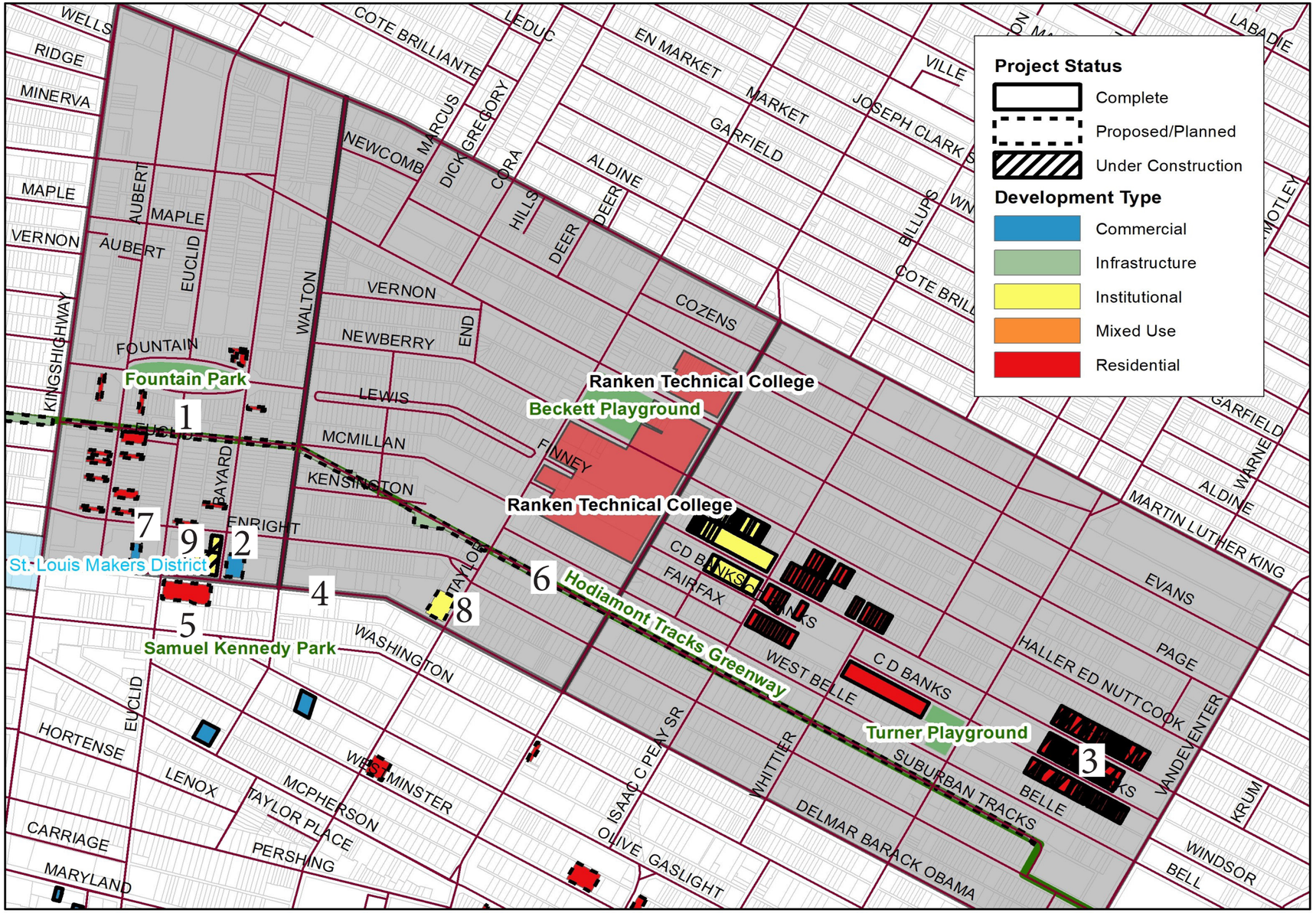
Fountain Park/Lewis Place/Vandeventer | JUNE 2021



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1 Fountain Park Residential Developments
Status: Planned/Under Construction
Expected Completion: Unknown
Development: Three housing projects are planned or underway in Fountain Park that will result in 65 rehabbed and 30 new homes along Aubert, Fountain, Euclid, and Bayard Avenues. The Residences in Fountain Park are a group of historic rehabs along the perimeter of the park. The Aubert Affordable Housing Project is a proposed housing project along Aubert Ave. These will be new construction homes, likely prefab. These two projects are from Kingsway Development. The third projects will involve the rehab of some historic structures and development of new construction, market-rate houses on Bayard Ave.
Investment: Unknown

2 Elevation Space
Status: Planned
Expected Completion: Unknown
Development: Space for multiple, independent businesses across two, neighboring, rehabbed commercial/office buildings. Will include kitchen space, event space, and a retail center. A total of 30,000 sf will be available. Kingsway Development won a $6 million New Markets allocation and a recommendation from a city board for $6.2 million in tax increment financing to assist the project. As of February 2021, the space was 100% preleased.
Investment: $2.9 million (est.)

3 Vandeventer Estates
Status: Under Construction
Expected Completion: Unknown
Development: Initially proposed to be a continuation of the North Sarah Apartments, Vandeventer Estates would include 51 market rate single family houses. The model home is now under construction.
Investment: Unknown

4 Kingsway TIF
Status: In Progress
Expected Completion: Unknown
Development: Kingsway Development has planned $4.3 million in streetscape improvements to calm traffic and beautify Delmar Boulevard between Kingshighway and Taylor. The streetscape improvements include adding bike lanes, bus shelters, pedestrian bump-outs, and lighting to make the area pedestrian-friendly. Kingsway Development received a recommendation from a city board for $6.2 million in tax increment financing to assist the project. The TIF has been approved.
Investment: $4.3 million (est.)

5 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

6 Hodiamont Tracks Greenway
Status: Proposed
Expected Completion: Unknown
Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Chouteau Greenway with the Midtown Loop Trail. The trail would mainly be built along Hodiamont ROW, a former rail line. Planning process is expected to wrap up this year.
Investment: Unknown

7 Performing Arts Center
Status: Proposed
Expected Completion: Unknown
Development: Kingsway Development plans to develop this property, formerly The Vault, into a performing arts center. $6.2 million in tax subsidies are being sought for this as well as four other projects Kingsway Development is planning.
Investment: Unknown

8 Kingsway Medical Center
Status: Proposed
Expected Completion: Unknown
Development: Kingsway Development has planned a 60,000 sf medical center to serve impoverished and uninsured populations in the surrounding community.
Investment: Unknown

9 Technology Workforce Growth Center
Status: Under Construction
Expected Completion: Fall 2021
Development: LaunchCode will receive $4 million New Markets allocation to help finance the expansion and rehab of its facility at 4811 Delmar Blvd. The group hopes to train about 200 more people a year following the expansion, up from about 600 students that currently graduate a year.
Investment: Unknown

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