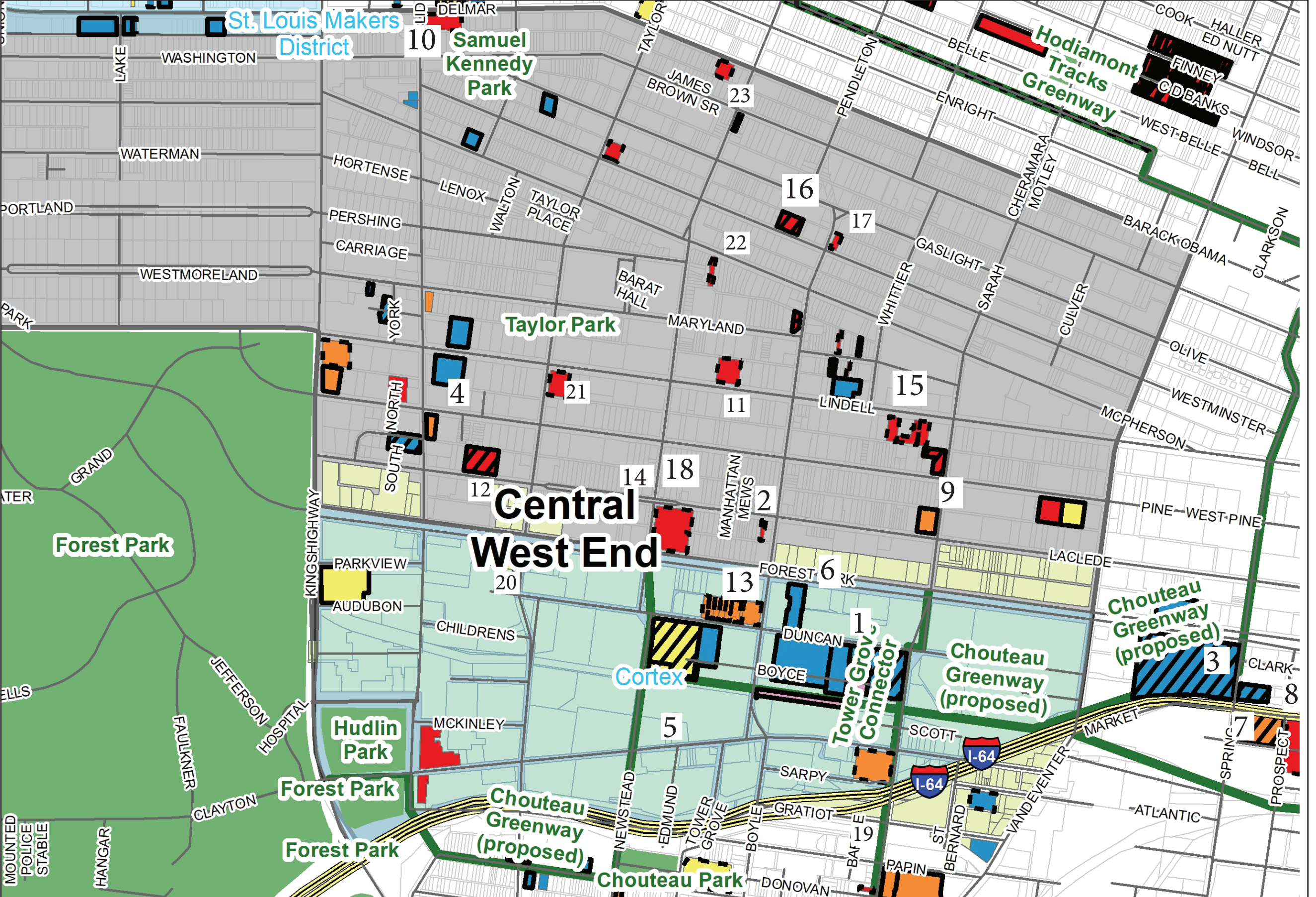


# CENTRAL WEST END

# December 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 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. **The food hall will be open for indoor dining starting August 11, 2021.**

Investment: \$138.6 million

## 4 AC Hotel

Status: Under construction

Expected Completion: **Fall 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. Additionally, a \$78.8M building permit application was submitted for interior alterations and a \$151M building permit addendum was issued. 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 Engineer's Club Redevelopment

Status: Planned

Expected Completion: Unknown

Development: **Proposed redevelopment into 200 unit apartment including historic architectural elements.**

Investment: Unknown

## 12 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

## 13 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.)

## 14 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

## 15 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 gaarage 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 rom, bike storage/wash area, and a pet washing area.

Investment: Unknown

## 16 4341 Westminster

Status: Under Construction

Expected Completion: Unknown

Development: Proposed site of a new 4-unit condominium building.

Investment: Unknown

## 17 4341 Westminster

Status: Proposed

Expected Completion: Unknown

Development: Proposed site of a new duplex.

Investment: Unknown

## 18 Park Place Apartments

Status: Planned

Expected Completion: Unknown

Development: An \$8M building permit application has been issued for rehabbing the apartment building at 4399 Forest Park Ave. **The apartments will remain low-income and part of the Section 8 program. The renovation will receive state and federal LIHTC, and \$35.5M in tax-exempt multifamily housing revenue bonds.**

Investment: **\$59 million**

## 19 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

## 20 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

## 21 4490 Lindell

Status: **Planned**

Expected Completion: **Unkown**

Development: **Lux Living proposed a 7-story, 151 unit apartment building at the Optimist International site on the south-east corner of Lindell and Taylor. The plan includes 150 parking spaces.**

Investment: **Unknown**

## 22 4384 McPherson

Status: **Planned**

Expected Completion: **Unknown**

Development: **A \$550k building permit application has been submitted for a new construction single-family home.**

Investment: **Unknown**

## 23 4414 Delmar Blvd

Status: **Planned**

Expected Completion: **Unknown**

Development: **Single family construction permit issued.**

Investment: **\$300,000**