

KINGSWAY DEVELOPMENT
OPPORTUNITY ZONE PROEJCTS
SAINT LOUIS, MISSOURI



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CITY OF ST. LOUIS
PLANNING
 DIVISION

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CITY OF ST. LOUIS
 VACANT LOTS AND BUILDINGS BY OWNER
KINGSWAY OPPORTUNITY ZONE PROJECTS



Legend	
	Parcels
	LRA Parcels
	Vacant Building Parcels
	Vacant Lot Parcels
	Parks

KINGSWAY DELMAR COMMERCIAL PROJECTS (ELEVATION DISTRICT)



1	Delmar Streetscape Kingshighway thru Taylor Total project cost: \$7M	3	Treasury Event Center 4915 Delmar Blvd Total project cost: \$5.2M	5	Elevation Workspace 4731 Delmar Blvd Total project cost: \$6.2M	7	Emerge Business Center 4709 Delmar Blvd Total project cost: \$7.2M	9	NuAirs Appliance & Retail 4709 Delmar Blvd Total project cost: T.B.D.
2	Fairfield Inn Marriott 4933 Delmar Blvd Total Project Cost: \$35M	4	Bridge Apartments 4800 Delmar Blvd Total project cost: \$63.7M	6	The Circuit Theater 716-728 Bayard Ave Total project cost: \$4M	8	Mixed Use Retail 4500-4543 Delmar Blvd Total project cost: \$8M	10	Artists Lofts & Theater 4500-4543 Delmar Blvd Total project cost: \$51M

LEGEND

- Current Streetscape Improvements (2024-25)
- Current Commercial Development (2024-25)
- Planned Commercial Development (2024-25)
- Anticipated Independent Commercial Development

KINGSWAY DEVELOPMENT PROJECT PIPELINE

PROJECT: 1

Delmar Steetscape & Infrastructure Improvements

Delmar Blvd (Kingshighway to Taylor)

Total project cost: \$7M

The street design strategies proposed in this document will help anchor this emerging district along Delmar as a lively and creative thoroughfare. The strategies employed will contribute to the buzz and energy around the proposed project sites and the larger Delmar spine. They will help in bridging the known Delmar Divide to facilitate greater connectivity and accessibility to both the Central West End and the Fountain Park neighborhood.

PARTI DIAGRAM

PHASE I

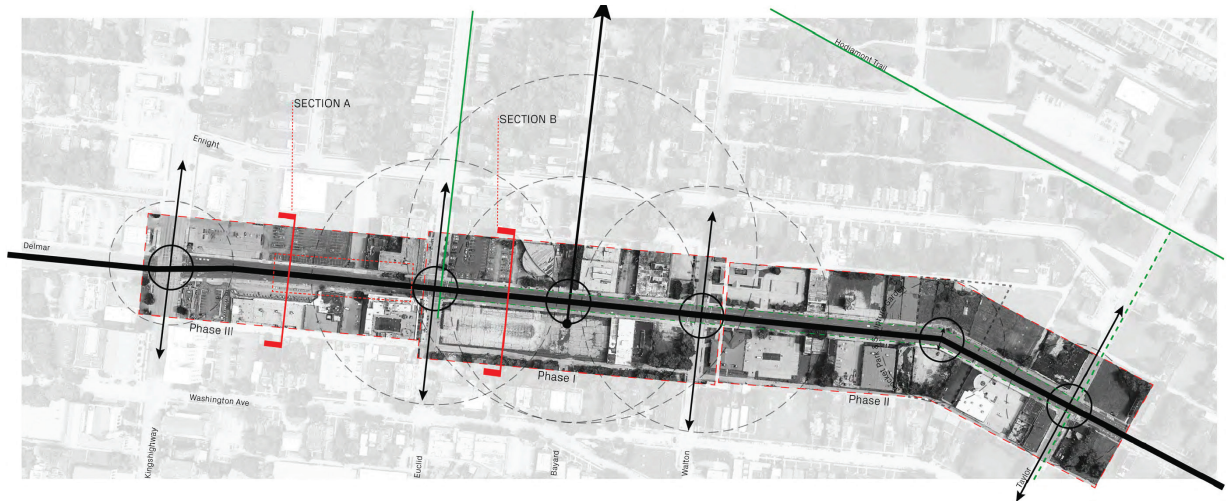
- Kingshighway to Euclid
- Typical Delmar Street Section & Concepts - Section A
- 1st Quarter 2023

PHASE II

- Euclid to Walton
- Typical Delmar Street Section & Concepts - Section B

PHASE III

- Walton to Taylor
- Typical Delmar Street Section & Concepts - Section A



Trivers

PROJECT: 2

Fairfiled Inn by Marriott

4933 Delmar Blvd

Total project cost: \$28M

Fairfield warmly welcomes guests with friendly service and comfortable spaces - offering them the flexibility to work, rest and maintain their balance while on the road. Fairfield will feature guest rooms that are designed for rest and productivity, offer complimentary hot breakfast and 24x7 food in the Market, and great fitness facilities. Fairfield is redefining the upper midscale tier category with a winning building and financial model that delivers exceptional value to owners and franchisees. As Marriott's second largest brand, Fairfield has nearly 1,200 hotels open across three continents and the largest pipeline with over 375 hotels.



PROJECT: 3

Treasury Event Center:

4915 Delmar Blvd

Total project cost: \$6.2M

The new home of The Treasury, within this historic bank building, will offer 17,000 square feet of newly restored beautiful vaulted ceilings, mezzanines, and marble flooring. Centrally located in a growing neighborhood rich with history; The Treasury will stand out as a contemporary event space deeply rooted in the rich traditions of the past. With a focus on creating opportunities within the arts for underserved children; the accompanying lower-level space will focus on arts education by providing classroom instruction for young people interested in the arts across all mediums.



- Project is expected to create and retain around 10 onsite jobs and 15 supportive positions.
- Prospective tenants range from dance companies, retail, and non-profit offices.

PROJECT: 4

Bridge Apartments

4800 Delmar Blvd

Total project cost: \$72.7M

The Project is unique as it covers over 2.5 acres, which provides enough scale to create its own ecosystem for tenants when combined with its highly-curated amenity offering including a partially covered dog park, fifth-floor indoor-outdoor lounge, co-working spaces, gym, outdoor pool including cabanas and an outdoor kitchen, 12,000 square feet of demisable retail space spread across three separate areas of the Project, and excess parking (1.75:1 spaces/unit). The Project also benefits from a separate streetscape enhancement project to improve the connectivity between the Central West End and Fountain Park neighborhoods through a redesigned Delmar Boulevard including a reduction in driving lanes from four to two, street parking, dedicated and protected bike lanes, and entirely new sidewalks.



Developed by a highly-experienced team of five real estate experts with more than 70 years of combined real estate development and management experience across dozens of assets throughout the St. Louis region totaling more than \$1 billion of real estate capitalizations, the Project's competitive advantage utilizes both a 90% property tax abatement for a 10-year period and sales tax exemption on building materials to buy down the Project's cost basis thereby offering prospective tenants the best the Central West End neighborhood has to offer at a discount (30% in whole-dollar rents and 7.3% on a per square foot basis) to the Class A competitive set.

- Total investment: \$72.7 million
- Multi-family forward mixed-use project
- 199 market-rate apartment units with amenities
- 12,000 sf of commercial/retail space
- Multi-level parking structure (330+ total)
- Dedicated private parking for Bridge residents
- General public parking for other businesses and visitors to the District

PROJECT: 5 FUNDED!

Elevation Workspace

4731 Delmar Blvd

Total project cost: \$6.2M

Elevation Workspace is the catalyst component of the Kingsway Development plan - an ambitious redevelopment initiative created to dismantle the barriers that separate underserved communities by education and economics. Elevation represents the first brick-and-mortar project planned by Kingsway Development, whose mission is to revitalize neglected neighborhoods and restore them to their potential of vibrancy and communal splendor. Anticipated to be the largest office space dedicated to the minority market, Elevation will offer 28 office spaces, 25 workstations or cubicles, 3 conference rooms and 2 flex spaces.



- Project is expected to create and retain approximately 76 permanent jobs.
- Prospective tenants range from local entrepreneurs and non-profits to retail, fast food, real estate and professional services.
- The retail space on the ground floor will provide 20 jobs and the commercial office space is expected to create around 56 jobs.
- Includes environmental remediation with lead paint removal, asbestos, and groundwater improvement.
- Part of the building will include conference rooms that will be available for community meetings and events.

PROJECT: 6

The Circuit Theater

716-728 Bayard Ave

Total project cost: \$3.2M

Created as a companion for public events for the office building Elevation Workspace, it is thoughtfully created to be a performing arts venue for the Central Corridor of St. Louis City. The venue will feature a 750-seat theater, full-service reception hall, and state-of-the-art audio/visual system.



- Project is expected to create and retain around 16 jobs.
- Accessible performing arts venue for inner-city youth.
- Centrally located venue for lectures and business conferences.
- Free space rental for various community events.

PROJECT: 7 FUNDED!

Stock Legal

4709 Delmar Blvd

Total project cost: \$7.2M

First generation office/retail space repurposing vacant & underutilized former industrial district (abandoned and blighted candy factory). Mixed-use redevelopment of a blighted historic building that was once one of the largest candy processing facilities in St. Louis. The building will feature commercial space for retail, with substantial job creation and affordable office spaces for emerging entrepreneurs. This project is one of three anchor projects in a blighted community, the rehabilitation of this large blighted building will help catalyze additional highly needed capital projects in this severely distressed census tract. This project will be the first large-scale office development in a neighborhood with very few job drivers.



PROJECT: 8-9

Mixed Use Retail

Total Project Cost: TBD

St. Louis needs “For-Sale” affordable housing, through which our citizens can accumulate wealth; where our communities thrive because of the commitment and benefits of neighborhood homeownership; and, where our children benefit from stability and the legacy of accumulated family wealth. This Housing Initiative will contribute to the transformation of St. Louis City by providing high quality, affordable homeownership opportunities. This Initiative addresses these issues by increasing the affordable “For-Sale” housing stock in St. Louis and by providing subsidy and funding mechanisms to enable purchase by low to moderate income families, particularly families of color. For the above reasons, this response is for the exclusive use of funding, developing, and supporting the development, construction, and sale of “For-Sale” Affordable Housing.

With the current demand for housing reflected in the dramatic lack of affordable inventory, the major goal of this Housing Initiative must be to make the Evergreen Loan Fund available to qualified developers on an ongoing basis without further monetary commitment by the City; in other words, to make the fund “Evergreen”.

PROJECT: 10

Theater and Performing Arts Theater

4500-4543 Delmar Blvd

Total project cost: \$28M

This three-acre portion of the Kingsway redevelopment are is a positioned to become an innovative live-work investment opportunity in a burgeoning area.

Early in its conceptual stages, the potential for this development includes opportunities for traditional live-work apartments with living quarters above the business first floor retail. Additional plans for this site includes a 10,000 sq foot performing arts theater.





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