

Skinker DeBaliviere/DeBaliviere Place | FEBRUARY 2021

1 Delmar DiviNe

Status: Under Construction

Expected Completion: Fall 2021

Development: Redevelop shuttered St. Luke's Hospital into a mixed-use building that would include 160 apartments, as well as office space for various non-profits. The project would include low rents and shared services to cater to the targeted tenants. The Missouri Development Finance Board approved over \$2 million in tax credits for the project in October 2018. Reports indicate about 20 organizations intend to occupy space in the completed project.

Investment: \$100 million (est)

2 Walker TownHomes

Status: Planned

Expected Completion: 2021

Development: Four townhomes to be built on a vacant lot. Fulfills part of the Skinker DeBaliviere Neighborhood Plan for infill in this area. Each townhome will be ~2,200 sf and feature 3 bds, 4 bths, and an attached garage. Prices range from \$450k to \$485k.

Investment: Unknown

3 Expo at Forest Park

Status: Under Construction

Expected Completion: Q4 2020

Development: 287 apartments and 30,000 sf of ground floor retail has been proposed on what is currently a park-and-ride lot and strip mall serving the Forest Park-DeBaliviere MetroLink Station. The north building will have a grocery store, and complementary parking will still be provided for MetroLink riders. The strip mall has been demolished and construction is underway.

Investment: \$91.5million

4 Waterman and Clara Apartments

Status: Proposed

Expected Completion: Unknown

Development: A 5-story, 60-unit apartment building has been proposed on what is currently and unused lot. The building will include 22 studio and 38 one-bedroom units, all at market rates. Amenities will include a fitness center, mail room, cafe, and bicycle storage space.

Investment: Unknown

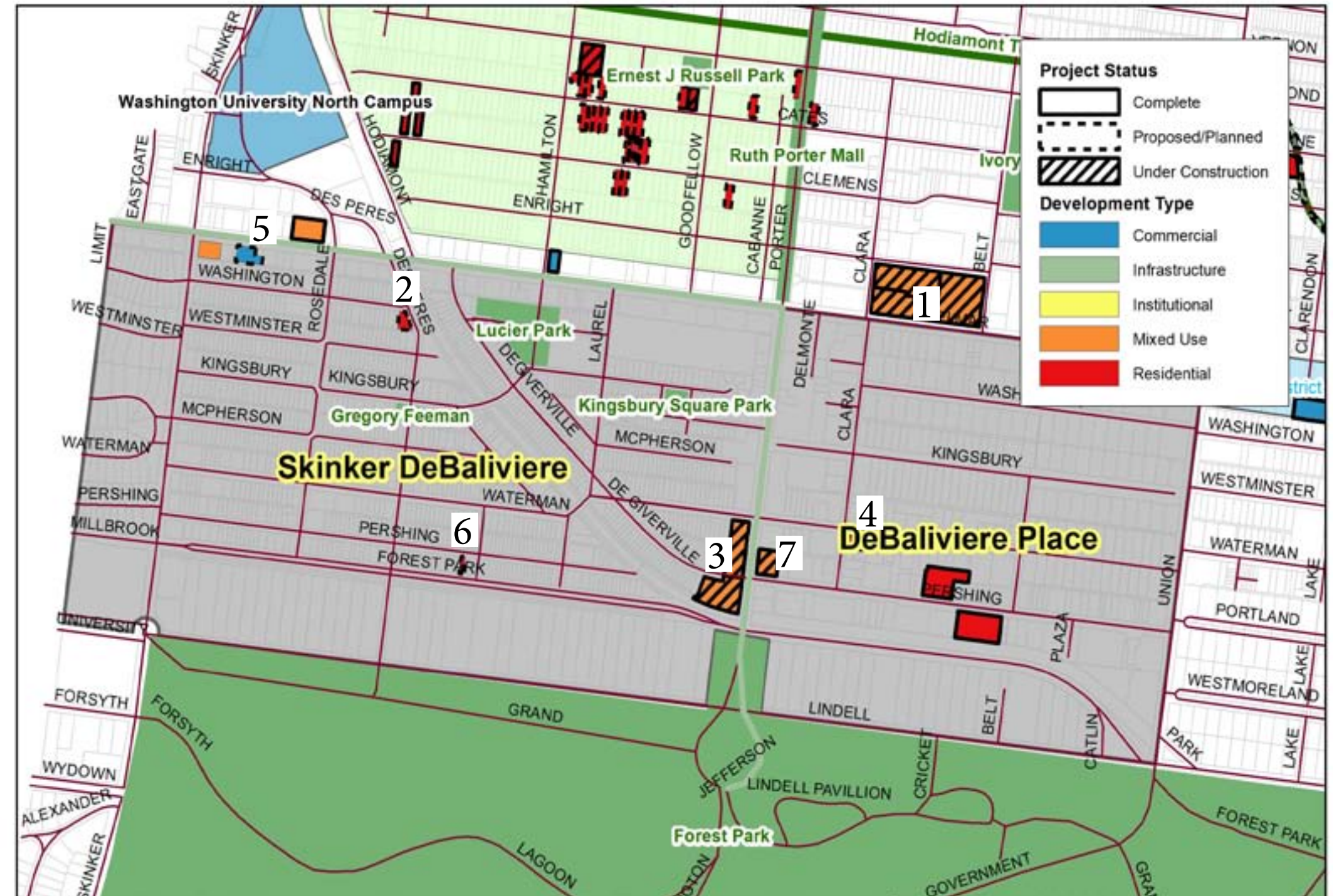
5 Swade Medical Marijuana Dispensary

Status: Planned

Expected Completion: Spring 2021

Development: The property that was proposed to be Magic Mini Golf, a Joe Edwards-developed entertainment complex, now has a building permit for a medical marijuana dispensary.

Investment: ~\$1.5 million



6 5912 Pershing

Status: Proposed

Expected Completion: Unknown

Development: An \$80k building permit has been submitted for rehab of the home at 5912 Pershing.

Investment: Unknown

7 Hudson

Status: Under Construction

Expected Completion: Unknown

Development: New, six story, apartment building with ground floor retail on site of former Italian restaurant. There will be 150 apartments and two levels of garage parking.

Investment: Unknown

