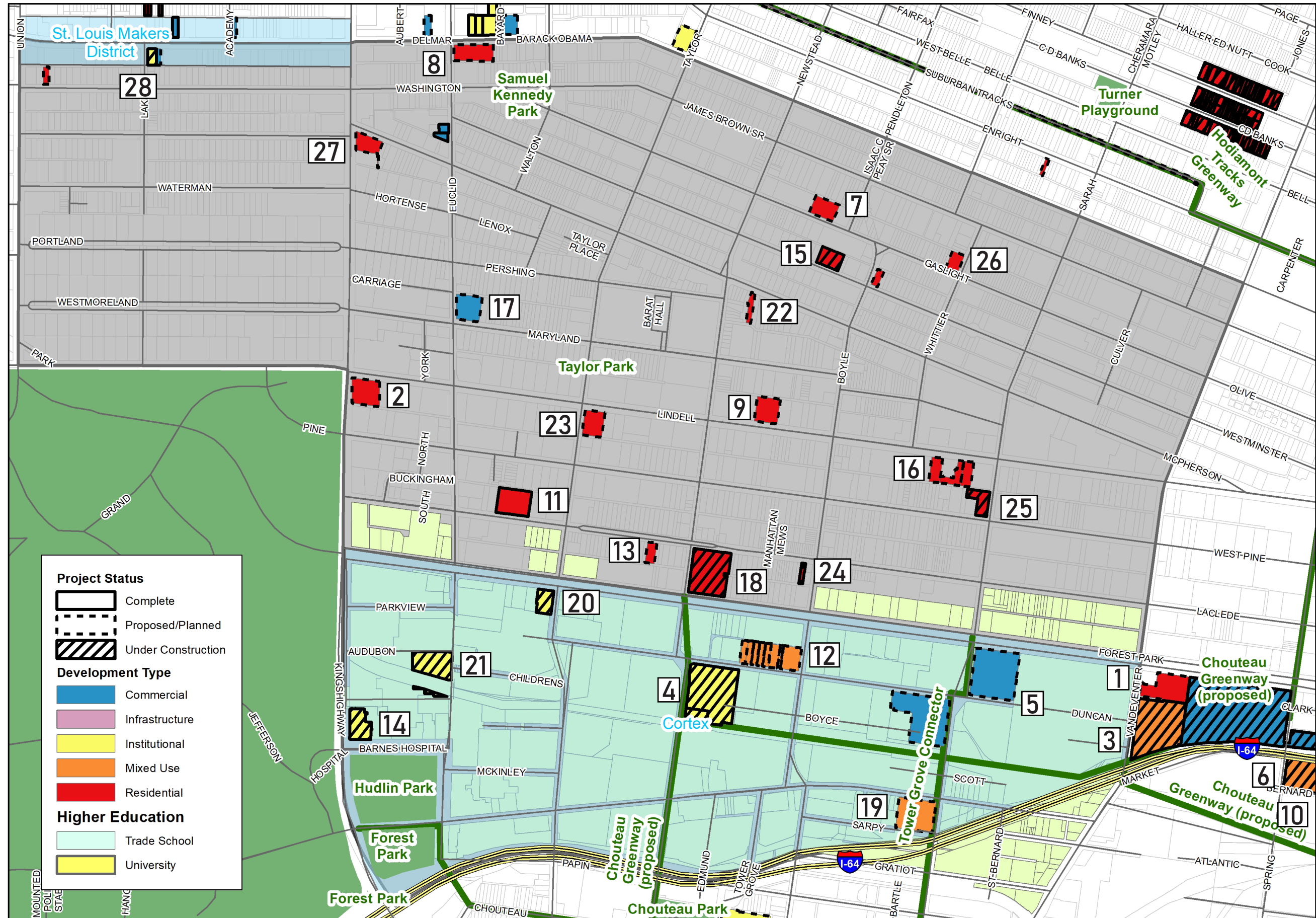


Central West End | November 2022



Central West End | November 2022

1: The Marshall
Status: Planned
Expected Completion: Unknown
Development: Aptitude Development is proposing a 192 apartment building with 509 beds and 282 parking spaces at 3834 Forest Park Ave next to City Foundry. \$40M zoning-only building permit submitted in March 2022.
Investment: \$40M

2: Albion West End
Status: Planned
Expected Completion: Unknown
Development: This 30-story apartment tower at Lindell and North King-highway Blvds would build off of the momentum of the One Hundred, containing 293 luxury apartments and 365 parking spots.
Investment: Unknown

3: City Foundry Phase 2
Status: Under Construction
Expected Completion: Unknown
Development: The expansion along Vandeventer Ave will add 282 apartment units, 60,000 sqft of office space, 17-24,000 sqft of retail, and a 492-space parking structure. Construction began in January 2022 on the residential component now know as “Vande East.” Puttsshack submitted a \$7.6 million building permit in February 2022.
Investment: \$138.6M

4: 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 sqft 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: \$616M

5: Cortex SCIF
Status: Planned
Expected Completion: Early 2024
Development: A new SCIF (sensitive compartmented information facility) is coming to the Cortex, aimed at accomodating geospatial companies conducting classified business. This will be the second SCIF in the city, the first being in the Globe Bulding downtown, which filled up very quickly.
Investment: Unknown

6: Armory Redevelopment
Status: Under Construction
Expected Completion: Unknown
Development: The Armory is slated to become home to six new music and entertainment venues. This design differs from their previous one that focused more on sports. Eventually, Green Street hopes to add a rooftop bar and basement space for seasonal events.
Investment: \$24M (est.)



7: 4311 Olive St
Status: Planned
Expected Completion: Unknown
Development: 17 single family homes have been proposed on the site of a parking lot used by an apartment building next door. A \$4.4M building permit was submitted in June 2022.
Investment: \$4.4M

8: The Bridge
Status: Planned
Expected Completion: Unknown
Development: The Bridge will include 155 luxury apartments, 10,000 sqft of retail, a pool, courtyard, roof-top patio, and more. 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. A \$15M building permit application was submitted in June 2022.
Investment: \$15M

9: Engineer’s Club Redevelopment
Status: Planned
Expected Completion: Unknown
Development: A proposed redevelopment by Lux Living into a 200 unit apartment building, including some historic architectural elements. A \$49M building permit application was submitted in September 2022.
Investment: \$49M

10: Armory Apartments
Status: Planned
Expected Completion: 2023
Development: Green Street Development is planning two apartment towers just east of the Armory, adding 520 market-rate apartments to the neighborhood. They are looking for investors now. The first apartment tower went before the Planning Commission in February 2022.
Investment: \$160M

11: The Marlowe
Status: Complete
Expected Completion: Unknown
Development: Koman Group has constructed a 200-unit residential project on the site of a former apartment building, known as Park East Apartments, which contained only 47 units and was demolished. 4557 Laclede was also demolished to make room for an ammenities deck. The new building has seven stories, including two stories of garage parking.
Investment: \$50M

12: Cortex Apartments
Status: Proposed
Expected Completion: Summer 2023
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 sqft of retail along Duncan and Boyle. According to the project schedule, site preparation began in August and construction will be complete by the end of June 2023.
Investment: \$50M

13: 4430-4432 Laclede Ave
Status: Proposed
Expected Completion: Unknown
Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sqft home is designed to be accessible on the first floor with an attached garage.
Investment: Unknown

14: BJC Inpatient Tower
Status: Under Construction
Expected Completion: 2025
Development: Constructinon has started on a new 660,000 sqft inpatient building on the site of the former Queeny Tower. It will include 224 private care rooms, 56 ICU rooms, and a variety of other facilities
Investment: Unknown

15: 4341 Westminster Pl
Status: Under Construction
Expected Completion: Unknown
Development: Site of a new 4-unit condominium building.
Investment: Unknown

16: 4120-4144 Lindell Blvd
Status: Proposed
Expected Completion: Unknown
Development: A proposal for 254 luxury apartment units with rents between \$1200 and \$2100 a month. 1,212 sqft 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.
Investment: Unknown

17: Saint Louis Chess Club Expansion
Status: Planned
Expected Completion: Unknown
Development: The renowned Saint Louis Chess Club is expanding its current site into multiple retail bays next door. The plans include new classroom space and more room for tournaments.
Investment: \$8M

18: Park Place Apartments
Status: Under Construction
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.
Investment: \$59M

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

20: Siteman Cancer Center
Status: Under Construction
Expected Completion: 2024
Development: WUSM is planning a cancer center at the SW corner of Forest Park Avenue and Taylor Avenue. The building will include five floors of clinic space, one floor of office space, and a 430-space parking garage for patients. The project will also involve street improvements. A \$75.9M builinding permit application was issued in August 2022.
Investment: \$99M

21: Steven & Susan Lipstein BJC Institute of Health
Status: Under Construction
Expected Completion: Unknown
Development: \$40M building permit application submitted to add 6 floors to 425 S Euclid Ave.
Investment: \$40M

22: 4384 McPherson Ave
Status: Planned
Expected Completion: Unknown
Development: A \$550k building permit application has been issued for a custom new construction single-family home.
Investment: Unknown

23: Optimist International Redevelopment
Status: Planned
Expected Completion: Unknown
Development: Lux Living proposed a 7-story, 151 unit apartment building at 4490 Lindell Blvd. The most recent proposal went before the Preservation Board in February 2022.
Investment: Unknown

24: 4308 Laclede Ave
Status: Under Construction
Expected Completion: Unknown
Development: A 3-unit townhome being constructed on a vacant lot.
Investment: Unknown

25: Artizen Residences
Status: Under Construction
Expected Completion: Unknown
Development: This development at 4101 W. Pine Blvd. will bring 13 new luxury townhomes to the neighborhood.
Investment: Unknown

26: 4205 Olive St
Status: Planned
Expected Completion: Unkown
Development: AJC Realty Partners submitted building permit application for eight townhomes in the Gaslight Square area.
Investment: \$1.35M

27: The Flats at Forest Park
Status: Planned
Expected Completion: Unknown
Development: Pier Property Group plans to add 5 floors to the building at 490 North Kingshighway, including 119 high-end apartments.
Investment: \$35M

28: Smooth House
Status: Under Construction
Expected Completion: Early 2023
Development: Smooth House, designed in part by students at Washington University for the 2022 Solar Decathon Design Challenge and the 2023 Build Challenge, will be a new occupational therapy clinic in the Maker District. This 2,100 sqft carbon-neutral structure at 5162 Delmar aims to foster wellness with state-of-the-art rehabilitation technology.
Investment: \$500K