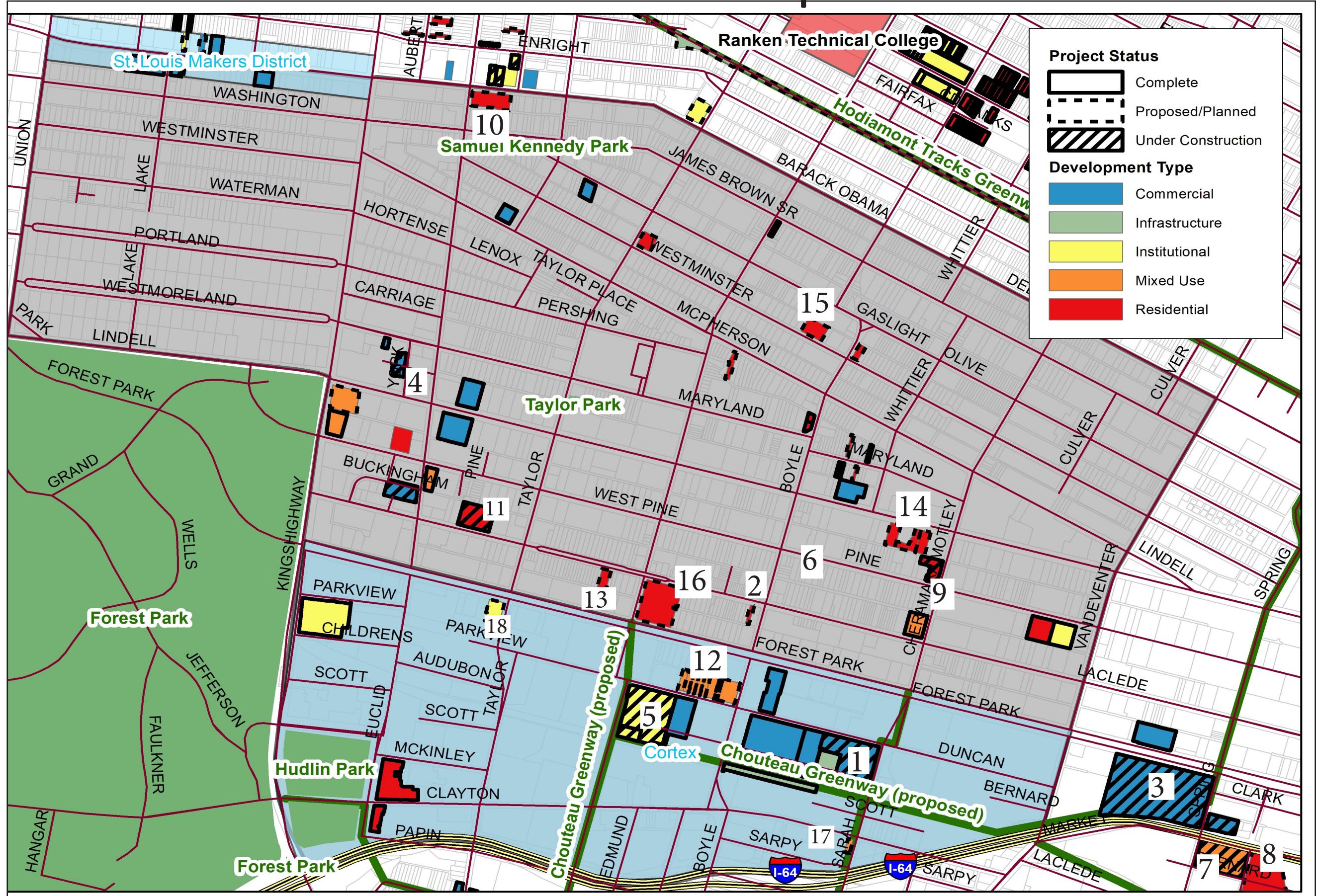


CENTRAL WEST END | MAY 2021



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1 4210 Duncan/Cortex Garage
Status: Under construction
Expected Completion: 2021
Development: An 8-story, 320,000 sf office/lab center will rise on what was a surface parking lot. Included with the project is a 667 stall garage completed last May to serve this and several other Cortex buildings. A Phase II garage expansion will be built next to this one concurrently with the office/lab center. Currently this project is on hold.
Investment: \$130 million (est.)

2 4308 Laclede
Status: Planned
Expected Completion: Unknown
Development: Site of a proposed new 3-unit townhome.
Investment: unknown

3 City Foundry
Phase 1
Status: Complete
Expected Completion: 2020
Development: 48,000 sf food Hall including retail stalls, 511-space parking structure, surrounded by office and retail space along a pedestrian corridor. Alamo Drafthouse, Punch Bowl Social, and Fassler Hall, a German beer hall, announced as anchor tenants. As of July, shell construction is complete. Orion Genomics, Great Rivers Greenway, and Bullhorn have each moved into the office space component, occupying 95% of the available 40,000 sf of office space. Opening the retail component has been delayed given the pandemic.
Investment: \$135 million
Phase 2
Status: Planned
Expected Completion: Unknown
Development: The expansion along Vandeventer Ave will add 282 apartment units, 60,000 sft of office space, 17-24,000 sft of retail, and a 492-space parking structure. The TIF Commission packet specifies that the Alamo Drafthouse should be open by the end of 2021, the office building, parking garage, and retail spaces open by the end of 2024, and the apartment building complete by the end of 2025. This second phase will go before the TIF Commission on April 28, 2021.
Investment: \$138.6 million

4 AC Hotel
Status: Under construction
Expected Completion: Spring 2021
Development: 192-room AC hotel by Marriott next to the Chase Park Plaza. Construction is currently underway.
Investment: \$40 million (est.)

5 Washington University Medical Center Neuroscience Center
Status: Under construction
Expected Completion: Fall 2023
Development: The Washington University Medical Center is building a new neuroscience building to centralize brain research and inspire collaborations. More than 900 researchers and staff will move into the 609,000 sf building once completed. The facility will include a 1,860 space parking garage (built to serve both this and neighboring facilities), event space, a seminar room, food service, and bike storage. A \$32M building permit application was issued for structured parking, and a \$78.8M building permit application was submitted for interior alterations. **The project is expected to be completed by July 2023.**
Investment: \$616 million

6 West Village Town Homes
Status: Under construction
Expected Completion: unknown
Development: Six luxury town homes will be built on what is currently a vacant lot. Each unit will be three stories tall with underground, two-car garages and cost between \$700,000 and \$1 million. Other amenities include rooftop terraces, high ceilings, an elevator, and a balcony off the second floor living room.
Investment: Unknown

7 Rec Hall
Status: Under construction
Expected Completion: Unknown
Development: The Armory is slated to become home to a new entertainment venue called Rec Hall that pairs pickleball, pingpong, cornhole, and other backyard games with drinks and food. Eventually, Green Street hopes to add a rooftop bar and basement space for seasonal events. The city passed a tax increment financing package that could have been worth up to \$8 million and Green Street has already spent about \$15 million to clean up and secure the exterior of the building. Rec Hall is expected to open in Summer 2021.
Investment: \$24 million (est.)

8 Armory Apartments
Status: Planned
Expected Completion: Unknown
Development: Green Street Development is planning two apartment towers just east of the Armory, adding 520 market-rate apartments to the neighborhood. Green Street intends to start construction on the first tower in late 2021 and the second in late 2023 or early 2024, and they expect each tower will take about 18 months to build. They are looking for investors now.
Investment: \$160M

9 ArtiZen
Status: Under Construction
Expected Completion: Fall 2020
Development: A vacant lot is being converted into 13 contemporary townhouses priced between \$550,000 and \$950,000. Each unit will have 2-3 car garage, most will have roof decks or balconies. Each unit has been named for a well-known artist. Currently five are reserved for purchase. Construction is currently delayed.
Investment: \$6.95 million

10 The Bridge
Status: Planned
Expected Completion: Unknown
Development: The Bridge will include 155 luxury apartments, 10,000 sf of retail, a pool, courtyard, roof-top patio, and fitness center. It will contain 34 efficiency units, 104 one-bedroom units, and 18 two-bedroom units. There are 325 structured parking spaces for residents and the general public. The project is projected to cost \$2.88M, funded by TIF.
Investment: \$2.88M

11 4545 Laclede
Status: Under Construction
Expected Completion: Unknown
Development: Koman Group plans to develop a 200-unit residential project on the site of a current apartment building. The current building on the site, known as Park East Apartments, contains only 47 apartments and would be demolished. The proposed building will be seven stories, including two stories of garage parking. A \$36M building permit has been issued for the project.
Investment: \$50 million

12 Cortex Apartments
Status: Proposed
Expected Completion: Summer 2021
Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building will include a 515-stall parking garage and 10,000 sf of retail along Duncan and Boyle. According to the project schedule, site preparation will begin in August, and construction will be complete by the end of June 2023.
Investment: \$50 million (est.)

13 4430-4432 Laclede
Status: Proposed
Expected Completion: unknown
Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sft home is designed to be accessible on the first floor with an attached garage. To address the requirements of the Central West End Form-Based Code, it faces Laclede with two stories with a one story and double height space to the rear yard.
Investment: Unknown

14 41 Lindell
Status: Proposed
Expected Completion: Unknown
Development: 254 luxury apartment units with rents being set at \$1200 a month for a studio unit, \$1600 a month for a one bedroom unit, and \$2100 a month for a two-bedroom unit. 1,212sf of retail space is included along with an underground parking garage and surface parking lot at 4141 West Pine for a grand total of 258 spaces. The new building will have a deck on top of the garage in the East-wing of the building that will include a pool, grill area, and outdoor kitchen. Other planned amenities include a fitness room, community room, cyber cafe, game room, package room, bike storage/wash area, and a pet washing area.
Investment: Unknown

15 4341 Westminster
Status: Proposed
Expected Completion: Unknown
Development: Proposed site of a new 4-unit condominium building.
Investment: Unknown

16 Park Place Apartments
Status: Planned
Expected Completion: Unknown
Development: An \$8M building permit application has been submitted for rehabbing the apartment building at 4399 Forest Park Ave.
Investment: Unknown

17 Cortex K and MX
Status: Planned
Expected Completion: Unknown
Development: KDG Development proposes a 3-part project on approximately 20 acres bounded by S Boyle Ave, Clayton Ave, S Sarah St, MetroLink tracks, and I-64. The first sub-project is Cortex MX; a 7-story, 160-unit apartment building with 18,500 sf of office space and 2,150 sf of retail. The second sub-project is Cortex K, a 125,000 sf office building with 7,000 sf of retail. The last sub-project is a parking garage with approximately 610 spaces. The developer is seeking \$14M in TIF assistance for the project.
Investment: \$99M

18 Siteman Cancer Center
Status: Planned
Expected Completion: 2024
Development: WUSM is planning a 9-story, 658,000 sf cancer center at Forest Park and Taylor Avenues. The building will include five floors of clinic space, one floor of office space, and a 430-space parking garage for patient parking. The site will have an enclosed pedestrian link connecting to the Center for Advanced Medicine. The project will also involve street improvements along Forest Park Avenue, Taylor Avenue, and the Forest Park/Taylor intersection to improve traffic flow and building access.
Investment: \$99M

