



# Fountain Park & Lewis Place

## Interim Rehabilitation Standards for Single Family Residential, New Construction and Rehabilitation Projects

Last updated: 11/2/18

Letters of support redevelopment plans for single family residential rehabilitation and new construction projects within Kingsway Development, LLC's redevelopment area must conform to the following minimum standards for architectural and building system design. **Satisfaction of these requirements does not guarantee support by the development committee, but is a minimum requirement for consideration.**

Please direct any questions about the development review process to Kevin Bryant at [contact@kingswaydevelopment.net](mailto:contact@kingswaydevelopment.net)



## Park Place Housing & Economic Development

This information will be provided to Park Place Housing & Economic Development's **Development Review Committee**, a monthly meeting of neighborhood stakeholders which meets to review and comment on redevelopment plans in Fountain Park and Lewis Place. It will also be included in Kingsway Development's meeting announcement and published on Kingsway Development's website. Please include photographs of the site and if applicable the building's interior. Also, include site-plans and renderings of your project. If a conditional use please provide pictures of your proposed space, renderings if possible, and pictures of current business location if applicable.

**Note:** For review, all residential projects in the Kingsway Development, LLC redevelopment area must meet the *Interim Standards for Single Family Residential Rehabilitation and New Construction*. All projects in the redevelopment area fronting Delmar Boulevard must meet the *Interim Design and Use Standards for New Construction and Rehabilitation Projects for Delmar Boulevard*. **Satisfaction of these requirements does not guarantee support by the development committee, but represent a minimum set of requirements for consideration.**

For review by the Development Review Committee, please submit the following:

### I want support for a...

### Please check all that apply:

- |   |  |
|---|--|
| <input type="checkbox"/> LRA sale         | <input type="checkbox"/> I am a resident of Fountain Park/Lewis Place                      |
| <input type="checkbox"/> Demolition       | <input type="checkbox"/> I represent a business headquartered in Fountain Park/Lewis Place |
| <input type="checkbox"/> Tax abatement    | <input type="checkbox"/> I am a resident of St. Louis City                                 |
| <input type="checkbox"/> Zoning change    | <input type="checkbox"/> I represent a business headquartered in St. Louis City            |
| <input type="checkbox"/> General feedback | <input type="checkbox"/> I am an individual living outside of St. Louis City               |
|   | <input type="checkbox"/> I represent a business headquartered outside of St. Louis City    |

## 1. Applicant Details:

Company Name:  
Contact Person(s):  
Mailing Address:  
Owners / Principals:

## 2. Project Details:

Site Address:  
Current Zoning:  
Lot area (acres):  
Total building area (sf):  
Residential area (sf):  
Office area (sf):  
Commercial area (sf):  
Parking area (sf):

**For rehabilitation projects, check all that apply:**

- The design will be in line with the *Interim Standards for Single Family Residential Rehabilitation and New Construction*
- The design will be in line with the *Interim Design and Use Standards for New Construction and Rehabilitation Projects* for Delmar Boulevard
- Not applicable

**Project Costs (For Rehab and New Construction Projects):**

Acquisition:  
 Pre-development Soft Cost:  
 Construction Cost:  
 Total:

**Project Timeline:**

New Construction or Rehab  
 Site Control:  
 Construction Start:  
 Construction Complete:  
 Occupancy:

For Conditional Use Applicants  
 Conditional Use Hearing Date:  
 Expected Opening Date:  
 Occupancy Capacity:

**3. Narrative Information:**

1. **Description and history of site (for business seeking a conditional use please give the name of the owner of the building being leased and history of the business):**
2. **Thoroughly Explain the Proposed Project/Business and Use:**
3. **What relevant experience does your team have?**
4. **Does the project utilize high quality exterior and interior materials (Construction projects only)?**
5. **Will the project add value to the area?**
6. **What need does the project fill for the area (Construction projects only)?**
7. **Is the project restoring a historically significant building?**
8. **What special features if any will the project provide?**
9. **Will the project be unsuccessful without financial incentives from the City of St. Louis? If so, explain.**

10. Has your business or any business ever been deemed a nuisance and or had its license business or liquor revoked. If so when and what were the details associated with the violations?

11. Please describe the intended rent ranges / sales prices of the project once completed:

**4. Staff Recommendation:**



# Development Review Process

## Park Place Housing & Economic Development

Park Place Housing & Economic Development facilitates resident feedback on redevelopment plans being proposed in Fountain Park & Lewis Place. Any developer, large and small, interested in receiving a letter of support from Park Place's Development Review Committee must submit an application detailing the use, budget, and timeline of their proposed project for comment by a representative group of residents, business owners, and stakeholders in the nonprofit community. This is an opportunity to market your project, to get helpful feedback on the project's impact on nearby residents and establishments, and build support for your project.

**Note: Although these interim guidelines provide a framework for planning your project, satisfaction of these requirements will not guarantee a letter of support from Park Place Housing & Economic Development's Development Review Committee.**

- 1** Submit your completed application at least two weeks before the next Park Place Development Committee meeting.
- 2** Appear before the Park Place Development Committee to answer question, address outstanding issues.
- 3** Committee meets for closed session, provides written feedback regarding their decision to support, conditionally-support, or decline to support your project.