



# Skinker DeBaliviere / DeBaliviere Place | April 2024

## 1: Expo at Forest Park

Status: Complete

Expected Completion: 2023

Development: 287 apartments and 30,000sf of ground floor retail have been constructed on what was a park-and-ride lot and strip mall serving the DeBaliviere MetroLink Station. A Fields Foods grocery store and Starbucks have opened in some of the retail bays.

Investment: \$91.5M

## 2: Waterman and Clara Apartments

Status: Proposed

Expected Completion: Unknown

Development: A 5-story, 60-unit apartment building has been proposed on what is currently an unused lot. The building will include 31 studio and 23 one-bedroom units, all at market rates. Amenities will include a fitness center, mail room, cafe, and bicycle storage space. Although the project seemed to have stalled, a new \$9M building permit application was submitted in October 2023.

Investment: \$9M

## 3: 5943 Waterman Blvd

Status: Complete

Expected Completion: 2024

Development: An \$80K building permit was issued in June 2023 to rehab the house at 5943 Waterman.

Investment: \$95K+

## 4: 5838 Pershing Ave

Status: Complete

Expected Completion: 2023

Development: This single family home was recently rehabbed. An occupancy permit was issued in December 2023.

Investment: \$131K

## 5: Magic Mini Golf

Status: Complete

Expected Completion: 2023

Development: This new development at 6160 Delmar aims to add a variety of entertainment options to the Loop, including mini golf, shuffleboard, a ferris wheel, arcade games, and more. These plans were first published in 2018 but have remained the same according to developer Joe Edwards.

Investment: \$3.8M

## 6: 6002-6006 Pershing Ave

Status: Proposed

Expected Completion: Unknown

Development: \$95k in permits have been issued for the renovation of this building at Forest Park Pkwy and Des Peres Ave. The previous owner had planned to add residential units and it is unclear whether the new owner has changed these plans.

Investment: \$95K

## 7: 5806-5808 Westminster Place

Status: Under Construction / Planned

Expected Completion: Unknown

Development: A new owner plans to build two new two-family homes on Westminster Place after the last proposal fell through. A \$460K building permit application was submitted for 5808 in February 2023 and another \$460K building permit was issued for 5806 in April 2023.

Investment: \$920K+

## 8: 521 Des Peres Ave

Status: Proposed

Expected Completion: Unknown

Development: A new 3-family project has been proposed at 521 Des Peres Ave, which has been vacant since 1994. A \$2.8M building permit application was issued in November 2023.

Investment: \$3.1M

## 9: Imo's Pizza

Status: Proposed

Expected Completion: Unknown

Development: Imo's is proposing a drive-through location at the corner of Delmar and DeGiverville. The developer submitted a \$550K zoning-only building permit application that has yet to be approved.

Investment: \$550K

## 10: 5727-5731 DeGiverville Ave

Status: Under Construction / Complete

Expected Completion: Unknown

Development: Two historic homes next to the new developments on DeBaliviere are being rehabbed.

Investment: \$450K

