

West End / Visitation Park | February 2023

1: Delmar DivINe

Status: Complete / Under Construction

Expected Completion: 2023

Development: A redevelopment of the shuttered St. Luke's Hospital into a mixed-use building that includes 160 apartments, as well as office space for various non-profits. The project includes low rents and shared services to cater to the targeted tenants. Many office tenants have moved in while construction continues on the residential spaces. Discussions are already being had about a potential second phase, maybe focusing on early-childhood education.

Investment: \$100 million (est.)

2: Cook School Apartments

Status: Planned

Expected Completion: Unknown

Development: Developers plan to convert the Cook School at 5935 Horton Pl into a multi-family residential building. A zoning-only building permit application was submitted in August 2022.

Investment: Unknown

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: Under Construction

Expected Completion: Unknown

Development: Phase II of new construction single-family home infill project. Some developments have been finished while others are currently under construction.

Investment: Unknown

6: 6020 Bartmer Ave

Status: Planned

Expected Completion: Unknown

Development: A building permit was issued in January 2023 for a new home at 6020 Bartmer.

Investment: \$200K

7: Cabanne Place

Status: Under Construction

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 spaces will be in the garage underneath the courtyard. \$2M building permit issued in October 2022.

Investment: \$2M

8: Maple Acres

Status: 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. CDA funding has been approved for the initial homes.

Investment: Unknown

9: 5722-5750 Vernon Ave Apartments

Status: Proposed

Expected Completion: Unknown

Development: Proposal for 48-unit apartment complex on the 5700 block of Vernon Ave.

Investment: Unknown

10: 5334 Maple Ave

Status: Planned

Expected Completion: Unknown

Development: A building permit application was submitted in January 2023 to rehab the duplex at 5334 Maple into a single family home.

Investment: \$200K

11: Plymouth Ave Development

Status: Planned

Expected Completion: Unknown

Development: \$782K building permits were issued for three six-family developments on Plymouth Ave.

Investment: \$2.34M

12: 5700 block of Etzel

Status: Planned

Expected Completion: Unknown

Development: Three \$100k building permit applications submitted for rehab of properties on 5700 block of Etzel.

Investment: \$800K

13: St. Louis Housing Authority Updates

Status: Under Construction

Expected Completion: Unknown

Development: Several of the STL Housing Authority buildings built in the early 2000s are getting around \$360K in repairs each.

Investment: Unknown

14: 5469 Enright Ave

Status: Planned

Expected Completion: Unknown

Development: A \$200K building permit was issued in October 2022 for the rehab of 5469 Enright.

Investment: \$200K

15: Cates Place

Status: 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

