

The 17th Ward Report

Winter 2007-2008 • St. Louis, Missouri

Flying colors: Ward celebrates festivals, focuses on Highway 40 closing



TOP: Artists put the finishing touches on a mural at Grovesfest. **ABOVE:** Cyclists speed down Forest Park Avenue during the last stage of the Tour of Missouri. **RIGHT:** A banner on Manchester promotes the Grove district in preparation for the closing of Highway 40.

Here's a roundup of news from around the 17th Ward:

Bands, bikes and balloons: Residents in the 17th Ward had their pick of events to choose from on one fall weekend. In Forest Park Southeast, festival goers rocked to the area's top bands, rooted for the Arch Rival Roller Girls, enjoyed artists and street performers and sampled food and drink from local eateries at the second annual Grovesfest. Meanwhile, cycling fans cheered on top road racers from around the world as they pedaled through the Central West End and Midtown as part of the last stage of the first Tour of Missouri. And thousands gathered nearby to watch colorful balloons float up into the sky at the Great Forest Park Balloon Race.

Facing 40: In case you haven't heard, Highway 40, which cuts through the 17th Ward, will be closed west of Interstate 170 in 2008 and between 170 and Kingshighway in 2009. Forest Park Southeast and the Central West End are preparing for the highway closing by promoting their neighborhoods with banners and other marketing materials, thanks to a grant from the Missouri Department of Transportation.

Out of sight: Residents are bidding farewell to two well-known 17th Ward landmarks, soon to be replaced by new, multi-million dollar developments. The Laclede Gas storage tank at Chouteau

and Taylor in Forest Park Southeast has been removed, with plans for apartments, townhomes and condos. And the Doctors Building at Euclid and West Pine in the Central West End will be torn down to make way for Citywalk on Euclid, a seven-story mixed-use residential project.

Something to wag about: Canines scored a big coup this year with the passage of the "doggy dining" ordinance. Dogs can now legally dine outside with their human companions at restaurants in the 17th Ward and most other wards in the city. Restaurant owners have the option of deciding whether to allow pooches on their own patios.

Top hospital: Barnes-Jewish Hospital was named among the top 10 hospitals in the country, according to *U.S. News & World Report*. Students will start classes at the new Barnes-Jewish College of Nursing at the corner of Taylor and Duncan in 2008. In addition, a new research building is planned near the MetroLink station.

Soy cool: The Solae Co., a leader in soy protein technology, is finishing up construction on its worldwide headquarters in the Cortex biotech district. The company's 400 employees will move into the new "green" building in early 2008.

Please look inside for more news about 17th Ward neighborhoods.

Dear Neighbor,

We've all heard the bad news: Highway 40 is closing. Gas prices are soaring. The real estate market is in a slump.

While the outlook may be glum, neighborhoods in the 17th Ward are in the position to capitalize on the latest economic trends.

High gas prices are an incentive for suburbanites to move to the city, where they can leave the car behind, walk to restaurants and take MetroLink to work. The closing of Highway 40 has already lured a number of new residents to our area who are seeking a more centrally located neighborhood and access to public transportation. Despite the cool real estate climate, developers, retailers and homeowners continue to invest here. I firmly believe that our 17th Ward neighborhoods will continue to grow in demand in the years to come.

In the Central West End South, Bruce Mills is moving forward with Citywalk on Euclid, a residential mixed-use project at Euclid and West Pine on the site of the Doctors Building. Also on Euclid, Opus Northwest has begun construction on the Park East Lofts and public parking garage next to the successful Park East Tower. The Roberts brothers are transforming the former Best Western Inn at the Park on Lindell into a boutique hotel. Rothschild Development is renovating the historic Melrose building, former home to Rossino's restaurant, at Sarah and West Pine. The West End Lofts at Sarah and Forest Park are selling well. In Midtown, University Heights Apartments are in high demand, and several developers are eyeing the area just west of Saint Louis University.

In Forest Park Southeast, the former site of the gas storage tank will be replaced by three residential projects on Chouteau between Taylor and Newstead. Restaurants and nightclubs continue to pop up in Manchester's Grove district. The Grovesfest, which celebrated its second year, is becoming known as one of the hippest festivals in town.

Balke Brown is working on the next phase of the



Joseph D. Roddy
17th Ward Alderman

Highlands project in Cheltenham. McBride & Son will soon sell its last home in Botanical Heights, and Tiffany, Kings Oak and Shaw North continue to make remarkable improvements throughout their neighborhoods.

The institutions at the core of the ward continue to flourish as well. Barnes Jewish recently opened the new School of Nursing on Taylor, and is planning a new medical research building. Solae is putting the finishing touches on its new, "green" building in the Cortex life sciences district.

Talking about green buildings, I am excited to see the growing interest among developers to use environmentally friendly building techniques and sustainable materials. The green trend is sure to continue as we all seek ways to lessen our impact on the environment.

In addition to the new large developments that capture the spotlight, the unsung heroes are the hundreds of property owners who are renovating homes and buildings across the ward. As the owner and resident of a home built around the turn of the century, I appreciate the importance of preserving the character of our historic neighborhoods. We must also ensure that affordable housing choices remain available so people of all income levels have the opportunity to live in one of our great neighborhoods.

We held two very well-attended City Talk events this year, the first at the Church Key and the second at Agave Mexican Table and Tequileria. We wrapped up the year with our 17th Ward Town Hall Meeting at the Independence Center and the 17th Ward Holiday Party at the elegant St. Louis Woman's Club on Lindell, where we honored neighborhood leaders and volunteers for their service to the community. I invite you to come to one of our events in 2008, starting with the spring City Talk. A date and location will be announced soon.

Finally, I'm happy to announce the launch of our 17th Ward website in January 2008. On the site, www.17thwardstl.org, you can find out useful information about the ward and your neighborhood. Keep checking in, as we will continue to expand the site throughout the year.

Thanks to all the residents, property owners and businesses that make the 17th Ward the best in the city!

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CENTRAL WEST END MIDTOWN



CENTRAL WEST END MIDTOWN DEVELOPMENT

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and Midtown neighborhoods*

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Citywalk on Euclid to replace Doctors Building; Park East Lofts starts; Inn at the Park turns Indigo; Taylor to get pedestrian lights; Safety Initiative begins

DEVELOPMENT

Residential development: Mills Development has revived plans for the Doctors Building site at the northeast corner of Euclid and West Pine. The latest plans call for a seven-story residential project christened **Citywalk on Euclid**, with 188 units and first-floor retail wrapping around the building. Opus Northwest has begun work on the **Park East Lofts**, a six-story building featuring luxury condos and a garage with 179 public parking spaces, next to the Park East Tower. Rothschild Development is renovating the **Melrose Building**, former home of Rossino's restaurant, into apartments geared toward students. The **West End Lofts**, known as the former Ford Motor assembly plant at Sarah and Forest Park Ave., is finishing out units for new buyers. The Roberts Brothers are transforming the former Best Western Inn at the Park into an upscale boutique hotel under the **Indigo** hotel brand. The **Independence Center** has a new home in a renovated factory on Forest Park Avenue. The **Solae Co.** plans to move in soon to its new "green" headquarters in Cortex in early 2008. Barnes-Jewish Hospital has opened its **College of Nursing** at Taylor and Duncan. The **ABC Condominiums** at Kingshighway and Laclede are now listed on the National Register of Historic Places. The building, originally built in 1906 as the Colchester Apartments, was one of the first luxury apartment buildings in the early 1900s.

Form-based plan: The Development Committee is working on a form-based plan to make the neighborhood proactive with future real estate development. The community-based effort will define the form of buildings based upon many criteria, including height, street orientation, parking, retail and streetscape design.

RETAIL

Biz buzz: A number of new restaurants and shops have recently opened their doors in the CWE South. India's Raso -- which has trimmed its name to **Raso** -- has moved into shiny new digs around the corner in the Forest Park Hotel at 25 N. Euclid. Across the street, **Pickles Deli** serves up New York-style deli sandwiches and meats at 22 N. Euclid. Next door to Pickles is **Relish Cards & Gifts**, which also is home to the Great Frame Up. In the Park East Tower retail space, **Starbucks** is now serving up caffe lattes and other caffeinated concoctions, and **Fifth Third Bank** has opened its first branch in the city. The **Central West End Association** has moved its office to the corner of Euclid and Laclede, just above the Majestic. Near the Saint Louis University campus, the **Laclede Coffee Company** and **Iggy's Mexican Sports Cantina** have recently opened. Residents have two new choices for staying fit over the winter: **The Lab**, run by a champion weight lifter and offering personal training and nutrition counseling at 4253 Laclede; and **Snap Fitness**, located in the shopping center at Forest Park and Taylor.

New home for CWEMD: Central West End Midtown Development has moved into its new office at 12 N. Sarah St. in the 6 North Apartments building. The new location offers more space for meetings and increased visibility in the neighborhood. Please feel free to stop by.

SECURITY

CWE Safety Initiative: The Central West End Special Business Districts, the Central West End Association and Central West End Midtown Development are joining forces to support the CWE Neighborhood Safety Initiative. The program, headed up by former St. Louis police sergeant Bob Heimberger, seeks to identify and find solutions to crime problems in the neighborhood.

CWE Southeast SBD renewal: The CWE Southeast Special Business District, which provides more than \$70,000 annually for neighborhood security, will expire at the end of 2008. A committee is being formed to create a revised vision for the district to outline services and boundaries. The plan will be voted on at the April or November 2008 elections.



TOP: An artist's rendering of the proposed Citywalk project at Euclid and West Pine. ABOVE: The Independence Center's new renovated quarters on Forest Park Avenue.

INFRASTRUCTURE

Light it up: About 50 residents learned about lighting concepts and voiced opinions on pedestrian lighting fixtures at a meeting this fall. Using the residents' input and adopted lighting standards, the Infrastructure Committee has narrowed the choices to two fixtures. The streetlights will first be installed along Taylor between Lindell and Forest Park Avenue. Eventually, the chosen fixture will be used on residential streets throughout the Central West End South.

Parking: The third restricted parking district in the CWE South has been created in part of the 4300 block of Laclede Avenue, the 4300 block of Forest Park Avenue and the 0-99 block of Newstead. Other parking districts are located on Buckingham and the 4900 block of Laclede and the 4400 block of Laclede.

Euclid Streetscape: CWEMD is pursuing options for implementing the Euclid Streetscape Project from Lindell to Forest Park Avenue.

Safe crossing: Countdown signals have been installed by Washington University Medical Center at the intersection of Forest Park Avenue and Euclid. Crosswalks have also been redesigned at Forest Park Avenue and Taylor, with a new right turn lane on Taylor and a left turn signal.

Bag it: Pet waste stations will be installed on several streets in the CWE South to encourage owners to pick up after their pets.

Street cleanup: The CWE South Special Business District has hired a landscaping company to spruce up the Euclid Avenue corridor from Lindell to Forest Park Avenue and from Kingshighway to Taylor. Employees plant and care for flowers and plants, remove weeds, empty trash bins and sweep sidewalks and streets.

Safe sidewalks: The CWEMD Infrastructure Committee has allocated \$15,000 to repair sidewalks that are tripping hazards or are severely deteriorated.

MARKETING

Marketing Plan: The Central West End Midtown Development Marketing Committee has created a marketing plan to promote the CWE South and Midtown areas and the organization.

On the web: CWEMD is rolling out its brand new website in January 2008. The site, part of a larger 17th Ward website, will feature updates on committee activities as well as provide information on the neighborhood. Type in cwemd.org or 17thwardstl.org.

You are here: Wayfinders are being installed in two new locations on Euclid. The current wayfinders located at Euclid and Taylor and Euclid and West Pine have been updated with new maps.

Senior classes: An arts and crafts program and an exercise class for seniors are being offered in a joint effort between Central West End Midtown Development and the Housing Authority.

FOREST PARK SOUTHEAST BOTANICAL HEIGHTS TIFFANY KINGS OAK CHELTENHAM SHAW



Serving Forest Park Southeast, Botanical Heights, Kings Oak, Cheltenham and Tiffany Neighborhoods

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St. Margaret Housing Corp.

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New developments proposed for gas storage tank site; bike patrols begin; Park East IV homes announced; neighbors meet to celebrate, clean up communities

DEVELOPMENT

Chouteau & Taylor: The former site of the Laclede Gas storage tank will soon be home to three new residential projects. Jerry King and Steve Trampe have plans for a 200-plus unit apartment building with first floor retail, Saaman is looking to build 28 townhomes and Station G Partners is renovating a utility building into five condominiums on the site.

Park East IV: Forest Park Southeast Development Corp. is embarking on its first new construction project in the 4400 block of Gibson in early 2008. The Park East IV townhomes are designed with a new urbanist feel to include a “penthouse” and full basement. The six homes are each 1,600 square feet and start in the mid \$200,000s.

Botanical Heights: McBride & Son is nearing completion of the last phase of Botanical Heights. When finished, the project will total 143 new single-family homes. The Garden District Commission expects the first infill housing to begin in 2008 in the area west of Thurman.

Highlands: Balke Brown Associates is building the next phase of the Highlands at Forest Park. When completed, the project will include 1 million square feet of office space, apartments, hotel and restaurant.

Landlord Association of Forest Park Southeast: This collection of property owners allows neighbors to share their resources and wealth of information regarding concerns and ideas with respect to their investment properties. The association will extend its targeted group to include Botanical Heights, Tiffany, Kings Oak and Cheltenham.

SECURITY

Cops on bikes: Police officers on bicycles are patrolling the residential sections of Forest Park Southeast, thanks to an initiative headed by CB Security, a new patrol company founded by Charles Betts, 9th District 2006 Officer of the Year. The initiative is being sponsored by Washington University Medical Center. An anonymous phone line and an e-mail address have been established for Forest Park Southeast: 1-877-STL-FPSE and FPSE.Bikes@gmail.com. Security meetings are held on the fourth Wednesday of the month at 6:30 p.m. at the Adams Park Community Center.

Grove Security: Forest Park Southeast Development Corp. along with rBar, Attitudes, Freddie's, Atomic Cowboy, aFter 24 Hour Diner, Novak's and the Church Key have collaborated to secure security services for businesses on Manchester between Sarah and Boyle.

Botanical Heights security: Botanical Heights has created a committee to discuss and share ideas and concerns that face the neighborhood. The 9th District police and elected officials are participating in these discussions.

COMMERCIAL

New biz: The following businesses have recently opened: The Church Key, aFter 24 Hour Diner, Everest Café and Bar, Agave Mexican Table & Tequileria, Big Wheels, Premium Lounge, Newstead Tower Public House, Simply Fabulous Floral Design, the Little Blaque Dress, Vanity Boutique.

FPSE Biz Group: Forest Park Southeast Development Corp. works with the Business Association of Forest Park Southeast to advance the mutual interests of commercial establishments in Forest Park Southeast and Forest Park South. The group is looking to include Botanical Heights, Tiffany and Kings Oak.

Directory: Forest Park Southeast Development Corp. is hard at work on our 2008-2009 Business Directory for Forest Park Southeast, Botanical Heights, Tiffany, Kings Oak and Forest Park South with Creative.Com., a department within St. Louis Community College at Forest Park.

EVENTS

Grovesfest 2: The second annual Grovesfest offered up live bands, food, and entertainment – including



TOP: A rendering of the proposed apartment project on Chouteau.
MIDDLE: Residents celebrate National Night Out in Botanical Heights.
LEFT: A scene from the 2007 Grovesfest.

the popular Arch Rival Roller Girls, artists and street performers – in September.

Botanical Lights: Botanical Heights is lighting every street with luminaries in December.

ReBuilding St. Louis: ReBuilding St. Louis brought together sponsors and volunteers to make home improvements for residents in Botanical Heights.

Captain Salute: A Block Captains Social was held to show appreciation to all the volunteers and share ideas and concerns that they face on their blocks.

Back to School Blast: The Back to School Blast at St. Louis Community College at Forest Park offered more than 500 backpacks and school supplies as well as an array of activities, games and food to the 500 plus who attended.

Science Masquerade Party: More than 350 trick-or-treaters and their families enjoyed a safe, fun-filled alternative to traditional Halloween events, engaging in educational activities, a Star Show, costume contest, food and tons of candy at the Science Masquerade Party at the St. Louis Science Center's Planetarium.

Make A Difference Day: The Tiffany and Botanical Heights neighborhoods planted community gardens within their neighborhoods.

National Night Out: Forest Park Southeast, Botanical Heights and Tiffany neighborhoods celebrated National Night Out with music, activities and food.

Garage and Alley Sale: Forest Park Southeast hosts a Garage and Alley Sale, where neighbors get a chance to clean out their garages, attics and basements and turn unwanted items into treasures for others to purchase.

Amelia Park: The community treasure of Amelia Park has been reclaimed by the neighbors of Botanical Heights and beautified for all of the community's families to enjoy.

Operation Brightside: This annual project has become a monthly task in Botanical Heights. The first Saturday of each month, the community chooses a different area to beautify.

Project Blitz: The Tiffany neighborhood continues to participate in Project Blitz, an Operation Brightside annual campaign to clean up city neighborhoods. Several neighbors mobilize to identify areas throughout the community and beautify by cleaning alleys, curbs, removing trash and tree limbs.

COMMUNITY CONTACTS

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 Phone: 647-3111

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www.stlouis.missouri.org

Citizens Service Bureau
 Room 234 City Hall
 1200 Market Street
 St. Louis Missouri 63103
 Phone: 622-4800

Parking Violations Bureau
 229 North 7th St.
 St. Louis, MO 63101
 Phone: 450-2830

Division of Forestry
 1415 N. 13th St.
 St. Louis, MO 63106-4424
 Phone: 613-7200

Metro Transit
 707 N. 1st St.
 St. Louis, MO 63101
 Phone: 231-2345
www.metrostlouis.org

Animal Regulation Center
 2120 Gasconade Street
 St. Louis, MO 63118
 Phone: 353-5838

SAFETY CONTACTS

Metropolitan St. Louis Police Department
 1200 Clark Ave. Room 501
 St. Louis, MO 63103-2845
 Phone: 444-5555
 Emergency: 911
 Non-emergency: 231-1212

Hi-Tech Security: 531-1500

Fire: 911

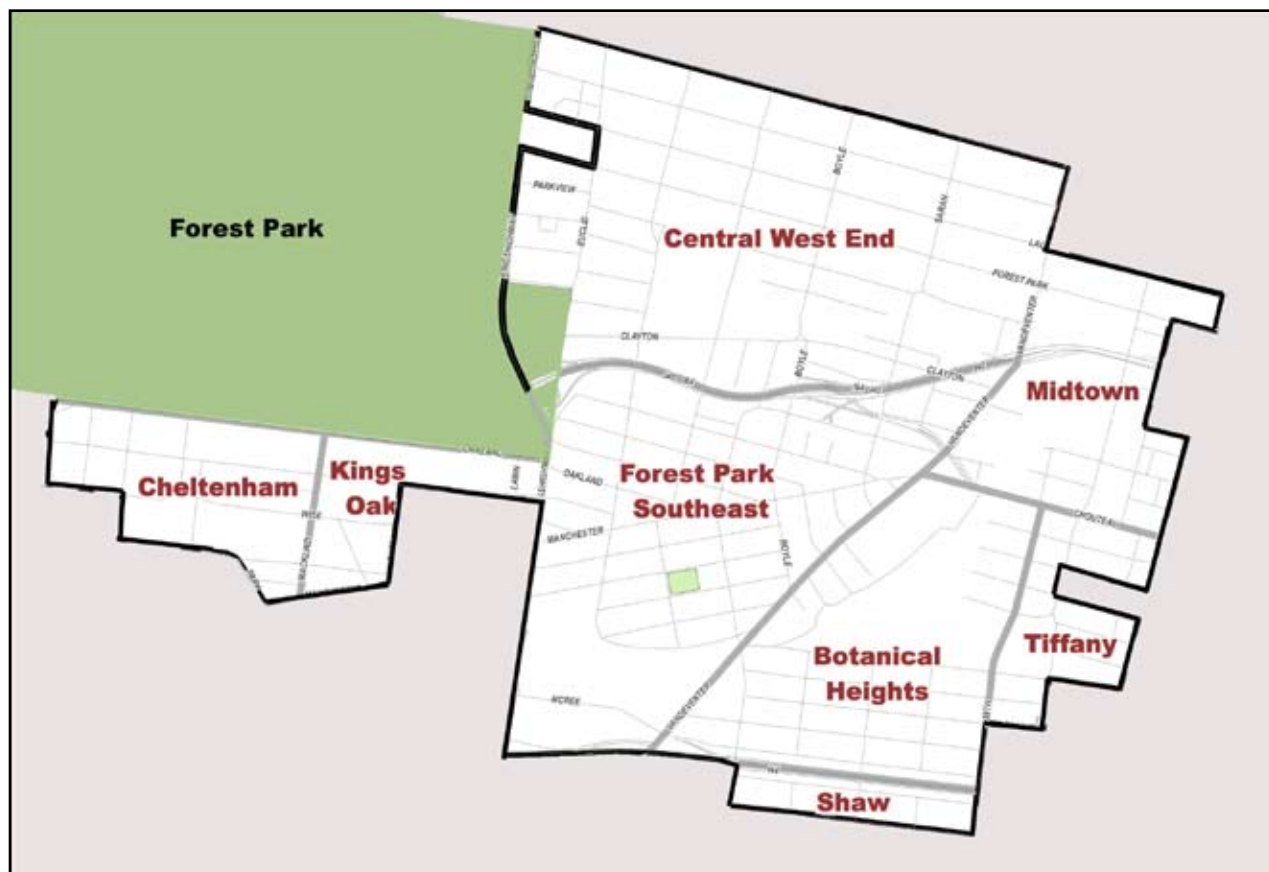
Ambulance: 911

Gas Leaks: 621-6960

Electric: 342-1000

Water – Emergency: 771-4880

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