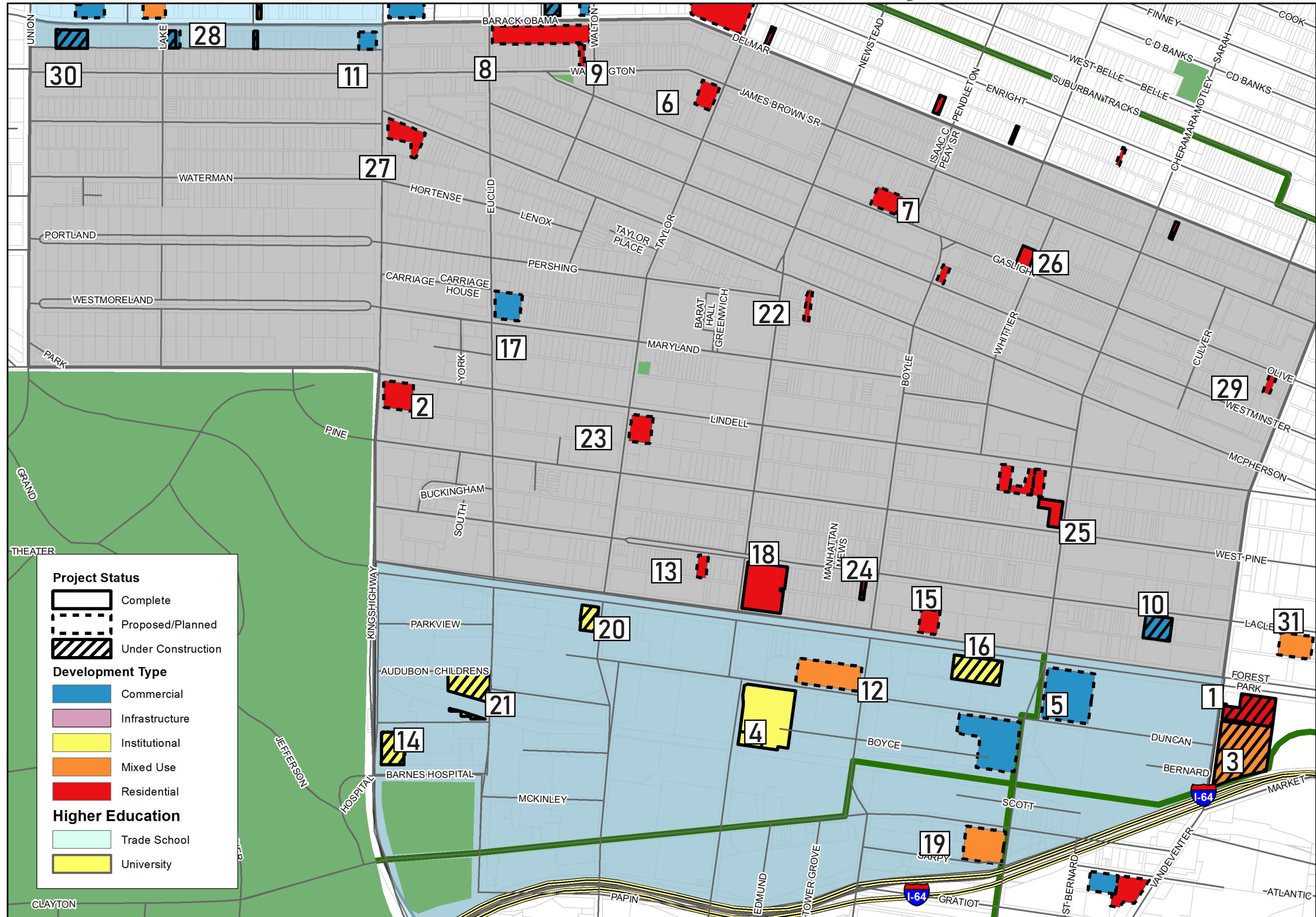


# Central West End | May 2024



**Project Status**

- Complete
- Proposed/Planned
- Under Construction

**Development Type**

- Commercial
- Infrastructure
- Institutional
- Mixed Use
- Residential

**Higher Education**

- Trade School
- University



# Central West End | May 2024

## 1: The Marshall

Status: Under Construction

Expected Completion: Fall 2025

Development: New Jersey-based Aptitude Development is in the process of building a student apartment building with 508 beds and 282 parking spaces at 3834 Forest Park Ave next to City Foundry. A \$28M building permit was issued in May 2023. The earliest estimate for completion is the Fall 2025 semester.

Investment: \$40M

## 2: Albion West End

Status: Planned

Expected Completion: Unknown

Development: This 30-story apartment tower at Lindell and North Kingshighway Blvds would build off of the momentum of the One Hundred, containing 293 luxury apartments and 365 parking spots.

Investment: \$145M

## 3: Vande East / City Foundry Phase 2

Status: Under Construction

Expected Completion: July 2024

Development: This expansion along Vandeventer Ave will add 282 apartment units, 60,000 sqft of office space, 17-24,000 sqft of retail, and a 492-space parking structure. Construction began in January 2022 on the residential component now known as "Vande East," a 14-story apartment tower.

Investment: \$138.6M

## 4: Neuroscience Research Building

Status: Complete

Expected Completion: Winter 2023

Development: The Washington University Medical Center has built a new neuroscience building to centralize brain research and inspire collaborations. More than 900 researchers and staff will move into the 609,000 sqft building. The facility will include a 1,860 space parking garage (built to serve both this and neighboring facilities), event space, a seminar room, food service, and bike storage. A \$32M building permit application was issued for structured parking. Additionally, a \$78.8M building permit application was submitted for interior alterations and a \$151M building permit addendum was issued. The project completed in Winter 2023.

Investment: \$616M

## 5: Cortex SCIF

Status: Planned

Expected Completion: Unknown

Development: A new 120,000 sqft SCIF (sensitive compartmented information facility) is coming to the Cortex, aimed at accommodating geospatial companies conducting classified business. This will be the second SCIF in the city, the first being in the Globe Building downtown, which filled up quickly. The SCIF was initially estimated to begin construction in 2022 and open to tenants in early 2024, but may now be behind schedule.

Investment: Unknown

## 6: 4500 Washington Blvd

Status: Proposed

Expected Completion: Unknown

Development: A former administrative office building at Taylor and Washington Ave is in the planning process for a conversion into 23 housing units.

Investment: Unknown

## 7: 4311 Olive St

Status: Planned

Expected Completion: Unknown

Development: 17 single family homes have been proposed on a parking lot used by an apartment building next door. A \$4.4M building permit was submitted in July 2022 and variances were approved at a Board of Adjustment meeting in March 2023.

Investment: \$4.4M

## 8: The Bridge

Status: Planned

Expected Completion: Unknown

Development: The Bridge is a mixed-use project planned for the corner of Delmar and Euclid. It will include 199 units, 12,000 sqft of retail, a pool, courtyard, roof-top patio, and more. There are over 330 structured parking spaces for residents and the general public. Building permits worth over \$35M were submitted in 2022.

Investment: \$63M

## 9: 4705 Washington Ave

Status: Planned

Expected Completion: Unknown

Development: This historic building on the Northern edge of the neighborhood is being renovated into six apartments after sitting vacant for many years. A \$500K building permit was issued in November 2023.

Investment: \$550K

## 10: Carriage Works

Status: Under Construction

Expected Completion: 2024

Development: This former carriage manufacturer at 3950 Laclede Ave is being renovated into 35,000 sqft of office and lab space near Cortex and SLU.

Investment: Unknown

## 11: Makers District East Gateway

Status: Planned

Expected Completion: Mid 2024

Development: Developers plan to replace this strip center with a new entry plaza to the Makers District.

Investment: Unknown

## 12: Cortex Apartments

Status: Proposed

Expected Completion: 2025

Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building would include a 515-stall parking garage and 10,000 sqft of retail along Duncan and Boyle. According to the project schedule, site preparation was supposed to begin in 2022 and construction by June 2023, though this has not happened.

Investment: \$50M

## 13: 4430-4432 Laclede Ave

Status: Proposed

Expected Completion: Unknown

Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sqft home is designed to be accessible on the first floor with an attached garage.

Investment: Unknown

## 14: BJC Inpatient Tower

Status: Under Construction

Expected Completion: 2025

Development: Construction has started on a new 660,000 sqft inpatient building on the site of the demolished Queeny Tower. It will include 224 private care rooms, 56 ICU rooms, and a variety of other facilities.

Investment: Unknown

## 15: Independent Center Senior Apartments

Status: Proposed

Expected Completion: Unknown

Development: A new 4-story apartment building for seniors is being planned by the Independence Center and ND Consulting Group at 4221 Forest Park Ave. It will contain 38 apartments, 34 of which will be income restricted. Demolition permits for the existing building were issued in October 2023.

Investment: Unknown

## 16: Goodwill Building Redevelopment

Status: Under Construction

Expected Completion: Unknown

Development: Washington University is currently in the process of renovating what used to be the local headquarters of Goodwill at 4140 Forest Park Ave into a business and innovation hub. A \$27M building permit was issued in March 2024.

Investment: \$27M



# Central West End | May 2024

## 17: Saint Louis Chess Club Expansion

Status: Planned

Expected Completion: Unknown

Development: The renowned Saint Louis Chess Club is expanding its current site into multiple retail bays next door. The plans include new classroom space and more room for tournaments. An \$8M building permit was issued in January 2023.

Investment: \$8M

## 18: Park Place Apartments

Status: Complete

Expected Completion: 2024

Development: An \$8M building permit application was issued for rehabbing the apartment building at 4399 Forest Park Ave. The apartments will remain low-income and part of the Section 8 program.

Investment: \$59M

## 19: Cortex K and MX

Status: Planned

Expected Completion: Unknown

Development: KDG Development has proposed a 3-part project on approximately 20 acres bounded by Boyle, Sarah, the MetroLink tracks, and I-64. This development, Cortex K, will contain office, residential and parking space alongside pedestrian improvements. The main office complex will be comprised of a 125,000 sqft office building with 7,000 sqft of retail and a 610 space parking garage. The adjacent apartment building – Cortex MX – will contain 160 units spread over 7 stories, 18,500 sqft of office space, and 2,150 sqft of retail. The developer has sought \$14M in TIF assistance. A \$27M building permit application was submitted for the first project in March 2023.

Investment: \$99M

## 20: Ambulatory Cancer Building (Siteman Cancer Center)

Status: Under Construction

Expected Completion: 2024

Development: WUSM is constructing a cancer center at the SW corner of Forest Park Avenue and Taylor Avenue. The building will include five floors of clinic space, one floor of office space, and a 430-space parking garage for patients. The project will also involve street improvements. A \$75.9M building permit was issued in August 2022. The building is expected to be open in May 2024 at the earliest.

Investment: \$99M

## 21: Steven & Susan Lipstein BJC Institute of Health Expansion

Status: Under Construction

Expected Completion: Unknown

Development: WUSM is adding 6 floors to its Steven & Susan Lipstein BJC Institute of Health building located at 425 S Euclid Ave next to the Central West End MetroLink station. This expansion will add 160,000 sqft to the existing structure, including a 7,900 sqft infectious disease lab. At present, the new floors are near completion, though the outdoor plaza is still yet to be renovated.

Investment: \$150M

## 22: 4384 McPherson Ave

Status: Planned

Expected Completion: Unknown

Development: A \$550k building permit has been issued for a custom new construction single-family home. The most recent building permit was submitted in November 2023.

Investment: Unknown

## 23: Optimist International Redevelopment

Status: Planned

Expected Completion: Unknown

Development: Lux Living proposed a 7-story, 151 unit apartment building at 4490 Lindell Blvd. The most recent proposal went before the Preservation Board in February 2022.

Investment: Unknown

## 24: 4308 Laclede Ave

Status: Under Construction

Expected Completion: Unknown

Development: A 3-unit townhome is being constructed on a formerly vacant lot. At present, the foundation is complete but further construction seems to have stalled.

Investment: \$900K

## 25: Artizen Residences

Status: Complete

Expected Completion: 2024

Development: This development at 4101 W. Pine Blvd. has brought 13 new luxury townhomes to the neighborhood. Building permits were initially issued in August 2019 but construction work was delayed due to the pandemic.

Investment: Unknown

## 26: Gaslight Townhomes

Status: Complete

Expected Completion: 2024

Development: AJC Realty Partners have finished construction on eight townhomes in the Gaslight Square area.

Investment: \$1.35M

## 27: The Flats at Forest Park

Status: Planned

Expected Completion: Unknown

Development: Pier Property Group plans to add 5 floors to the old Reliance Automotive building at 490 North Kingshighway. The final product would include 144 high-end apartments. The developer plans to start construction in the summer of 2024

Investment: \$45M

## 28: 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 Maker District. He will also be opening two new concepts in the district, Esca and Florentin.

Investment: \$2M+ (est.)

## 29: 3910 Olive St

Status: Planned

Expected Completion: Unknown

Development: A \$690K building permit was issued for a new 3-family home on the Eastern edge of the neighborhood.

Investment: \$690K

## 30: Makers Locale

Status: Under Construction

Expected Completion: Spring 2024

Development: This new development at 5232 Delmar Blvd in the Makers District will contain a number of retail and dining spaces, including Alpha Brewing Co Distillery and an event space by Third Degree Events, among other things. The most recent building permits were submitted in January 2024. Though the building was initially slated to open in fall 2023, there appears to be some delay.

Investment: \$2.5M+

## 31: Altitude Student Housing

Status: Planned

Expected Completion: Summer 2026

Development: SLU is partnering with 2 developers to build a new 12-story apartment tower oriented towards graduate students just south of campus at 3800 Laclede Ave. It will have 658 bedrooms, 178 parking spots, and 3,000 sqft of retail space. An \$85M building permit was submitted in November 2023.

Investment: \$85M

