

Academy | August 2024

1: 5136-48 Enright Ave

Status: Planned

Expected Completion: Unknown

Development: A collection of modern homes are being planned here by the Maker District, which should start construction in 2024.

Investment: Unknown

2: Hodiament Tracks Greenway

Status: Planned

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Brickline Greenway through implementation of the Hodiament Tracks Greenway. The trail would chiefly be built along Hodiament ROW, a former rail line. Final plans and construction documents were published in February of 2024. Construction is expected to begin in the spring or summer.

Investment: Unknown

3: Delmar Maker District

Status: In Progress

Expected Completion: N/A

Development: A live-make-sell district founded by Jim McKelvey and Doug Auer located along Delmar Blvd between Union and Kingshighway. Several developments, including MADE St. Louis, the Magic House, and the Third Degree Glass Factory are part of this district. Additional developments are currently underway or planned.

Investment: Unknown

4: 5215 Delmar Blvd

Status: Proposed

Expected Completion: Unknown

Development: Tower Real Estate Group has planned a new commercial building near the intersection of Delmar and Union, which would include 22,000sqft of space for retail, offices, and restaurants.

Investment: Unknown

5: 5175 Enright Ave

Status: Under Construction

Expected Completion: Unknown

Development: \$200k building permit application submitted to rehab the single-family home at 5175 Enright. The most recent permits were issued in November 2023.

Investment: Unknown

6: 5056 Enright Ave

Status: Planned

Expected Completion: Unknown

Development: A permit has been submitted for single-family home to serve as an eventual rental property.

Investment: Unknown

7: 5258-62 Maple Ave

Status: Under Construction

Expected Completion: Unknown

Development: 3 homes on Maple are getting rehabbed after being left in poor conditions for an extended period. 5258 Maple is complete, while 5262 is still under construction. 5260 Maple, however, has not begun construction, nor has a building permit been applied for.

Investment: Unknown

8: Bengelina Group Restaurants

Status: Under Construction

Expected Completion: 2024

Development: Local restaurateur Ben Poremba is relocating three of his businesses, Olio, Elaia, and Nixta, from Botanical Heights to the Delmar Maker District. Poremba also recently opened two new restaurants, Esca and Florentin, also in the Maker District.

Investment: \$2M+ (est.)

9: 5075 Cates Ave

Status: Planned

Expected Completion: Unknown

Development: A \$350K building permit was issued in October 2023 for a new-construction 4-family building at 5075 Cates.

Investment: \$350K

10: 5259 Vernon Ave

Status: Under Construction

Expected Completion: Unknown

Development: A \$350K building permit was submitted in April 2024 for a rehab near the intersection of Vernon and Union.

Investment: \$350K

11. Maker's Locale (5232 Delmar Blvd)

Status: Complete

Expected Completion: Unknown

Development: The Maker's Locale is an upcoming multi-use event complex that will eventually house several businesses, including high-profile restaurant concepts by Bengelina Hospitality Group and a new location for Alpha Brewing Company. The complex was originally set open last fall and appears to have fallen slightly behind schedule. However, several restaurant occupancy permits have been issued in the last month or so.

Investment: \$2.5 million

