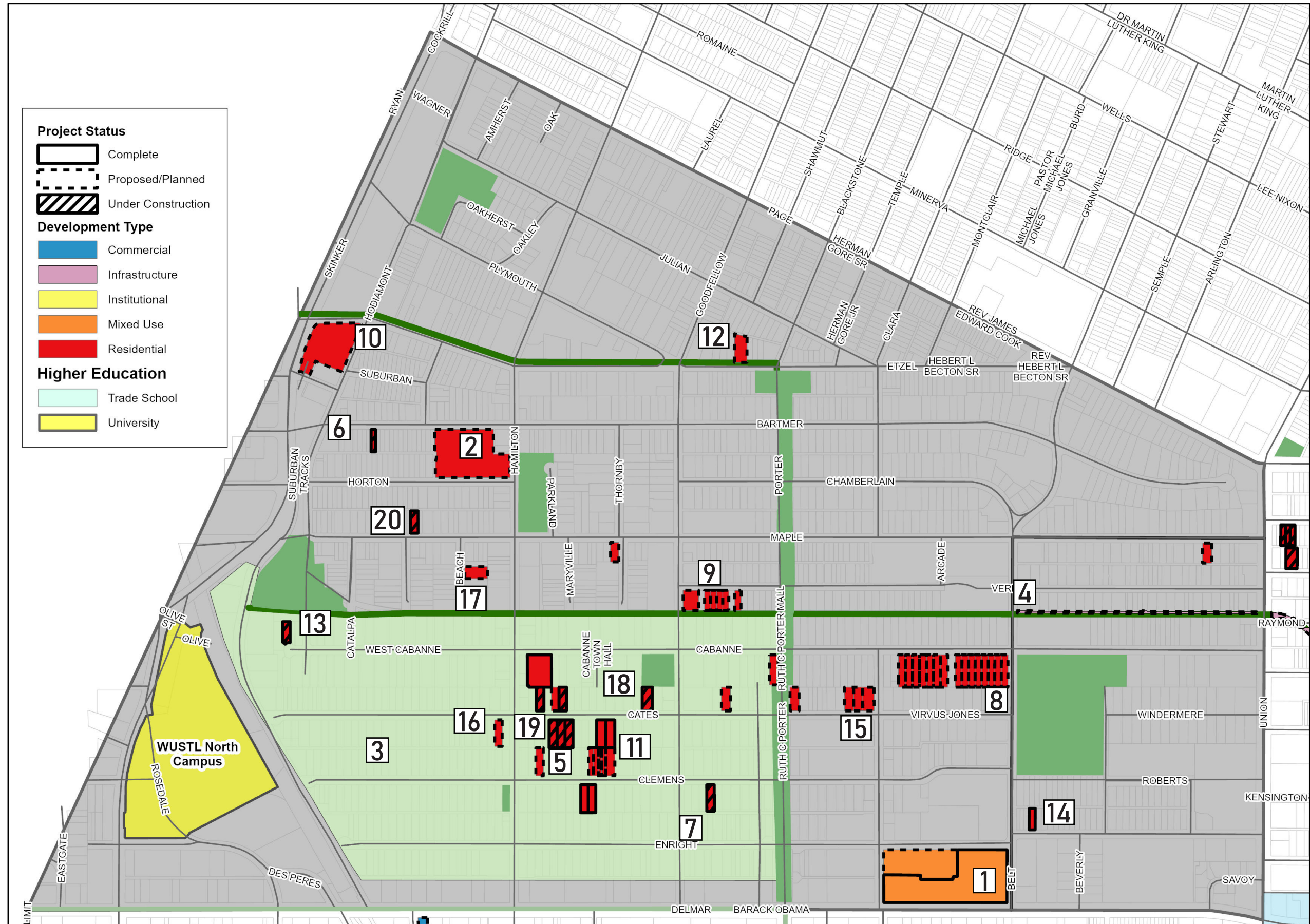


# West End / Visitation Park | August 2024



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## 1: Delmar DivIne -- Phase 2

Status: Complete / Planned

Expected Completion: 2026

Development: A redevelopment of the shuttered St. Luke's Hospital into a mixed-use building that includes currently 150 apartment units and office space for various non-profits. The project includes low rents and shared services to cater to the targeted tenants. The second phase of the project is due to start construction later this year and will include 80 market-rate apartments, 20k sqft of office space, and a community event center.

Investment: \$125M+

## 2: Cook School Apartments

Status: Planned

Expected Completion: Unknown

Development: Developers plan to convert the Cook School at 5935 Horton Place into a multi-family residential building. The project was approved by the Board of Adjustment in November 2023.

Investment: Unknown

## 3: West End South CID

Status: Proposed

Expected Completion: Unknown

Development: A new community improvement district (CID) is being considered for the southern portion of the West End neighborhood.

Investment: Unknown

## 4: Hodiament Tracks Greenway

Status: Planned

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Brickline Greenway through implementation of the Hodiament Greenway. The trail would chiefly be built along Hodiament ROW, a former rail line. Final plans and construction documents were published in February of 2024. Construction is expected to begin in this summer.

Investment: Unknown

## 5: West End Estates

Status: Under Construction

Expected Completion: Unknown

Development: West End Estates is a new construction single-family infill project. Some developments have been finished while others are currently under construction. C.F. Vatterott is currently closing out sales for Phase IV of the project, and Phase V is expected to begin construction later this year.

Investment: Unknown

## 6: 6020 Bartmer Ave

Status: Under Construction

Expected Completion: Unknown

Development: A building permit was issued in January 2023 for a new home at 6020 Bartmer. Construction appears to be nearing completion.

Investment: \$200K

## 7: 5730 Clemens Ave

Status: Under Construction

Expected Completion: 2024

Development: Also in the West End, another single family home is being built by Vatterott Properties. This one also has about \$400,000 in building, plumbing, and electrical. Construction on the house itself appears to be completed, but the yard is still being worked on.

Investment: \$400K

## 8: Maple Acres

Status: Planned

Expected Completion: Unknown

Development: Maple Acres is a new construction single family home development on vacant lots previously owned by the Land Redevelopment Authority. The current phase consists of a \$6M development on the 26 remaining lots still owned by the Maple Acres Development Company on Cabanne Ave. The homes will reflect the design of the surrounding houses while incorporating features that are sustainable, economically efficient, and environmentally friendly. CDA funding has been approved for the initial homes.

Investment: \$6M

## 9: 5722-5750 Vernon Ave Apartments

Status: Proposed

Expected Completion: Unknown

Development: Proposal for 48-unit apartment complex on the 5700 block of Vernon Ave.

Investment: Unknown

## 10: One Loop Apartments

Status: Planned

Expected Completion: Unknown

Development: This apartment complex at Skinker Blvd and Etzel Ave is part of a portfolio of properties that received loans from Fannie Mae's Dedicated Workforce Housing program, which provides lower interest rates in exchange for capping the rent below market rate.

Investment: \$4.4M (est.)

## 11: Vatterott Developments

Status: Under Construction

Expected Completion: Unknown

Development: Seven \$250K building permit applications were issued in early 2024 for new homes across Maple, Cates, and Clemens Aves.

Investment: \$1.75M

## 12: 5700 Block of Etzel

Status: Planned

Expected Completion: Unknown

Development: Three \$100k building permit applications submitted for rehab of properties on 5700 block of Etzel.

Investment: \$800K

## 13: 6075 W Cabanne Pl

Status: Under Construction

Expected Completion: Unknown

Development: Over \$240K in permits has been issued for the rehab of this historic home, most recently in September 2023.

Investment: \$240K+





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**14: 5469 Enright Ave**

Status: Complete

Expected Completion: Unknown

Development: A \$200K building permit was initially issued in October 2022 for the rehab of this house, with \$58,000 more issued since then.

Investment: \$258K

**15: Cates Place**

Status: Planned

Expected Completion: Unknown

Development: Cates Place will consist of 4 new construction single family homes. Three of the homes will have 4 bedrooms and the fourth will have 3 bedrooms. The homes will meet Enterprise Green Communities Standards by incorporating energy efficient systems and appliances, recyclable and regional materials, low flow faucets and toilets, low VOC materials, and construction waste management. The project is currently on hold awaiting the next round of CDA funding.

Investment: Unknown

**16: 5908 Cates Ave**

Status: Under Construction

Expected Completion: Unknown

Development: A \$400K building permit was issued in August 2023 to rehab this home.

Investment: \$400K+

**17: 950 Beach Ave**

Status: Proposed

Expected Completion: Unknown

Development: \$300,000 in building permits for interior and exterior alterations were filed for this single family home about a year ago.

Construction has not yet begun.

Investment: \$300K

**18: 5819 Cates Ave**

Status: Under Construction

Expected Completion: 2024

Development: A new single family home is being built on Cates Ave. At this time construction is well underway.

Investment: \$400K

**19: 5887 Cates Ave**

Status: Under Construction

Expected Completion: 2024

Development: Permits for building, plumbing and electrical work in excess of \$400,000 were submitted for this single family home in the West End. Construction looks to be finishing soon.

Investment: \$400K

**20: 5963 Maple Ave**

Status: Under Construction

Expected Completion: 2024

Development: A two-story home currently in the early stages of remodeling.

The property is undergoing renovation, with the home is in the process of being cleared out and prepared for further updates and improvements. A \$10,000 building permit was submitted in February 2024.

Investment: Unknown

