

Skinker DeBaliviere / DeBaliviere Place | July 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. The project also features a pedestrianized, car-free plaza between DeBaliviere and DeGiverville to allow opportunities for both organic and planned community interactions. A Fields Foods grocery store and Starbucks have opened in some of the retail bays, and serve as amenities for both tenants and local community members.

Investment: \$91.5M

4: Park Place Coffee

Status: Proposed

Expected Completion: Unknown

Development: Park Place Coffee is interested in opening a location at 280 DeBaliviere Ave. The DeBaliviere Place Special Business District held a Conditional Use Hearing in early May to determine any certain conditions the development must meet as to not disrupt surrounding land uses. So far, \$40K in building, electrical and plumbing permits have been submitted in 2024, with the most recent being filed in mid-June.

Investment: \$40K

7: 6000 Washington Ave

Status: Under Construction

Expected Completion: Unknown

Development: This project consists of four townhouses with up to three bedrooms constructed on the southwest corner of Washington Blvd and Des Peres Ave on what was previously a vacant lot. Construction of these homes fulfills a part of the Skinker-DeBaliviere Neighborhood Plan for infill in the area. Each townhome will feature 3 bedrooms, 4 bathrooms, an attached garage, front and rear balconies on the main floor, and a roof-top deck. A \$2.8M building permit application was issued in November 2023. Construction began this summer.

Investment: \$3.1M

2: Waterman and Clara Apartments

Status: Proposed

Expected Completion: Unknown

Development: A 4-story, 54-unit apartment building has been proposed for 5612 Waterman Blvd. The building will include 31 studio and 23 one-bedroom units, all market rate. Amenities will include a fitness center, mail room, cafe, and bicycle storage space, along with a 2-story underground parking structure. The project appears to have stalled; a \$9M building permit application was submitted in October 2023 but little news has become available since.

Investment: \$9M

5: 6002-6006 Pershing Ave

Status: Under Construction

Expected Completion: Unknown

Development: This residential building is undergoing internal renovations, in which it has been gutted and stands as a blank slate. The 2nd floor features two apartments, while the 1st floor offers two commercial bays that are ideal for businesses or restaurants. The adjacent parking lot comes with the building. This property is eligible for State and Federal Tax Credits. A \$300k building permit was issued for the rehab of the property in January 2023.

Investment: \$395K

8: Imo's Pizza

Status: Proposed

Expected Completion: Unknown

Development: Imo's is proposing a drive-through location at 5956 Delmar Blvd. The developer submitted a \$550K zoning-only building permit application in January 2022.

Investment: \$550K

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. Once the rehab of the building was complete, the property was listed on the market and sold in June 2024.

Investment: \$95K+

6: 5806-5808 Westminster Place

Status: Under Construction

Expected Completion: Mid-2024

Development: A new owner plans to build two new two-family homes on Westminster Place on top of the once vacant lots. A \$460K building permit was granted to both properties to be built into luxury multi-family townhouses in October 2022 and February 2023 respectively. 5808 is completed, but construction has not yet begun on 5806.

Investment: \$920K+

9: 5727-5731 DeGiverville Ave

Status: Complete

Expected Completion: Unknown

Development: Two historic homes next to the new developments on DeBaliviere have been substantially rehabbed over the last few years. 5727 has received about \$200K in investment since 2020, including building, plumbing and electrical work. A \$300K building permit application was submitted in August 2022 for 5731, along with several smaller permits for mechanical and electrical. Construction appears to be finished for the time being.

Investment: \$600K

