



# Central West End | September 2023

## 1: The Marshall

Status: Under Construction

Expected Completion: Fall 2025

Development: New Jersey-based Aptitude Development is proposing an 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.

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: City Foundry Phase 2

Status: Under Construction

Expected Completion: Unknown

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." Puttshack submitted a \$7.6 million building permit in February 2022.

Investment: \$138.6M

## 4: Washington University Medical Center Neuroscience Center

Status: Under Construction

Expected Completion: Fall 2023

Development: The Washington University Medical Center is building 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 once completed. 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 is expected to be completed by Fall 2023.

Investment: \$616M

## 5: Cortex SCIF

Status: Planned

Expected Completion: Early 2024

Development: A new 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.

Investment: Unknown

## 6: Famous-Barr Warehouse Redevelopment

Status: Proposed

Expected Completion: Unknown

Development: Green Street has plans to redevelop the warehouse located at 3728 Market into apartments, offices, and retail/entertainment space. This will build off of the success of the recently renovated Armory next door, which was also done by Green Street.

Investment: \$200M

## 7: 4311 Olive St

Status: Planned

Expected Completion: Unknown

Development: 17 single family homes have been proposed on the site of 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 will include 199 luxury apartments, 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: Engineer's Club Redevelopment

Status: Planned

Expected Completion: Unknown

Development: A proposed redevelopment by Lux Living into a 200 unit apartment building, including some historic architectural elements. A \$49M building permit application was submitted in September 2022.

Investment: \$49M

## 10: Armory Apartments

Status: Planned

Expected Completion: 2023

Development: Green Street Development is planning two apartment towers just east of the Armory, adding 520 market-rate apartments to the neighborhood. They are looking for investors now. The first apartment tower went before the Planning Commission in February 2022.

Investment: \$160M

## 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: Summer 2023

Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building will include a 515-stall parking garage and 10,000 sqft of retail along Duncan and Boyle. According to the project schedule, site preparation began in August and construction was supposed to be completed by the end of June 2023.

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: Independence 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. It will contain 38 apartments, 34 of which will be income restricted. Demolition permits for the existing building were submitted in April 2023.

Investment: Unknown

## 16: 41 Lindell

Status: Proposed

Expected Completion: 2024

Development: Kansas City-based Garrison and MW Companies is planning 222 apartments over 7 stories at 4120-4144 Lindell Blvd. It will include 1,250 sqft of retail space and 2 levels of parking. The offices for ABNA Engineering at 4140 Lindell will be preserved as they are.

Investment: \$55M





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## 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: Under Construction

Expected Completion: Unknown

Development: An \$8M building permit application has been 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. The first sub-project is a 7-story, 160-unit apartment building with 18,500 sqft of office space and 2,150 sqft of retail. The second sub-project is a 125,000 sqft office building with 7,000 sqft of retail. The last sub-project is a parking garage with approximately 610 spaces. 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: 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 application was issued in August 2022.

Investment: \$99M

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

Status: Under Construction

Expected Completion: Unknown

Development: WUSM is adding 6 floors to a building located at 425 S Euclid Ave, next to the Central West End MetroLink station.

Investment: \$150M

## 22: 4384 McPherson Ave

Status: Planned

Expected Completion: Unknown

Development: A \$550k building permit application has been issued for a custom new construction single-family home.

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.

Investment: \$900K

## 25: Artizen Residences

Status: Under Construction

Expected Completion: Unknown

Development: This development at 4101 W. Pine Blvd. will bring 13 new luxury townhomes to the neighborhood. Building permits were initially issued in August 2019 but construction work is still ongoing.

Investment: Unknown

## 26: 4205 Olive St

Status: Under Construction

Expected Completion: Unknown

Development: AJC Realty Partners submitted building permit application for 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 in the Holy Corners district. The final product would include 119 high-end apartments.

Investment: \$35M

## 28: Smooth House

Status: Under Construction

Expected Completion: Early 2023

Development: Smooth House, designed in part by students at Washington University for the 2022 Solar Decathlon Design Challenge and the 2023 Build Challenge, will be a new occupational therapy clinic in the Maker District. This 2,100 sqft carbon-neutral structure at 5162 Delmar aims to foster wellness with state-of-the-art rehabilitation technology.

Investment: \$500K

## 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: Planned

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. A \$2.5M building permit application was issued in May 2023.

Investment: \$2.5M+

## 31: 3800 Laclede Ave

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. It will have 658 bedrooms, 178 parking spots, and 3,000 sqft of retail space.

Investment: Unknown

## 32: Carriage Works

Status: Under Construction

Expected Completion: January 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

