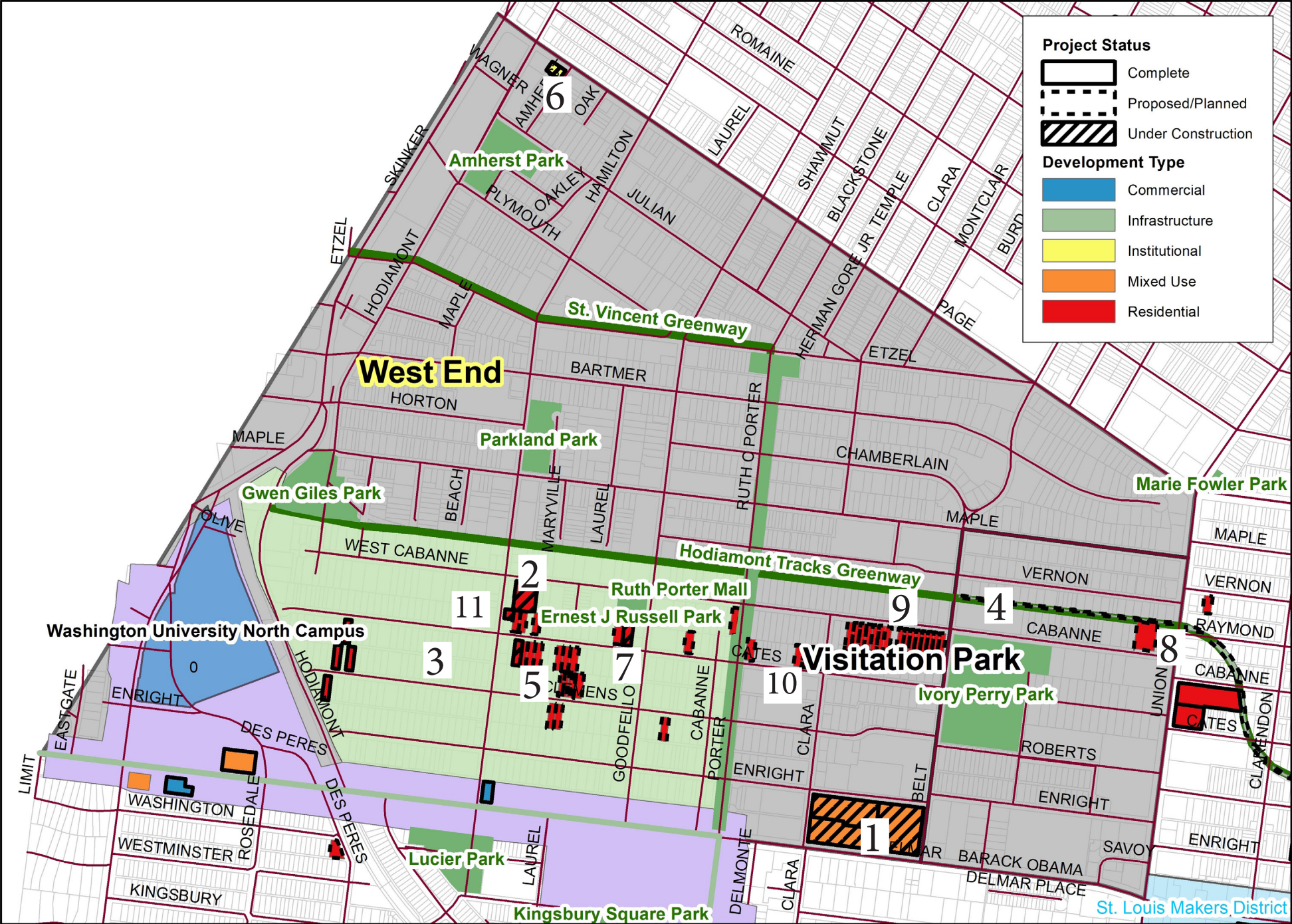


# West End/Visitation Park | MAY 2021



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## 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 Cabanne Courtyard

Status: Under Construction

Expected Completion: Unknown

Development: Rehab of a vacant residential building into 36 residential units. The project includes a mix of affordable and market-rate units.

Investment: \$2 million (est.)

## 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 Midtown Loop Trail

Status: Proposed

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Chouteau Greenway through implementation of the Midtown Loop Trail. The trail would chiefly be built along Hodiament ROW, a former rail line.

Investment: Unknown

## 5 West End Estates

Status: Planned

Expected Completion: Unknown

Development: Phase II of new construction single-family home infill project. Building permits have been issued for rehab of 6-family flat at 5890 Cates, and for a new home at 5852 Clemens Ave.

Investment: Unknown

## 6 Good Shepherd Early Learning Center

Status: Under Construction

Expected Completion: 2020

Development: The Good Shepherd Early Learning Center is constructing a new, 12,000 sq ft facility next to its current one.

Investment: Unknown

## 7 Cates Park

Status: Under Construction

Expected Completion: Fall 2021

Development: An \$800k permit application has been **issued** for the rehab of a 24-unit apartment building at 5815 Cates. The building will include studio, one- and two-bedroom units with high end finishes. Amenities include 12 garage parking spaces, a lounge, gym, and bike parking.

Investment: Unknown

## 8 Cabanne Place

Status: Proposed/Planned

Expected Completion: Unknown

Development: The "Cabanne Castle" will be renovated into a 36-unit apartment building. Amenities will include a gym, courtyard, and lounge. 24 parking space will be in the garage underneath the courtyard.

Investment: Unknown

## 9 Maple Acres

Status: Proposed/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. The Maple Acres Development Company is seeking a 10-year tax abatement for each home, as well as New Market and Neighborhood Preservation Tax Credits for the project. CDA funding has been approved for 2 initial homes

Investment: Unknown

## 10 Cates Place

Status: Proposed/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

## 11 858 Hamilton

Status: Under Construction

Expected Completion: Unknown

Development: A \$200k permit was issued for rehab of the 6-family flat at 858 Hamilton. The building was destroyed in a fire in May 2021, and it is currently unknown whether the property owner will rebuild.

Investment: Unknown

