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ALERT TOP STORY

Chesterfield Mall is coming down, a new 'downtown' is going up. Here's what we know.

Hannah Wyman , Steph Kukuljan

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A digital rendering depicts The Staenberg Group's Downtown Chesterfield project.

Courtesy of TSG

Hannah Wyman , Steph Kukuljan



A space that was formerly Macy's sits vacant Thursday, Feb. 15, 2024, at Chesterfield Mall. Tenants of the mall were told to vacate by August by landlord The Staenberg Group. Photo by Christine Tannous, ctannous@post-dispatch.com

Christine Tannous, Post-Dispatch

CHESTERFIELD — After nearly 50 years, the Chesterfield Mall will be razed to make way for a new “downtown” concept at Interstate 64 and Clarkson Road.

Owner and developer The Staenberg Group envisions housing, retail, office and other amenities.

“We want to do something special for Chesterfield, something no one has done in the U.S.,” said company President Michael Staenberg.

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The redevelopment, along with a nearby housing and retail development called Wildhorse Village, represents more than \$2 billion of new development in Chesterfield. The City Council in 2022 approved \$353 million in tax increment financing for new infrastructure at the mall site and neighboring areas.

All mall tenants are expected to be out of the three-story shopping center by the end of August.

When will demolition start?

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Though some work will be done in advance, demolition of the mall will begin Oct. 15.

Demolition will take about six months, so the company expects it to be complete around April 1, 2025, said Tim Lowe, senior vice president of leasing and development with The Staenberg Group.

Constructing the infrastructure will be next, and that will take about a year, he said.

What happens to Cheesecake Factory?

The Cheesecake Factory closed on Aug. 18. Though the restaurant chain expressed interest in having a presence in the new downtown area, Lowe said nothing has been solidified yet. The Cheesecake Factory did not respond to requests for information about its plans.

What about the Teslas?

Hundreds of Tesla vehicles have been parked at the mall. The Teslas will move to the Dillard's parking lot to make way for the demolition of the mall to start, Lowe said. Tesla did not respond to requests for comment.

Will Dillard's reopen?

Yes. Dillard's and The Staenberg Group reached a deal where the department store will have a home in the redevelopment. It's not yet known if it will be in the same building or a new spot.

When does the new project open?

The first residential buildings won't open for at least three years. Lowe said they expect infrastructure, things like roads, sidewalks, parking, sidewalks and utility installation, to be completed around June 1, 2026. The first buildings could be ready in late 2027 or 2028.

Company officials said the entire project will take at least 10 to 15 years to build out.

What's going in the new 'downtown'?

As a whole, the downtown concept will include shops, restaurants, businesses and thousands of multifamily units surrounding a 3.5-acre downtown park.

Lowe said many of the shops and retail components will be located on the ground level of residential buildings. In addition to Dillard's, two other mall tenants plan to be part of the new project: YS-RHO-Martial Arts and Butter by Jay Renee.

The developer is targeting both local businesses and quality retailers like those found at the St. Louis Galleria and the West County Center to join the mix.

He said they're looking for businesses that will be new to the region. Lowe said it's too early to lease space, so he doesn't know what businesses will make up the retail component of the redevelopment.

What's the parking situation?

About 1,500 parking spots will be built as part of the “downtown” and will be free and open to the public.

Ansley Franco, special to the Post-Dispatch, contributed to this report.



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