

West End / Visitation Park | May 2025



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1: Delmar DivIne -- Phase 2

Status: Planned

Expected Completion: 2026

Development: A redevelopment of the shuttered St. Luke's Hospital into a mixed-use building that includes currently 150 apartment units and office space for various non-profits. The project will include low rents and shared services to cater to the targeted tenants. The second phase of the project is due to start construction soon and will include 80 market-rate apartments, 20k sqft of office space, and a community event center.

Investment: \$125M+

2: Cook School Apartments

Status: Planned

Expected Completion: Unknown

Development: Developers plan to convert the Cook School at 5935 Horton Place into a multi-family residential building. The project was approved by the Board of Adjustment in November 2023. After community push back in early 2024 it is unclear where the project stands at this time.

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: Hodiamont Tracks Greenway

Status: Planned

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Brickline Greenway through implementation of the Hodiamont Greenway. The trail would chiefly be built along Hodiamont ROW, a former rail line. Final plans and construction documents were published in February of 2024. Construction is expected to begin summer 2025.

Investment: Unknown

5: West End Estates

Status: Complete

Development: West End Estates is a new construction single-family infill project. Many developments have been finished while others are currently under construction. C.F. Vatterott is currently closing out sales for Phase IV of the project, and Phase V is expected to begin construction early next year. Construction appears to have completed in May 2025.

Investment: Unknown

6: 6020 Bartmer Ave

Status: Complete

Development: A building permit was issued in January 2023 for a new home at 6020 Bartmer. Construction finished late October 2024.

Investment: \$200K

7: 5730 Clemens Ave

Status: Complete

Development: In the West End, Vatterott Properties has successfully completed the construction of a single-family home. With an investment of approximately \$400,000 in building, plumbing, and electrical work, the house now stands as a beautiful addition to the neighborhood. This project marks a significant enhancement to the community, showcasing modern design and quality craftsmanship.

Investment: \$400K

8: 5963 Maple Ave

Status: Under Construction

Expected Completion: Early 2025

Development: A two-story home currently in the early stages of remodeling. The property is undergoing renovation, with the home is in the process of being cleared out and prepared for further updates and improvements. A \$10,000 building permit was submitted in February 2024. Construction appears to have paused as of April 2025.

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: Vatterott Developments

Status: Complete/Proposed

Development: Seven \$250K building permit applications were issued in early 2024 for new homes across Maple, Cates, and Clemens Aves. The projects along Clemens Aves appear to have completed in May 2025, with the development on Cates still in the proposal stage.

Investment: \$1.75M

11: 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

12: 6075 W Cabanne Pl

Status: Under Construction

Expected Completion: Unknown

Development: Over \$240K in permits has been issued for the rehab of this historic home, most recently in September 2023. Construction seems paused as of April 2025.

Investment: \$240K+

13: 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



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14: 5908 Cates Ave

Status: Under Construction

Expected Completion: Unknown

Development: A \$400K building permit was issued in August 2023 to re-hab this home. Construction appears to be at a pause as of April 2025.

Investment: \$400K+

15: 950 Beach Ave

Status: Under Construction

Expected Completion: Unknown

Development: \$300,000 in building permits for interior and exterior alterations were filed for this single family home about a year ago.

Investment: \$300K

