



Guide Kingsway District Standards

The following is a guide to the Kingsway District Standards (LCRA Project #2130) for tax abatement review as laid out by the City of St. Louis in a Parcel Development Agreement between St. Louis City and Kingsway Development. This packet should be used as a guide to the code only. It is the responsibility of applicants to fully review the standards and requirements outlined in the Kingsway District Standards.

Land Uses + Zoning (P. 2)

The Kingsway District Standards outline three (3) land use districts:

- **Neighborhood Commercial Areas:** Rehabilitation and infill of commercial properties along Kingshighway and Delmar to serve the adjacent neighborhoods to include mixed use and commercial development.
- **Regional Commercial Areas:** New construction of commercial centers intended to serve a more regional clientele as well as neighboring communities.
- **Institutional Preservation Areas:**
- **Neighborhood Preservation Areas:** Areas where existing housing and building stock should be preserved. New businesses should primarily serve adjacent communities and new construction and rehabilitation should be sensitive to established character of surrounding area.

In addition, projects seeking tax abatement are required to meet certain zoning requirements depending on the street frontage:

- **Delmar Blvd:** Commercial, office, or institutional uses on the ground floor. Mixed use upper floors. Corner lots should address both streets.
- **Kingshighway Blvd:** Commercial or office uses with storefronts on ground floor. Corner lots should address both streets.
- **Page Ave:** Commercial, office, institutional, or residential ground floor with storefronts. Corner lots should address both streets.
- **Taylor Ave:** Commercial, office, institutional, or residential ground floor with storefronts. Corner lots should address both streets.

Sample Questions

1. Does the project fit with the character of the other homes that are in the area?
2. Does that use make sense 15-20 years from now?
3. What effect will this project have on traffic on this street?
4. How will this building affect the way other buildings in this area are used?

Site Plan + Placement (P. 5)

The Kingsway District Standards outline special setback restrictions for tax abated projects based on street frontage:

- **Delmar Blvd:** Build to zero lot line, with heights between three (3) and eight (8) stories.
- **Kingshighway Blvd:** Build to zero lot line, with heights between two (2) and five (5) stories.
- **Other properties:** Setback should match adjacent buildings, with heights between two (2) and three (3) stories.

Sample Questions

1. Does the project create an inviting/welcome street environment?
2. Does the project match the heights of other buildings in this area?

Building Types (P. 8)

The Kingsway District Standards outline special building types that are permitted for tax abated projects based on street frontage:

- **Delmar + Kingshighway Blvd:** Mixed use, commercial block buildings, flex buildings, and live/work units.
- **Other properties:** Detached single family, duplex/triplex/quadplex, row houses, stacked flats, and courtyard flats.
- **Projects utilizing structured parking:** Urban parking garage, liner building

Sample Questions

1. How old are the buildings around this project?
2. Is this building like other buildings in the area? How is it different?
3. Have other buildings like this been built in St. Louis? Where?

Architectural Design (P. 8)

The Kingsway District Standards differentiate architectural standards based on construction type:

- **Rehabilitation outside of Historic Districts:** Rehabilitation projects seeking tax abatement outside of registered historic districts are not required to abide by any additional architectural standards under the city agreement.
- **Rehabilitation in Historic Districts:** Projects in the Fountain Park National Historic District or Lewis Place State Historic District are subject to the relevant architectural standards.
- **New Construction:** Projects seeking tax abatement that require new construction are subject to the following general considerations:
 - **Materials:** Materials must match local material choices. Vinyl siding, EIFS, DryVIT are prohibited.
 - **Windows + Doors:** Window and door design should be consistent with original designs in the area. Picture frame windows are prohibited. Properties on corner lots should address both streets.
 - **Frontage:** Porches should match the existing pattern on the block.

Sample Questions

1. Do the exterior materials match the other homes/buildings in the area?
2. Will the materials last? Are they durable?
3. Are windows
4. Is the roof shaped like other roofs in this area?

Landscaping (P. 9)

Landscaping should be included in all front and side yards. Buffers of at least 4' are required between land uses on the property line.

Fencing + Screening (P. 9)

No chain link fences permitted in areas visible from the street. No razor wire permitted on top. Screening should be required on all outdoor equipment and delivery bays.

Parking (P. 10)

The Kingsway District Standards outline requirements based on types of parking required under the city's parking regulations:

- **Surface Parking:** Not allowed within 10' of public right of ways, and 30' of primary streets.
- **Structured Parking:** May only be constructed on properties on primary streets. No parking may be constructed within 30' of primary street right of way.
- **Underground Parking:** May only be constructed on properties on primary streets. No setback requirements.

Public Improvements (P. 10)

The Kingsway District Standards outline requirements based on types of improvements for projects with total costs below \$1,000,000:

- **Sidewalks:** Must be improved to ADA accessibility. If project costs more than \$1,000,000, redeveloper must finance the improvements.
- **Trees:** Trees should be provided in existing tree wells. City may require developer to add trees if project costs more than \$1,000,000.
- **Curbs:** Trees should be provided in existing tree wells. City may require developer to add trees if project costs more than \$1,000,000.
- **Streetlights:** Should be provided when 12-14' poles are not present approximately 25-30' apart. If project costs more than \$1,000,000, redeveloper must finance the improvements.
- **Utilities:** Sewer, electrical, water, and gas should be improved to standard. If project costs more than \$1,000,000, redeveloper must finance the improvements.

Sample Questions

1. Will this project be financing sidewalk improvements directly in front of the project?
2. Do curbs in front of the home need to be brought into ADA compliance?
3. Were any street trees removed during this process? Will they be replaced?