West End / Visitation Park | July 2025



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1: Delmar DivINe -- Phase 2
Status: Planned
Expected Completion: 2027
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 includes 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 81 workforce apartments with affordable rent, more space for non-profits and an 8,000 square foot community space.
Investment: $50M+

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: 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

6: 5908 Cates Ave
Status: Under Construction
Expected Completion: Unknown
Development: A $400K building permit was issued in August 2023 to rehab this home. Construction appears to have paused starting in April 2025.
Investment: $400K+

7: 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

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 pemit 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/Under Construction
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 beginning construction in June 2025.
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+

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