

Clayton, Missouri
Development Projects
Estimated Budget Impacts

Property Tax Rates	General Revenue	Residential	Commercial	SBD	Residential	Commercial
		0.498	0.622		0.082	0.117
	Police Building	0.091	0.102			
	General Obligation	0.068	0.068			
		0.657	0.792			

Project		
Name	Location	Description
Forsyth Pointe	8015-8049 Forsyth Blvd	Mixed Use
Residence Inn	8321 Maryland Ave	Hotel
AC Hotel	227 S Central Ave	Hotel
Bemiston Place	10 Block N Bemiston Ave	Mixed Use
Forsyth Curve	8220-8260 Forsyth	Condos
Central & Forsyth Condos/Hotel	SE Corner Central & Forsyth	Mixed Use

Project Name	Residential Units	Retail SF	Hotel Rooms	Office SF	Other SF	Total SF
Forsyth Pointe	-	18,055	0	493,743	-	511,798
Residence Inn	-	-	170	-	155,877	155,877
AC Hotel	-	4,425	206	-	113,850	118,275
Bemiston Place	236	10,667	0	-	392,347	403,014
Forsyth Curve	42	1,025	0	-	163,020	164,045
Central & Forsyth Condos/Hotel	73	10,180	180	403,465	243,585	657,230

Project Name	Total Costs	Estimated Permit Costs	Estimated Permit Fee	Estimated Assessment	Estimated City Property Tax	Estimated SBD Tax	Est. Annual Sales	Annual City Sales Tax	Annual Utility Tax	Entitlement Status	Construction Completion	Fiscal Year
Forsyth Pointe	\$ 175,000,000	\$ 122,500,000	\$ 833,000	\$ 33,600,000	\$ 266,112	\$ 39,312	\$ 6,319,250	\$ 126,385	\$ 14,787	Approved	3/1/23	FY25
Residence Inn	\$ 47,000,000	\$ 32,900,000	\$ 223,720	\$ 9,024,000	\$ 71,470	\$ 10,558	\$ 8,144,063	\$ 162,881	\$ 25,409	Approved	3/1/23	FY25
AC Hotel	\$ 43,000,000	\$ 30,100,000	\$ 204,680	\$ 8,256,000	\$ 65,388	\$ 9,660	\$ 11,417,438	\$ 228,349	\$ 35,622	Approved	6/1/24	FY26
Bemiston Place	\$ 85,000,000	\$ 59,500,000	\$ 404,600	\$ 16,320,000	\$ 104,384	\$ 13,028	\$ 3,733,450	\$ 74,669	\$ 8,736	Approved	6/1/24	FY26
Forsyth Curve	\$ 38,000,000	\$ 26,600,000	\$ 180,880	\$ 7,296,000	\$ 47,996	\$ 5,999	\$ 358,750	\$ 7,175	\$ 839	Approved	9/1/24	FY26
Central & Forsyth Condos/Hotel	\$ 100,000,000	\$ 70,000,000	\$ 476,000	\$ 19,200,000	\$ 142,457	\$ 19,973	\$ 12,186,125	\$ 243,723	\$ 28,516	Approved	TBD	FY26