



**GREEN STREET**  
REAL ESTATE VENTURES

PHOENIX AWARDS SUBMISSION

# MIDTOWN ST. LOUIS REMEDICATION PROJECTS

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*February 2023*

# ABOUT GREEN STREET

*Make More Possible.*



DEVELOPMENT  
CONSTRUCTION  
ARCHITECTURE  
INTERIORS  
FINANCING  
MANAGEMENT  
ENTERTAINMENT



NOTE



MAKE  
MORE  
POSSIBLE.



# GREEN STREET

## WHAT WE DO

Green Street Real Estate Ventures is a commercial real estate development company offering a unique, comprehensive suite of services from site selection and design/construction to project financing and incentives, resulting in operational success for our clients. We deliver more than a traditional real estate developer, ensuring that our projects maximize value for our client's needs: aligning with their culture and making a better space. We are "place makers" who excel in our ability to identify and sustainably develop underutilized properties, transforming them into productive environments and ultimately revitalizing the surrounding community.

## HOW WE DO IT

### OUR PEOPLE | Experts Who Can Make Decisions

Our multidisciplinary team of experts provides an extraordinary collection of experience and knowledge to deliver a total business solution reaching beyond real estate. Our clients benefit from each teammate functioning as a "decision maker", in their respective area of expertise to efficiently execute complex projects in partnership with our clients.

Development

Finance

Housing

Brokerage

Sustainability

Management/Leasing

Construction

Economic Incentives

Architecture/Interiors/Design

### OUR CULTURE | An Entrepreneurial Spirit and Partnership

By taking a position of ownership in our developments, Green Street and our clients are aligned in achieving shared success. This partnership fosters a totally transparent relationship with Green Street, serving as a trusted advisor and business partner. We bring an entrepreneurial spirit of persistence, resourcefulness, creativity and optimism; each contributing to Green Street's adaptability in realizing the diverse goals and challenges of meeting our client's needs.

The Green Street team takes a long-term view of every relationship, staying connected to our clients throughout the project phase and into their tenancy. Our "connectivity" with clients has resulted in multiple deals with the same client to meet their ongoing growth.

# GREEN STREET FAMILY OF COMPANIES



**GREEN STREET**  
REAL ESTATE VENTURES



**GREEN STREET**  
DEVELOPMENT



**GREEN STREET**  
BROKERAGE+MANAGEMENT



**EMERALD CAPITAL**  
STRATEGIC ADVISORS

**HDA**

**OTOOLE**



**BRICK+BEV**

**Chapters**  
LIVING

# A DECADE OF GROWTH

## Green Street's Legacy

Founded in 2008 with the intention to make more possible, Green Street St. Louis has been instrumental in connecting the region through sustainable redevelopment in the urban core, improving the quality of neighborhoods and businesses, and creating a sense of place and community.

During the first ten years, Green Street was successful in developing over \$315M worth of real estate across a multitude of sectors to include industrial, office, lab, retail and multi-family. This platform provides the foundation for Green Street's future vertical integration in development, architecture and construction.



**Terra at the Grove** | 265,230 SF | \$74,500,000

**Union at the Grove** | 134,198 SF | \$43,000,000

**Olive + Oak** | 26,000 SF | \$10,700,000

**The Oscar** | 7 acres | \$44,000,000

**4565 McRee** | 4 acres | \$22,000,000

**CHROMA** | 4 acres | \$53,000,000

**HUE** | 83,000 SF | \$20,000,000

**Rockwell Beer Company** | 12,000 SF | \$3,600,000

**Urban Chestnut Brewing Company** | 70,000 SF | \$6,000,000  
*LEED Silver*

**Market Street Redevelopment** | 88,000 SF | \$21,000,000

**CSTK - Central States Thermo King of St. Louis** | 56,000 SF | \$11,800,000

**River City Business Park, Master Planned Redevelopment Site**  
725,000 SF | \$70,000,000

**Maryland Redevelopment** | 14,339 SF | \$4,500,000

**Jefferson Commons** | 56,000 SF | \$5,870,000  
*LEED Certified Building Core and Shell*

**Dynalabs** | 33,500 SF | \$5,600,000

**Sheet Metal Workers Local 36** | 96,000 SF | \$18,000,000

**Page Business Center** | 100,000 SF | \$15,000,000  
*LEED Gold - Core & Shell (8610), LEED Silver - New Construction (8606), LEED Platinum - Commercial Interiors (Staples), LEED Gold - Commercial Interiors (Landis+Gyr)*

**8840 Pershall** | 272,000 SF | \$12,000,000

**Green Park Broadway** | 95,700 SF | \$12,000,000  
*LEED Gold*

**St. Louis Business Center** | 825,000 SF | \$25,000,000

# MIDTOWN CORRIDOR PIPELINE



# GREEN STREET MIDTOWN PIPELINE

TOTAL INVESTMENT: >\$680.5M



1

**Terra - 4500 Swan Avenue**  
265,230 SF - Multi-Family  
\$75M

2

**Union - 4402 Vista Avenue (+addtl)**  
134,198 SF - Multi-Family  
\$43M

3

**Liberty Bell - 1430 South Vandeventer**  
15,000 SF - Mixed Use  
\$85M

4

**4565 McRee - Phase I**  
64,000 SF - Mixed Use  
\$22M

5

**4591 McRee - Phase II**  
282,000 SF - Mixed Use  
\$81.5M

6

**The Armory Phase I - 3660 Market St.**  
82,000 SF - Mixed Use  
\$52M

7

**The Armory Phase II - 500 Prospect**  
750,000 SF - Multi-Family  
\$105M

8

**Historic Famous Bar Warehouse**  
1,000,000 SF - Mixed Use  
\$70M

9

**2351 Market Street**  
87,000 SF - Office  
\$22M

10

**2601 Market Street**  
250,000 SF - Hotel  
\$125M

# GREEN STREET MIDTOWN REMEDIATION PROJECTS







## Urban Chestnut Brewing Company

*St. Louis, Missouri*

[urbanchestnut.com](http://urbanchestnut.com)

### TOTAL INVESTMENT

\$7M

### TOTAL PROJECT SIZE

2.1 acres

### SPECS

60,000 SF; Brewery, Beerhall, & Warehouse;  
LEED Silver Certification

### COMPLETION DATE

September 2015



# BEFORE

## REMEDIATION

- Phase I and II ESAs were conducted
- Asbestos was abated prior to construction
- Remediation of petroleum-impacted soils beneath the building slab performed
- LEED Silver Certification

# Rockwell Beer Co

*St. Louis, Missouri*

[rockwellbeer.com](http://rockwellbeer.com)

## TOTAL INVESTMENT

\$5M

## TOTAL PROJECT SIZE

1.4 acres

## SPECS

12,000 SF; Brewery, Tasting Room, & Warehouse

## COMPLETION DATE

November 2018

A photograph of the Rockwell Beer Co building, a modern industrial structure with dark blue corrugated metal siding and large glass windows. The building is situated in an urban area with other buildings and a city skyline in the background. In the foreground, there is a concrete walkway with some landscaping, including a planter box and a small tree. A red shipping container is mounted on a wooden frame to the left of the building, and a white and red striped shipping container is mounted on a wooden frame to the right. The text "ROCKWELL BEER CO" is overlaid in large, bold, black letters on the right side of the image.

**ROCKWELL  
BEER CO**



# BEFORE

## REMEDIATION

- Phase I and II ESAs were conducted
- Asbestos was abated prior to construction and adaptive reuse
- The site contained trench drains and associated piping from onsite aboveground storage tanks (ASTs) used for automotive repair and fuel/oil storage and was cleaned per Missouri Department of Natural Resources (MoDNR) guidelines



## Armory STL

*St. Louis, Missouri*  
[armorystl.com](http://armorystl.com)

**TOTAL INVESTMENT**  
 \$53.7M

**TOTAL PROJECT SIZE**  
 2.6 acres

**SPECS**  
 205,000 SF; Destination Entertainment Venue

**COMPLETION DATE**  
 Phase I - November 2022



# BEFORE

## REMEDIATION

- Phase I and Phase II ESAs were conducted
- Contaminants of concern included asbestos, lead-based paint (LBP), polychlorinated biphenyls (PCBs), and heavy metals from two basement firing ranges
- Asbestos, LBP, PCBs, and heavy metals from firing ranges were abated
- The Missouri Department of Natural Resources (MoDNR) Brownfield Voluntary Cleanup Program (BVCP) approved the Remedial Action Plan (RAP) under the Missouri Risk-Based Corrective Action (MRBCA) cleanup process and issued a No Further Action (NFA) letter and Certificate of Completion



HUE

CHROMA

## Hue & Chroma

*St. Louis, Missouri*

[huestl.com](http://huestl.com) | [chromastl.com](http://chromastl.com)

TOTAL INVESTMENT  
\$79M

TOTAL PROJECT SIZE  
5 acres

SPECS  
346 units: mix of Studio, 1-BDR, 2-BDR, and a few 3-BDR

COMPLETION DATE  
December 2020



# BEFORE

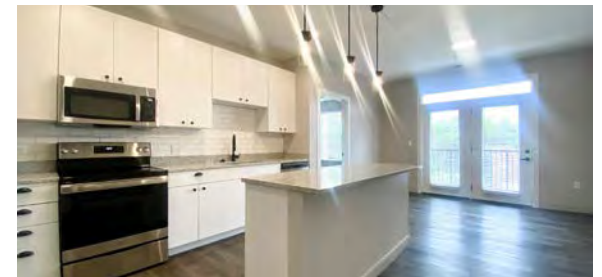
## REMEDIATION

- Phase I and II ESAs were conducted
- ESAs indicated a gas station leaking underground storage tank (LUST) site and an automotive repair shop and filling station
- The LUST site was eligible for cleanup funds under the Missouri Petroleum Storage Tank Insurance Fund (PSTIF) to investigate and remediate the site to residential standards with approval and No Further Action (NFA) by the MoDNR Petroleum Storage Tank section





**TERRA**  
— AT THE GROVE —



## Terra at the Grove

*St. Louis, Missouri*  
[terra-stl.com](http://terra-stl.com)

TOTAL INVESTMENT  
\$74.5M

TOTAL PROJECT SIZE  
265,230 SF

SPECS  
307 units: mix of Studio,  
1-BDR and 2-BDR

COMPLETION DATE  
December 2022



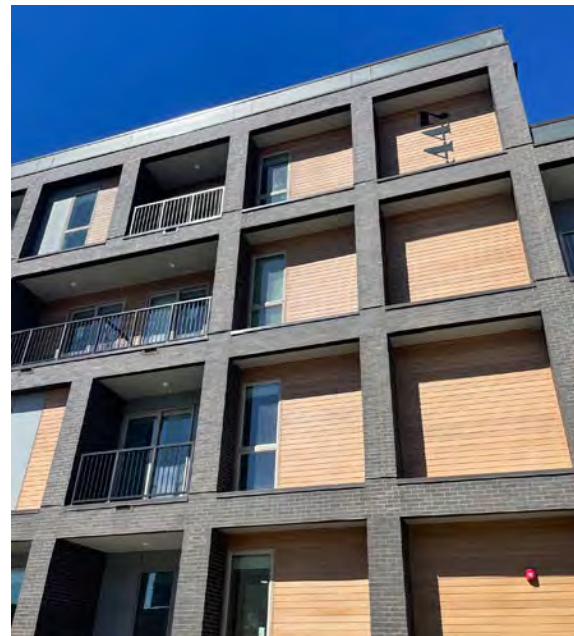
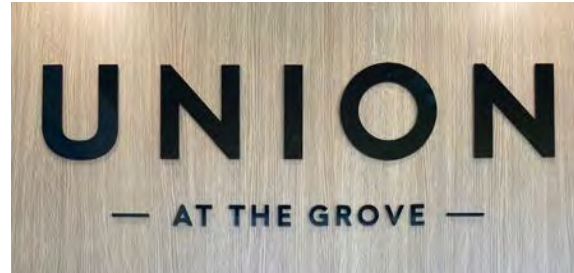
# BEFORE

## REMEDIATION

- Phase I and II ESAs were conducted
- ESAs indicated asbestos, lead-based paint (LBP), and solvent impacted soil and groundwater beneath the warehouse building
- Additional Phase III soil vapor sampling was conducted to assess volatile carbon compounds (VOCs) impacts to the building sub-slab
- An expedited Remedial Action Plan (RAP) was prepared and approved by the Missouri Department of Natural Resources (MoDNR) Brownfield Voluntary Cleanup Program (BVCP) and involved full abatement of regulated building materials, as well as the removal of solvent-impacted soils to reach cleanup levels for the development of the property as residential, mixed-use

# UNION

— AT THE GROVE —



## Union at the Grove

*St. Louis, Missouri*

[union-stl.com](http://union-stl.com)

TOTAL INVESTMENT

\$40M

TOTAL PROJECT SIZE

134,198 SF

SPECS

168 units across six buildings

51% workforce housing

COMPLETION DATE

December 2022



# BEFORE

## REMEDIATION

- Phase I and II ESAs were conducted
- Extensive asbestos and LBP issues were addressed in a number of blighted homes and structures throughout the redevelopment area
- All work was done in compliance with the City of St. Louis and Missouri Department of Natural Resources (MoDNR) air pollution control regulations



## Green Street HQ & Bar K

St. Louis, Missouri  
[greenstreetstl.com](http://greenstreetstl.com)  
[barkdogbar.com](http://barkdogbar.com)

### TOTAL INVESTMENT

\$22M

### TOTAL PROJECT SIZE

64,000 SF

### SPECS

40,000 SF office HQ; Indoor and 2-acre outdoor areas for supervised dog play; bar, restaurant, and event space; Petfinder.com dog adoption and pet education facility; 6,700 SF Kennelwood daycare and grooming facility

### COMPLETION DATE

January 2022





# BEFORE

## REMEDIATION

- Phase I and II ESAs were conducted
- The site is a Missouri Department of Natural Resources (MoDNR) Brownfield Voluntary Cleanup Program (BVCP) regulated site
- Asbestos and LBP from previous heavy industrial use, as well as heavy metal and petroleum hydrocarbons in soil from prior rail line use and fill throughout the site was abated
- Green Street is utilizing stormwater best management practices (BMPs) including permeable pavement and bioretention basins approved by the Metropolitan St. Louis Sewer District (MSD) Project Clear team in conjunction with the MoDNR BVCP approved Remedial Action Plan (RAP) to effectively cap the site in areas impacted by SVOC and heavy metal contamination from urban fill at the site
- The Certificate of Completion and No Further Action (NFA) letter was issued in November 2021

# Liberty Bell

*St. Louis, Missouri*  
*Mixed-use Redevelopment*

TOTAL INVESTMENT  
\$65M

APARTMENT UNITS  
265-300

TOTAL PROJECT SIZE  
200,000 SF

PROPOSED





# BEFORE

## REMEDIATION

- Phase I, Phase II, and Phase III (delineation) ESAs assessments were conducted
- Abatement of asbestos, lead-based paint (LBP), and complete demolition of onsite structures has been completed
- Aboveground storage tanks (ASTs) located in the basement of the building were removed and all fire debris was properly abated pursuant to an approved Missouri Department of Natural Resources (MoDNR) Brownfield Voluntary Cleanup Program (BVCP) Remedial Action Plan (RAP) without incident
- The Porter Oil warehouse building was demolished and the contents of ASTs in the basement were remediated due to an imminent threat of release from the ASTs that had leaked and were adversely impacting groundwater with oily free product
- Remediation of impacted soil and groundwater was completed, which involved source removal and off-site disposal
- A request for an NFA has been submitted to MoDNR and is expected in 2023
- All work is substantially complete. We are currently preparing the final closure plans to request the NFA from MDNR





## Chouteau Crossing (Sheet Metal L36 and Dynalabs)

*St. Louis, Missouri*

[sheetmetal36.org](http://sheetmetal36.org) | [dynalabs.us](http://dynalabs.us)

### TOTAL INVESTMENT

\$30M

### TOTAL PROJECT SIZE

6 acres

### SPECS

129,000 SF; Labor Union HQ and Training Center; Research Lab; Highest ranked LEED building in the city of St. Louis

### COMPLETION DATE

January 2012





# BEFORE

## REMEDIATION

- Phase I and Phase II ESAs assessments were conducted
- Asbestos along with volatile carbon compounds (VOCs) and total petroleum hydrocarbons (TPH) from motor oil were abated
- Five Underground Storage Tanks (USTs) including one leaking underground storage tank (LUST) were removed
- The redevelopment of this former Missouri Boiler/ Nooter Site was a part of the Missouri Department of Natural Resources (MoDNR) Brownfield Voluntary Cleanup Program (BVCP)
- Ranked highest LEED Platinum commercial building in the city of St. Louis, MO

# EXECUTIVE SUMMARY

## CITY OF ST. LOUIS IMPACTS

<b>Total FTE Jobs</b>	469	<b>Total SF Developed/Planned</b>	1,418,007
<b>Total Construction Jobs</b>	1,625	<b>Residential Units Added</b>	1,106
<b>Total Development Costs</b>	\$335,000,000	<b>Acres Redeveloped</b>	30



**GREEN STREET**  
**REAL ESTATE VENTURES**

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**MAKE MORE POSSIBLE.**