

Progress report: Where construction stands on \$20M Grove development



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Green Street's Hue apartment project in the Grove is still set to open later this year.

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The \$20 million second phase of Green Street's multifamily development at the east end of The Grove is on track to open late this year, the developer said.

The 111-unit project, called Hue, at Sarah and Papin streets just off Manchester Avenue consists of studio and one-bedroom apartments and is a followup to the developer's \$52 million, 235-unit "sister" Chroma project that opened in late 2018 next door.

Other than wet weather, the project has largely proceeded on schedule without any interruptions, and is set to open in November, officials said.

Construction has been largely unaffected by Covid-19 because of increase safety measures. Workers have their temperatures taken every day before walking on site and have been able to be socially distance, according to Green Street.



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Rendering depicts an interior view of Hue, an apartment development at 900 S. Sarah St.

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This new development will share amenities with Chroma, such as its pool, in addition to its own courtyard outfitted with barbecue pits, an outdoor kitchen, big screen TV and other amenities. Green Street is developing and building Hue, and KDG will manage the property.

"It sets the baseline for what we want to provide" in the neighborhood, Green Street CEO and Managing Principal [Phil Hulse](#) said.

Rental rates at Hue will be comparable to Chroma, at \$1,100-\$1,400 for units between 500 square feet and 710 square feet.



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Rendering depicts some of the indoor amenities at Hue, an indoor apartment development at 900 S. Sarah St.

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The Grove, nestled within Forest Park Southeast, reported a 94% occupancy in multifamily properties, with rents averaging \$1,379, according to the latest available data from Colliers. That's far above the \$977 per month average for the St. Louis region.

In addition to Hue, Green Street is developing two other multifamily projects in Forest Park Southeast: a \$55 million, 307-unit market-rate development at 4500 Swan Ave. and a 168-unit, [mixed-income project](#) at Taylor and Vista avenues.