



# Fountain Park / Lewis Place / Vandeventer | January 2025

## 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: 2026

Development: AMICSTL has finished 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 zoning permit was approved for the site in May 2024. A building permit application for a further \$40M was submitted in October 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: 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

## 10: Ozella Foster Funeral Home

Status: Complete

Expected Completion: Unknown

Development: A 10,000 sqft funeral home at 4100 Dr Martin Luther King Dr is currently under construction. Complete and open for business as of November 2024.

Investment: \$2.6M

## 11: 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+



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**12: Courtyard by Marriott**

Status: Proposed

Expected Completion: Unknown

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

Investment: Unknown

**13: 4361 Evans Ave**

Status: Under Construction

Expected Completion: January 2025

Development: Single-family home being built by Ranken Technical College. Nearing completion as of December 2024.

Investment: Unknown

**14: 4365 Evans Ave**

Status: Under Construction

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. Construction has begun as of November 2024.

Investment: \$150K

