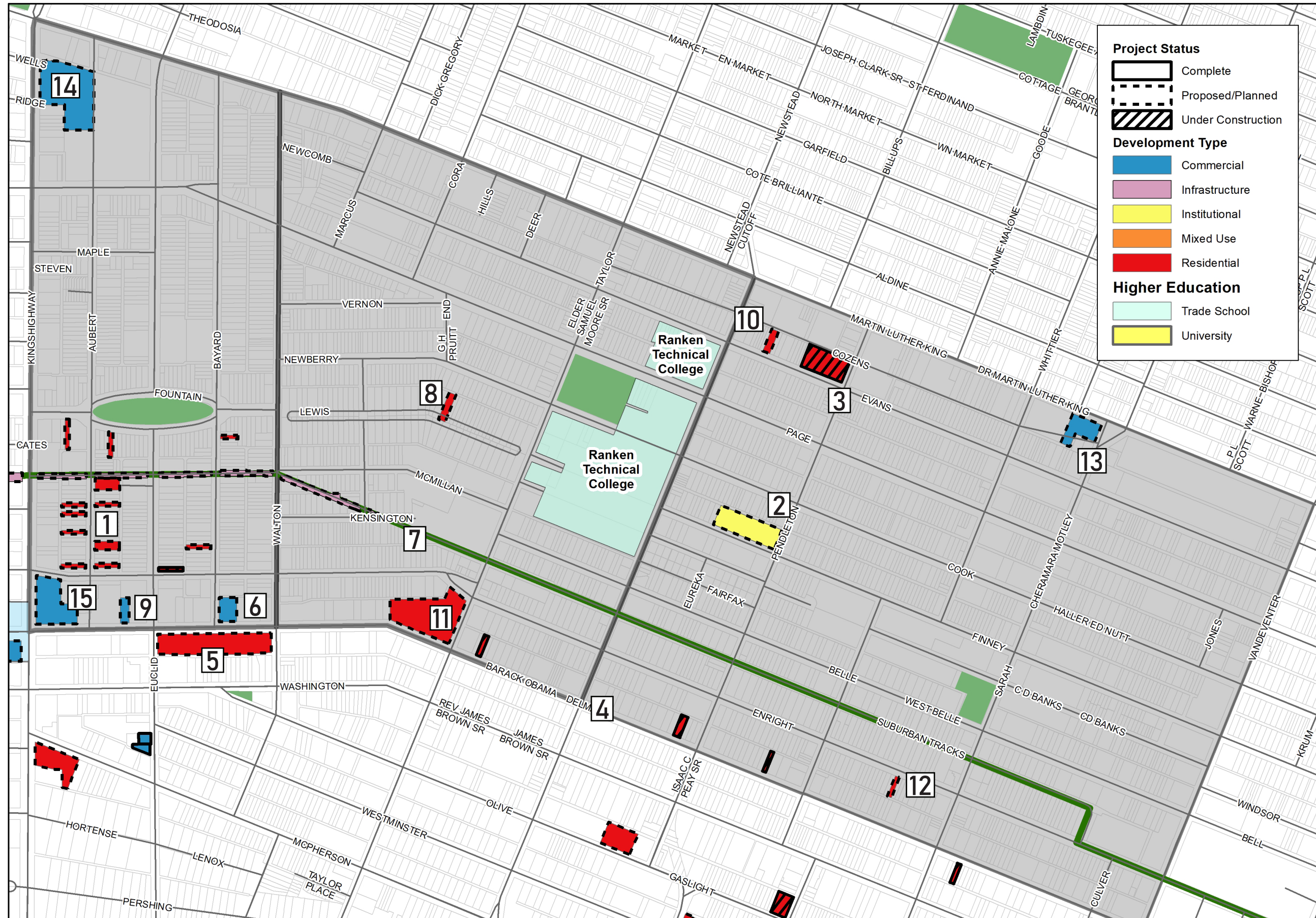


# Fountain Park / Lewis Place / Vandeventer | September 2023





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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 will be new construction homes, likely prefab. 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

Status: Proposed

Expected Completion: Unknown

Development: SLU and UMSL agreed to lead research efforts for a proposed advanced manufacturing facility next to Ranken Technical College. The manufacturing innovation center will add to the region's long-held strengths in aerospace, transportation and agricultural technology. The site for this project has not yet been finalized.

Investment: Unknown

## 3: Vandeventer Place II

Status: Under Construction

Expected Completion: Unknown

Development: The 2nd phase of development at Vandeventer Place will contain 42 units for senior residents.

Investment: \$7.7M

## 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: \$15M

## 6: Elevation Space

Status: Under Construction

Expected Completion: 2023

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: Hodiamont 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 Hodiamont ROW, a former rail line.

Investment: Unknown

## 8: 4563 Lewis Place

Status: Proposed

Expected Completion: Unknown

Development: Proposal for renovation of a single family home.

Investment: \$100K

## 9: Performing Arts Center

Status: Proposed

Expected Completion: Unknown

Development: Kingsway Development plans to develop this property, formerly The Vault, into a performing arts center. \$6.2 million in tax subsidies are being sought.

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: 4525 Delmar Blvd

Status: Proposed

Expected Completion: Unknown

Development: Developers are currently beginning the planning process for a large apartment building at 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: Proposed

Expected Completion: Unknown

Development: Proposal for a 10,000 sqft funeral home.

Investment: \$300K

## 14: Urban League Projects

Status: Planned

Expected Completion: Unknown

Development: The Urban League of St. Louis submitted 2 building permit applications in March 2023: \$1.75M for a new greenhouse, which was issued in July 2023, and \$16.2K in general work relating to a new bank.

Investment: \$1.77M

## 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

