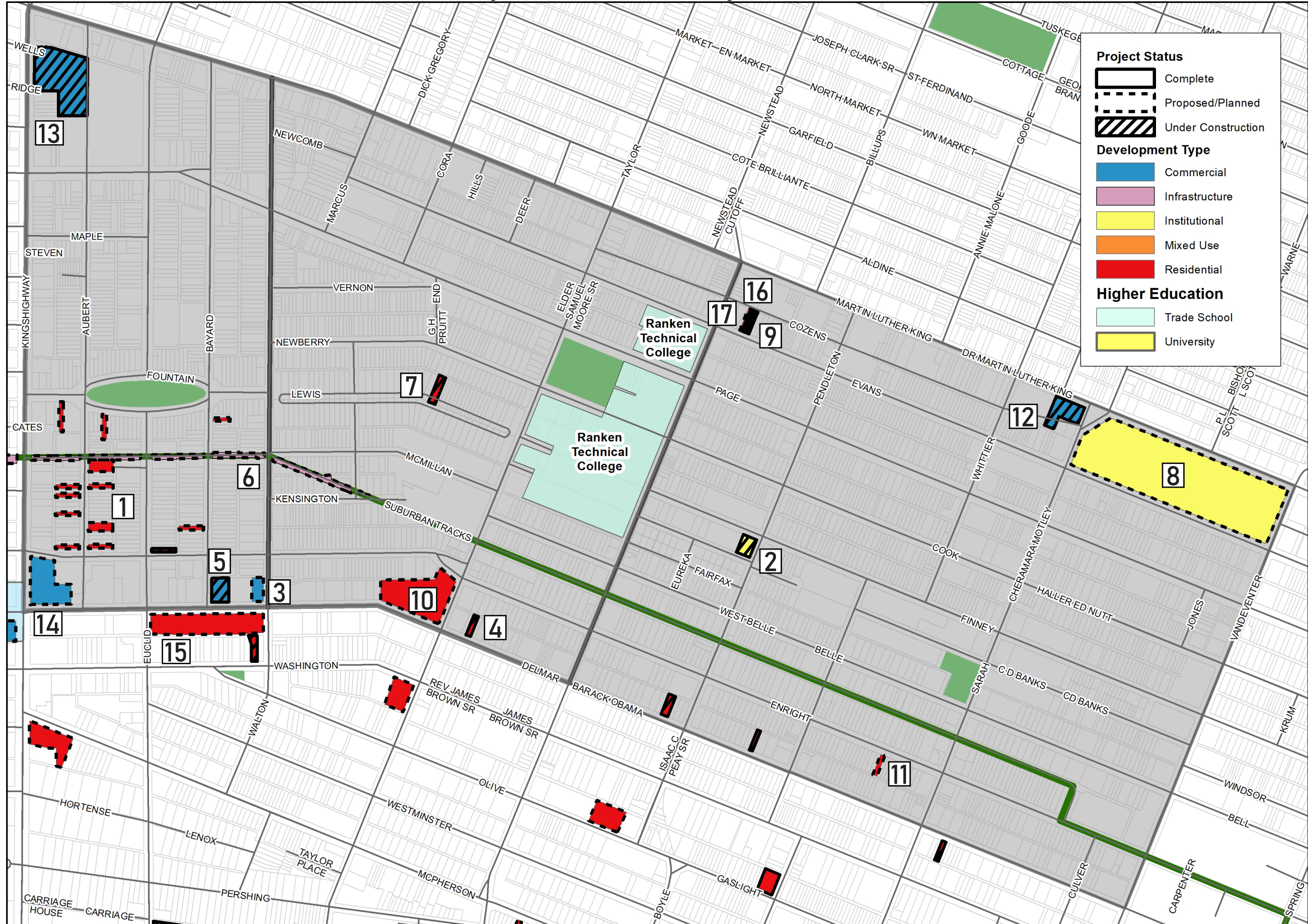


# Fountain Park / Lewis Place / Vandeventer | June 2024



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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: Under Construction  
Expected Completion: Mid-2025  
Development: AMICSTL has begun demolitions on the site of the new state-of-the-art Advanced Manufacturing Innovation Center. Across the street from the Ranken Robert W. Plaster Free Enterprise Center, AMICSTL's new advanced manufacturing innovation hub plans to attract visionary manufacturers, develop skilled workforces required to drive innovation, and create new opportunities for the community. A \$20M building permit was approved for the site in May 2024.  
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, alongside an award of \$3M from the Governor's Transportation Cost-Share Program.  
Investment: \$4.3M (est.)

**5: Elevation Space**  
Status: Under Construction  
Expected Completion: Fall 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

**6: 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

**7: 4563 Lewis Place**  
Status: Under Construction  
Expected Completion: Unknown  
Development: A proposal for the renovation of a single family home.  
Investment: \$114K

**8: 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

**9: 4353-57 Evans Ave**  
Status: Complete  
Expected Completion: 2024  
Development: Ranken Technical College submitted a \$200K and a \$150K building permit applications in July 2022 and July 2023 respectively to construct two new single-family homes next to campus.  
Investment: \$350K

**10: 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

**11: 4140 Enright Ave**  
Status: Proposed  
Expected Completion: Unknown  
Development: A building permit was issued for the rehab of 4140 Enright.  
Investment: \$165K



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**12: Ozella Foster Funeral Home**  
Status: Under Construction  
Expected Completion: Unknown  
Development: A 10,000 sqft funeral home at 4100 Dr Martin Luther King Dr is currently under construction. The most recent permits were issued in December 2023.  
Investment: \$2.6M

**15: 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

**13: Urban League Projects**  
Status: Under Construction/Complete  
Expected Completion: Unknown  
Development: The Urban League of St. Louis has submitted over 20 building permits over the last year, including \$2M for renovations on their headquarters building on 1408 N Kingshighway. It is planned that Urban League would restore the property's exterior, as well as revitalizing the interior. The UL hopes to create a space sustainable and affordable for small businesses, with a particular focus on black owned businesses. They aim to attract a higher level of retail than typically seen in the inner-city, as well. Their greenhouse project was completed in April 2024, with a hydroponic urban farm to grow fresh produce for local communities located in food deserts.  
Investment: \$3.75M+

**16: 4361 Evans Ave**  
Status: Under Construction  
Expected Completion: Unknown  
Development: There is another single-family home currently under construction next door to 4357 Evans, though at this time a building permit could not be found.  
Investment: Unknown

**14: Courtyard by Marriott**  
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

**17: 4365 Evans Ave**  
Status: Planned  
Expected Completion: Unknown  
Development: Ranken Technical College has applied for yet another single-family building permit on Evans Ave, this time on a lot that has remained vacant for over 30 years.  
Investment: \$150K

