



# Central West End | April 2023

## 1: The Marshall

Status: Planned

Expected Completion: Fall 2025

Development: New Jersey-based Aptitude Development is proposing an apartment building with 508 beds and 282 parking spaces at 3834 Forest Park Ave next to City Foundry. The previous building has been cleared and a \$28M building permit application was submitted in April 2023.

Investment: \$40M

## 2: Albion West End

Status: Planned

Expected Completion: Unknown

Development: This 30-story apartment tower at Lindell and North Kingshighway Blvds would build off of the momentum of the One Hundred, containing 293 luxury apartments and 365 parking spots.

Investment: \$145M

## 3: City Foundry Phase 2

Status: Under Construction

Expected Completion: Unknown

Development: This 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 known as "Vande East." Puttshack 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 accommodating geospatial companies conducting classified business. This will be the second SCIF in the city, the first being in the Globe Building downtown, which filled up quickly.

Investment: Unknown

## 6: Armory Redevelopment

Status: Complete

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 July 2022 and variances were approved at a Board of Adjustment meeting in March 2023.

Investment: \$4.4M

## 8: The Bridge

Status: Planned

Expected Completion: Unknown

Development: The Bridge will include 199 luxury apartments, 10,000 sqft of retail, a pool, courtyard, roof-top patio, and more. There are 325 structured parking spaces for residents and the general public. Building permits worth over \$35M were submitted in 2022.

Investment: \$60M+

## 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: Makers District East Gateway

Status: Planned

Expected Completion: Mid 2024

Development: Developers plan to replace this strip center with a new entry plaza to the Makers District.

Investment: Unknown

## 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: Construction has started on a new 660,000 sqft inpatient building on the site of the demolished Queeny Tower. It will include 224 private care rooms, 56 ICU rooms, and a variety of other facilities.

Investment: Unknown

## 15: 4329 Westminster Pl

Status: Complete

Expected Completion: 2023

Development: A new 4-unit condo building designed to look like the historic building there previously.

Investment: Unknown



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## 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. An \$8M building permit was issued in January 2023.

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 has sought \$14M in TIF assistance. A \$27M building permit application was submitted for Cortex MX in March 2023.

Investment: \$99M

## 20: Siteman Cancer Center

Status: Under Construction

Expected Completion: 2024

Development: WUSM is constructing 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 building permit application was issued in August 2022.

Investment: \$99M

## 21: Steven & Susan Lipstein BJC Institute of Health

Status: Under Construction

Expected Completion: Unknown

Development: A \$40M building permit application was issued to add 6 floors to a building located at 425 S Euclid Ave, next to the Central West End MetroLink station.

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 is being constructed on a formerly vacant lot.

Investment: \$900K

## 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. Building permits were initially issued in August 2019 but construction work is still ongoing.

Investment: Unknown

## 26: 4205 Olive St

Status: Under Construction

Expected Completion: Unknown

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 old Reliance Automotive building at 490 North Kingshighway in the Holy Corners district. The final product would include 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 Decathlon 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

## 29: 3910 Olive St

Status: Planned

Expected Completion: Unknown

Development: A \$690K building permit was issued for a new 3-family home on the Eastern edge of the neighborhood.

Investment: \$690K

## 30: Makers Locale

Status: Planned

Expected Completion: Fall 2023

Development: This new development at 5232 Delmar Blvd in the Makers District will contain a number of retail and dining spaces, including Alpha Brewing Co Distillery and an event space by Third Degree Events, among other things. A \$2.5M building permit application was submitted in April 2023.

Investment: \$2.5M+

