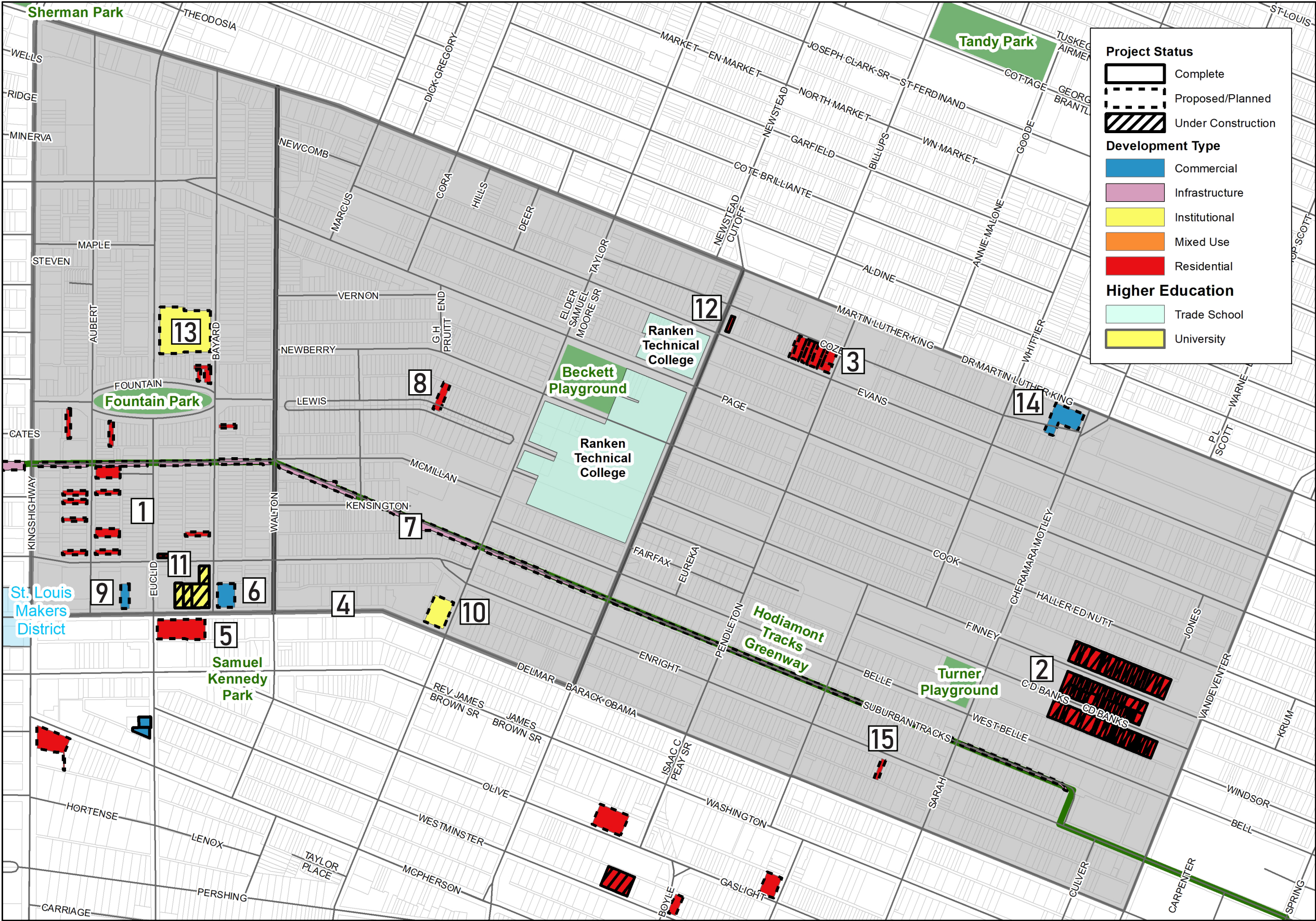


# Fountain Park / Lewis Place / Vandeventer | December 2022





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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: 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. A building permit was issued for 42 units in March 2022.

Investment: Unknown

## 3: Vandeventer Place II

Status: Proposed

Expected Completion: Unknown

Development: Proposal for development of Phase 2 of Vandeventer Place, containing 42 units for senior residents.

Investment: \$7.7M

## 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.

Investment: \$4.3M (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. A \$15M building permit application was submitted in June 2022.

Investment: \$15M

## 6: Elevation Space

Status: Under Construction

Expected Completion: Summer 2023

Development: Rehab of 4731 Delmar Blvd into the Elevation Space, containing 25,000 sf of shared office space with tools aimed to support entrepreneurship and investment in underserved communities.

Investment: \$3M

## 7: Hodiamont Tracks Greenway

Status: Proposed

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood. The trail would mainly be built along Hodiamont ROW, a former rail line.

Investment: Unknown

## 8: 4563 Lewis Place

Status: Proposed

Expected Completion: Unknown

Development: Proposal for rehab of single family home.

Investment: \$100K

## 9: 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.

Investment: Unknown

## 10: 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

## 11: Technology Workforce Growth Center

Status: Complete

Expected Completion: Fall 2022

Development: LaunchCode received \$4 million to help finance the expansion and rehab of its facility at 4811 Delmar Blvd in Fountain Park. The group now hopes to train about 800 people a year.

Investment: \$4M

## 12: 4377 Evans

Status: Complete

Expected Completion: Unknown

Development: Ranken initially submitted a \$200k building permit application for a new home at 4377 Evans in 2021 which completed a year later.

Investment: \$200K

## 13: Advanced Manufacturing Innovation Center

Status: Proposed

Expected Completion: Unknown

Development: SLU and UMSL agreed to lead research efforts for a proposed advanced manufacturing facility next to Ranken Technical College. The manufacturing innovation center will add to the region's long-held strengths in aerospace, transportation and agriculture technology.

Investment: Unknown

## 14: Ozella Foster Funeral Home

Status: Proposed

Expected Completion: Unknown

Development: Proposal for 10,000 sqft funeral home

Investment: \$300K

## 15: 4140 Enright Ave

Status: Proposed

Expected Completion: Unknown

Development: Building permit issued for the rehab of 4140 Enright

Investment: \$165K