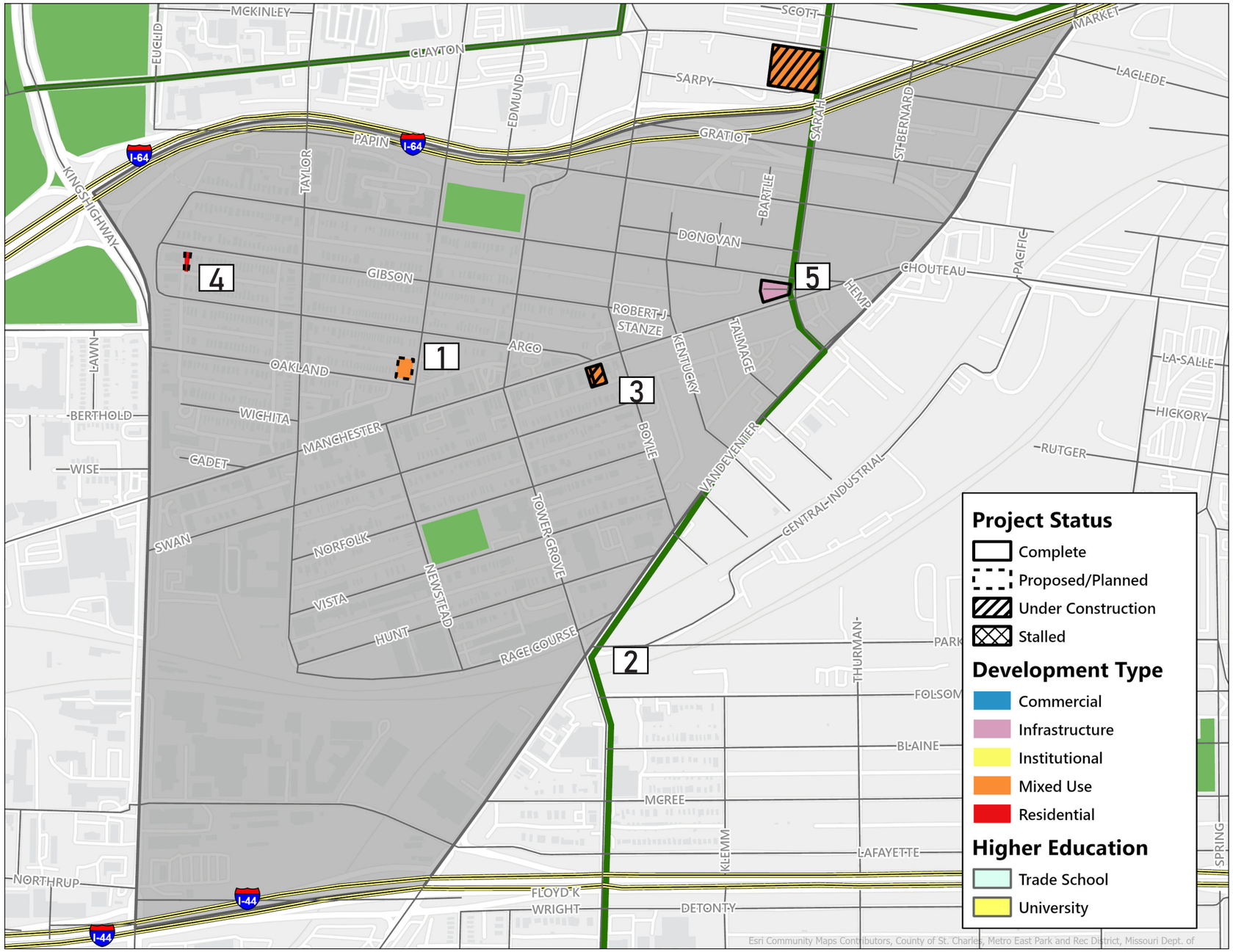
Forest Park Southeast | September 2026



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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 September 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: 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+

4: 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 September 2026, construction on the project has not commenced.
Investment: $250K

5: The Sports Yard
Status: Completed
Expected Completion: October 2026
Development: Former MLS soccer player Rhett Bernstein will be opening An roughly 20,000 sq-ft outdoor field - "The Sports Yard" it will have an 7v7 soccer field, futsal court and a smaller training field. It will sell food and beverages. St. Louis-based Byrne & Jones Construction is the project's general contractor. The development secured financing from Illinois-based Busey Bank.

Investment: Unknown