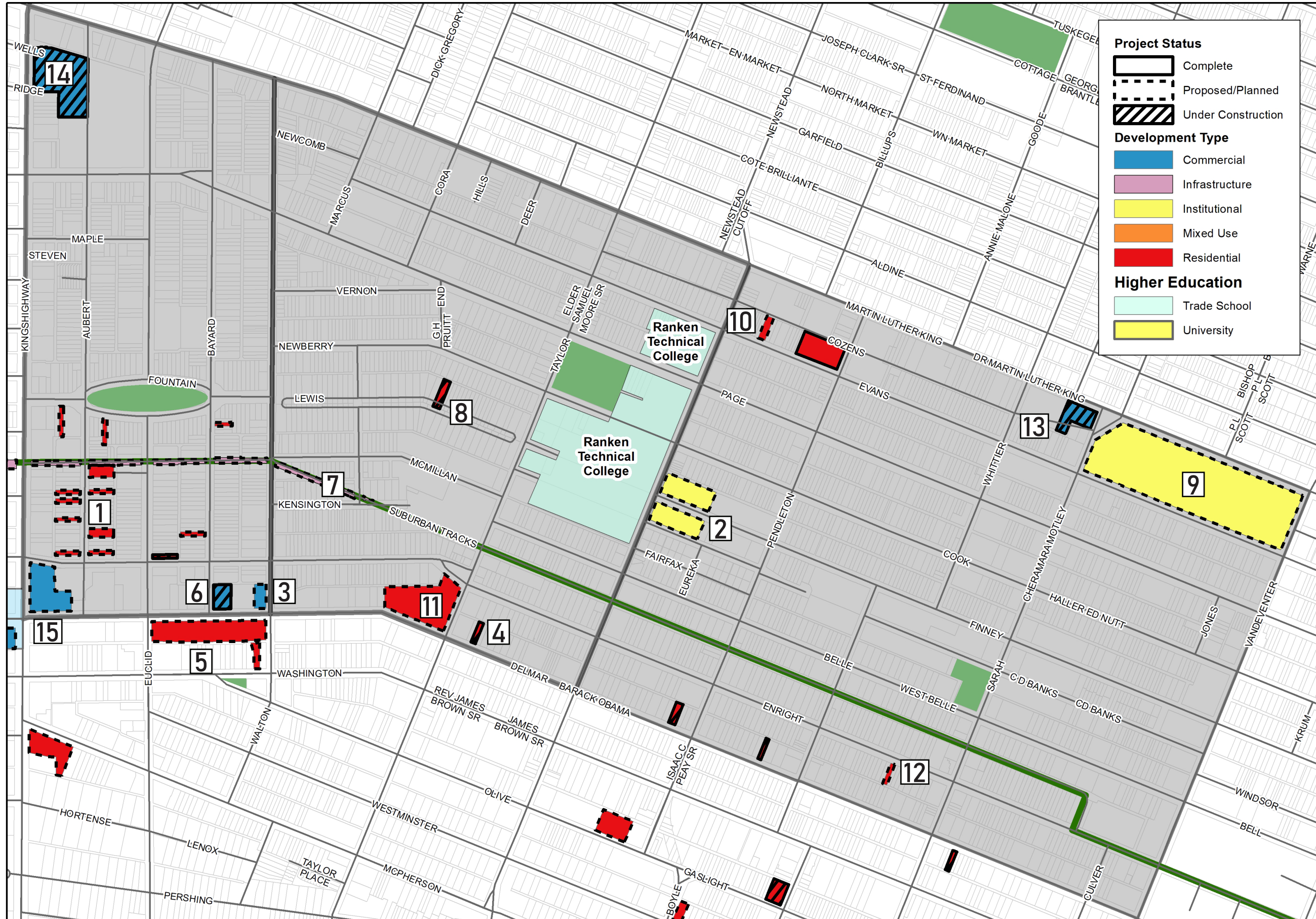


Fountain Park / Lewis Place / Vandeventer | April 2024



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1: Fountain Park Residential Developments

Status: Planned / Under Construction

Expected Completion: Unknown

Development: Three housing projects are planned or underway in Fountain Park that will result in 65 rehabbed and 30 new homes along Aubert, Fountain, Euclid, and Bayard Avenues. The Residences in Fountain Park are a group of historic rehabs along the perimeter of the park. The Aubert Affordable Housing Project is a proposed housing project along Aubert Ave. These two projects are from Kingsway Development. The third projects will involve the rehab of some historic structures and development of new construction, market-rate houses on Bayard Ave.

Investment: Unknown

2: Advanced Manufacturing Innovation Center Phase I

Status: Planned

Expected Completion: 2025

Development: SLU and UMSL agreed to lead research efforts for an advanced manufacturing facility next to Ranken Technical College. The innovation center, known as AMICSTL, will add to the region's long-held strengths in aerospace, transportation, agricultural technology, and more.

Investment: \$60M

3: Emerge Business Center

Status: Planned

Expected Completion: 2024

Development: Kingsway Development plans to renovate the former Mavrakos Candy building at 4709 Delmar Blvd into office and retail space. The building was nominated to the National Register for Historic Places in March 2024.

Investment: \$7.2M

4: Kingsway TIF

Status: In Progress

Expected Completion: Unknown

Development: Kingsway Development has planned \$4.3 million in streetscape improvements to calm traffic and beautify Delmar Boulevard between Kingshighway and Taylor. The streetscape improvements include adding bike lanes, bus shelters, pedestrian bump-outs, and lighting to make the area pedestrian-friendly. Kingsway Development received a recommendation from a city board for \$6.2 million in tax increment financing to assist the project.

Investment: \$4.3M (est.)

5: The Bridge

Status: Planned

Expected Completion: Unknown

Development: The Bridge will include 155 luxury apartments, 10,000 sf of retail, a pool, courtyard, roof-top patio, and fitness center. It will contain 34 efficiency units, 104 one-bedroom units, and 18 two-bedroom units. There are 325 structured parking spaces for residents and the general public. A \$15M building permit application was submitted in June 2022.

Investment: \$35M

6: Elevation Space

Status: Under Construction

Expected Completion: 2024

Development: Rehab of 4731 Delmar Blvd into the Elevation Space, containing 25,000 sf of shared office space with tools aimed to support entrepreneurship and investment in underserved communities.

Investment: \$3M

7: Hodiament Tracks Greenway

Status: Proposed

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood. The trail would mainly be built along Hodiament ROW, a former rail line.

Investment: Unknown

8: 4563 Lewis Place

Status: Under Construction

Expected Completion: Unknown

Development: A proposal for the renovation of a single family home.

Investment: \$114K

9: Workforce Training Center

Status: Planned

Expected Completion: Unknown

Development: In October 2023, the City finished assembling a 15-acre site at 3940 MLK Drive to serve as a new workforce development hub for manufacturing jobs. It will be closely tied to AMICSTL.

Investment: Unknown

10: 4357 Evans Ave

Status: Proposed

Expected Completion: Unknown

Development: Ranken Technical College submitted a \$200K building permit application in July 2023 to construct a new home next to campus

Investment: \$200K

11: Delmar-Taylor Apartments

Status: Proposed

Expected Completion: Unknown

Development: Developers are currently beginning the planning process for a large apartment building at the corner of Delmar and Taylor.

Investment: \$51M

12: 4140 Enright Ave

Status: Proposed

Expected Completion: Unknown

Development: A building permit was issued for the rehab of 4140 Enright.

Investment: \$165K

13: Ozella Foster Funeral Home

Status: Under Construction

Expected Completion: Unknown

Development: A 10,000 sqft funeral home at the corner of Sarah and MLK is currently under construction. The most recent permits were issued in December 2023.

Investment: \$2.6M

14: Urban League Projects

Status: Under Construction

Expected Completion: Unknown

Development: The Urban League of St. Louis has submitted over 20 building permits over the last year, including \$1.75M for a new greenhouse, issued July 2023, and various other projects, such as a new Simmons Bank.

Investment: \$2.6M+

15: Courtyard by Marriot

Status: Proposed

Expected Completion: Unknown

Development: A new hotel by Marriot is planned at the corner of Delmar and Kingshighway which will have 100 rooms and 200 parking spaces.

Investment: Unknown

