



## East Riverfront Station

This station profile describes existing conditions around the East Riverfront MetroLink Station. This is one of a set of profiles for each of the MetroLink System’s 37 light rail stations. These profiles present demographic and employment data from within a half-mile of the station, and describe the land uses and building types within a quarter-mile of the station. They also identify Metro-owned parcels that may offer opportunity to encourage new development around the station; other vacant and underutilized sites that may offer opportunity for infill development; and the physical, policy, and zoning barriers to TOD that currently exist. These profiles serve as a basis for conversation and planning with the community, elected officials, developers, financial institutions, and other stakeholders.

The East Riverfront Station is the MetroLink System’s gateway to St. Clair County and numerous Metro East communities. It sits on the riverfront of East St. Louis, which has long been a working commercial and industrial district. The station directly serves the large Casino Queen complex and the attached hotel and RV parking lot. It also provides transportation for employees at Cargill’s large grain elevator and agricultural products processing plant, just south of the Casino Queen. The remainder of the station area holds vacant lots, vacant commercial buildings, and surface parking lots.

*The quarter-mile station area covers 52 lots on 14 blocks, with a total assessed value of \$64,502,131. Metro owns two parcels totaling approximately one acre. The Casino Queen owns a parking lot containing 295 spaces just south of the station, and allows Metro customers to use it as a Park-Ride Lot.*

### Regional Accessibility by Transit

The MetroBus System does not directly serve the East Riverfront Station, but MetroLink offers direct connections and timely travel to various neighborhoods, shopping, jobs, and other high-demand destinations:

- **MetroLink (RED LINE)**
  - Scott Air Force Base (35 minutes)
  - Lambert International Airport (45 minutes)
- **MetroLink (RED AND BLUE LINE)**
  - Downtown St. Louis (5 minutes)
  - Central West End (30 minutes)

As can be seen in Table 1 below, ridership for the East Riverfront Station is slightly lower than average for Illinois MetroLink stations, and significantly lower than the system-wide average.

*Table 1: Average MetroLink Boardings Estimates\**

	Total Monthly Boardings	Average Daily Boardings	
		Weekday	Weekend
METROLINK STATION AVERAGE	36,500	1,360	830
ILLINOIS STATION AVERAGE	23,500	880	520
<b><i>EAST RIVERFRONT METROLINK STATION</i></b>	<b><i>23,100</i></b>	<b><i>730</i></b>	<b><i>830</i></b>

*\*Metro Fiscal Year July 2010 - June 2011*

## Demographics, Housing, and Employment

Most of the land around the East Riverfront Station is occupied by the Casino Queen and industrial uses, but there are approximately 1,250 people living within a half-mile of the station. As shown in Table 2 below, that residential population appears to consist mostly of family units, with a third of the population between the ages of 25 and 64, and half under 17. One-third of residents do not possess a high school diploma, and only 6.8% have a college or graduate degree. Only 20% of the households within the half-mile station area make more than \$50,000 per year, and over half of the individual residents live below the federal poverty line.

Table 2: Demographics

Population		Population		Income	
Acres	2,987.2	Age		Persons in poverty	62.9%
Population	1,266	0-17	51.2%	Household income	
Density (persons/acre)	0.4	18-24	11.8%		\$0-9,999
Sex		25-34	11.1%	\$10,000-14,999	13.9%
		35-64	22.0%	\$15,000-24,999	16.0%
Male	36.1%	65+	3.9%	\$25,000-49,999	12.0%
Female	63.9%	Education*		\$50,000-74,999	16.2%
		No diploma	34.8%	\$75,000-99,999	3.4%
		High school	58.4%	\$100,000+	0%
		College degree	6.8%	Household size	
		Graduate degree	0%		1
				2	10.3%
				3	14.7%
				4	26.3%
				5+	7.4%

Source: 2005-2009 American Community Survey, US Census Bureau

\*Education statistics apply to persons age 25 or older.

As shown in Table 3 below, the half-mile station area has an average residential density of 0.2 housing units per acre; this is to be expected for an area primarily occupied by large businesses. Most of the housing stock (73%) was built between the 1940s and 1990s, with only 3.5% built since 2000. Seventy-eight percent of the occupied housing stock is rental units, and the overall vacancy rate is 17%. This housing stock is comparatively affordable, with three-fourths of the owner-occupied units being valued less than \$100,000 and 94% of rental units priced below \$500 per month. It is a very transit-supportive neighborhood, where over one-third of households don't own a car and 19% commute via transit.

Table 3: Housing and Transportation

Housing			Housing			Transportation	
Housing Units			Owner-occupied housing values			Vehicle Availability	
Total units	572		< \$100,000	80	76.2%	Zero-vehicle households	40.3%
Density (DUs/acre)	0.2		\$100,000-199,999	25	23.8%	Owner-occupied	17.1%
Occupied	476	83.2%	\$200,000-299,999	0	0%	Renter-occupied	46.9%
Owner-occupied	105	22.1%	\$300,000-499,999	0	0%	Workers*	327
Renter-occupied	371	77.9%	\$500,000+	0	0%		
Vacant	96	16.8%				Means of commute*	
Housing Age			Rental prices			Drives alone (SOV)	
			No cash rent	15	4.0%	Carpool	35.5%
Pre-1940s	137	24.0%	\$0-100	95	26.7%	Transit	18.7%
1940s-1990s	415	72.6%	\$100-499	238	66.9%	Motorcycle	0%
2000s	20	3.5%	\$500-749	23	6.5%	Walk	0%
			\$750-999	0	0%	Other	0%
			\$1000-1499	0	0%	Work at Home	0%
			\$1500+	0	0%		

Source: 2005-2009 American Community Survey, US Census Bureau

\*\*"Workers" refers to persons age 16 or over who self-identified as being employed.

Table 4 provides data on employment within the station area. Within a half-mile of the East Riverfront MetroLink Station there are 26 firms and agencies employing over 1,000 people. The vast majority of these jobs fall into the accommodation and food services sectors, with the public administration sector also providing a considerable number of jobs.

Table 4: Employment, Half-Mile Radius

NAICS	Industry	Firms	Jobs	NAICS	Industry	Firms	Jobs
44-45	Retail Trade	1	4	53	Real Estate, and Rental & Leasing	1	5
48	Transportation & Warehousing	1	3	72	Accommodation and Food Services	1*	740*
52	Finance & Insurance	1	2	92	Public Administration	21	313
<b>Total:</b>						<b>26</b>	<b>1,067</b>

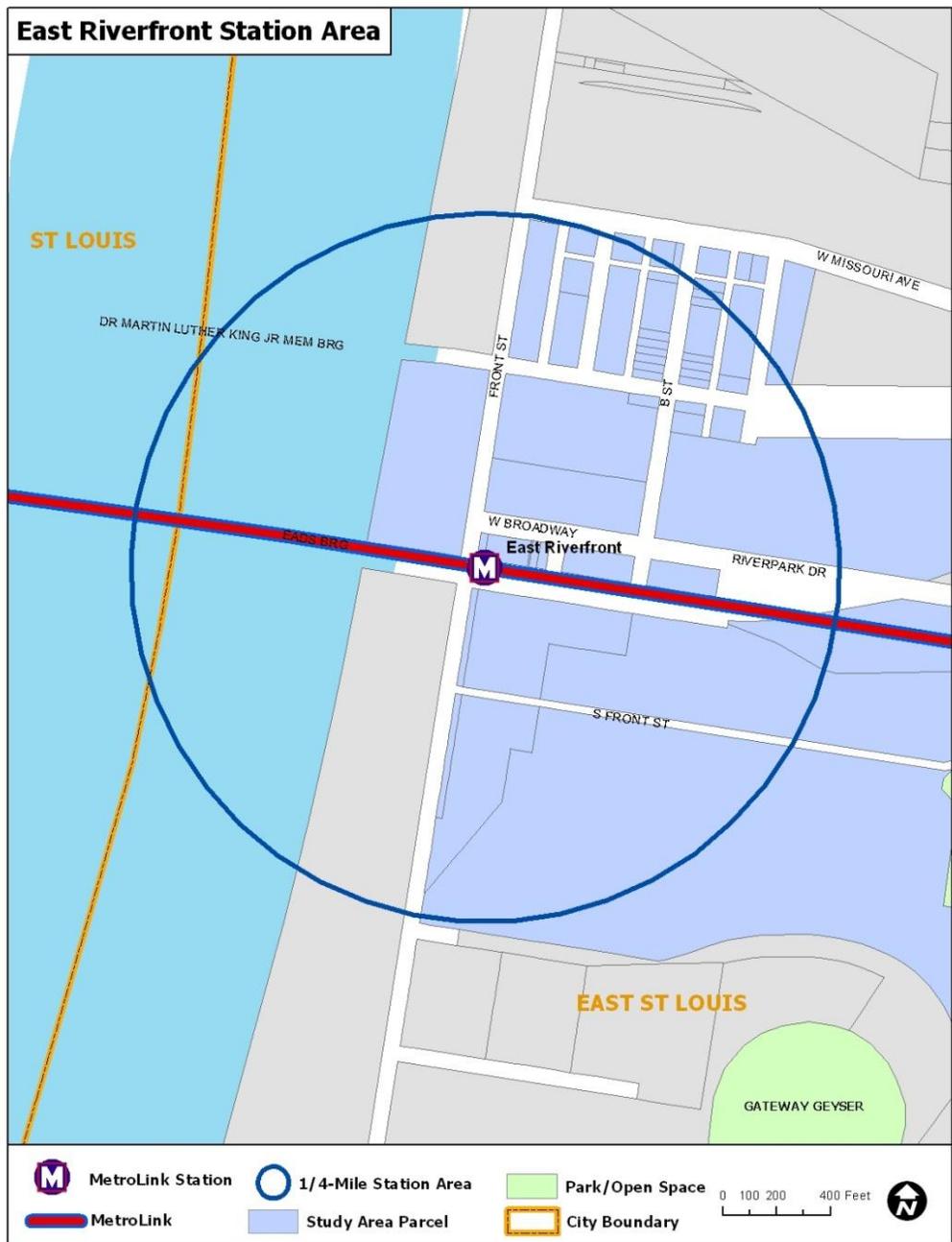
Source: ReferenceUSA as accessed via the St. Louis City Library Database

\*Figures for Casino Queen provided by Metro Economic Development

## Neighborhood Context: Summary

The East Riverfront Station is the MetroLink System's gateway into the Metro East community. It sits on the riverfront of East St. Louis, which has long been a working commercial and industrial district. The station directly serves the large Casino Queen complex, which includes a two-story casino building, a six-story hotel, very large surface parking lots, and an RV parking lot. South of the Casino Queen complex, just outside the station area, sits the Cargill Corporation's approximately 12-story grain elevator and agricultural products processing plant. The remainder of the station area holds vacant lots, a vacant single-story commercial building, open storage, and surface parking lots.

The map on this page illustrates the general station location and quarter-mile station area. The map on the following page provides a more detailed description of existing land uses and prevailing development patterns within that quarter-mile area.



# East Riverfront Station: Neighborhood Context



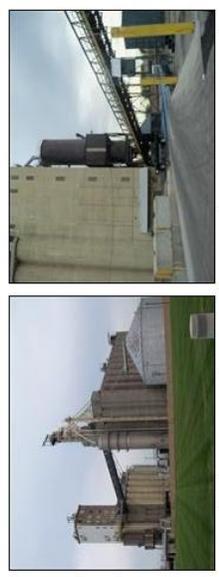
A - North of Martin Luther King Bridge: Most of the land north of the MLK Bridge is vacant waterfront property. There are two 1.5-story single-family homes, a 1-story commercial use, and truck parking located along B Street.



B - East of Front St., between the MLK and Eads Bridges: This large block contains a 1-story vacant industrial building, an empty lot, and a surface parking lot.

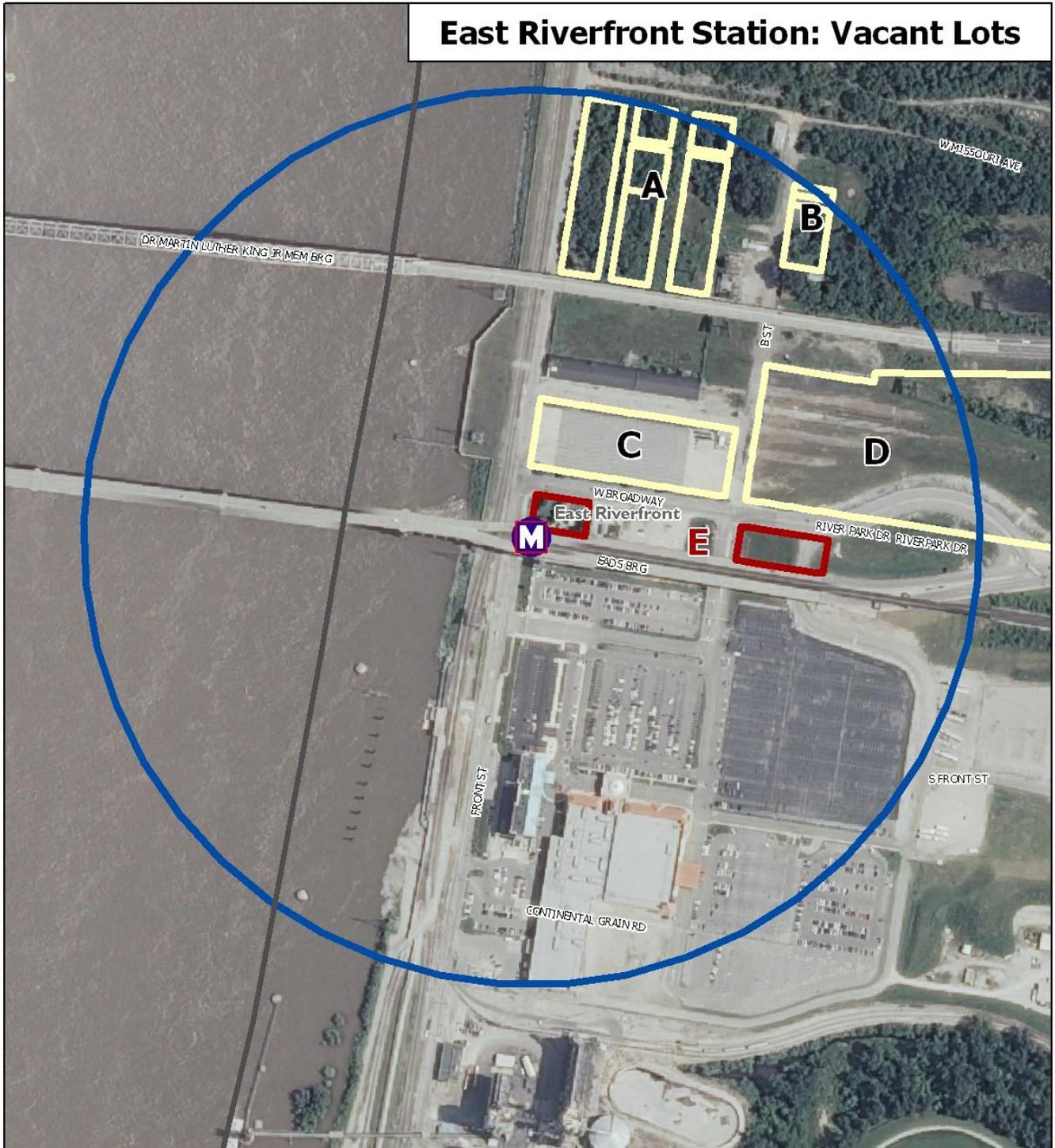


C - South of Eads Bridge, east of Front St.: Most of the station area is occupied by the Casino Queen complex, which includes a 2-story casino, a 6-story hotel, and a large surface parking lot.



D - South of Continental Grain Rd., east of Front St.: Just to the south of the station area sits Cargill's (approximately) 12-story grain elevator and shipping terminal.

# East Riverfront Station: Vacant Lots



Area	Area Description	Ownership	Zoning	# Lots	Acres	Assessed Value
A	Riverfront Lots North of MLK Bridge	Multiple	M2: Heavy Manufacturing & Industrial	6	3.9	\$112,487
B	100 Block of N. B St.	Wiggins Ferry Co.; Tujay Inc.	M2: Heavy Manufacturing & Industrial	3	0.6	\$13,156
C	Casino Queen Overflow Parking Lot	Casino Queen Inc.	M2: Heavy Manufacturing & Industrial	1	2.7	\$160,597
D	Large Vacant Lot North of Eads Bridge	Petroleum Fuel & Terminal Co.	M2: Heavy Manufacturing & Industrial	1	20.4	\$909,799
E	Metro Owned Property at MetroLink Station	Metro	M2: Heavy Manufacturing & Industrial	2	1.0	\$0

  1/4-Mile Station Area    
   Vacant Lot    
   Metro-Owned Lot

0 50 100 200 Feet



## **Zoning, Land Use Policies, and Community Plans**

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The map and table on the following pages illustrate and explain current zoning regulations within a quarter-mile of the East Riverfront Station. The station area is entirely within the City of East St. Louis, and all lots are within an M-2: Heavy Manufacturing & Industrial District.

## **Potential Development Opportunities and Issues**

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*Availability of land:* There is a considerable amount of vacant land within the station area, north of the MetroLink rail line. There are five general concentrations of vacant lots totaling approximately 30 acres. Metro owns two separate parcels totaling one acre of land near the station. The Casino Queen owns a parking lot containing 295 spaces just south of the station, and allows Metro customers to use it as a Park-Ride Lot. The Casino Queen complex is also surrounded by a number of large surface parking lots. Those lots may offer some opportunity for development within the quarter-mile station area.

*Zoning:* **The M-2 District may support development of an industrial and commercial form of TOD.** It allows a very broad range of uses, including manufacturing and industrial, offices, research labs, wholesale, retail, and public buildings. The M-2 District does not establish a specific maximum building height, but does require all buildings to be under a 60' angle from adjacent street centerlines. All buildings require lots measuring at least 50,000 sq. ft., 100' wide and 200' deep, and must provide a 25' front yard. The parking requirement of one space for every 100 sq. ft. of retail floor area is high for a transit-oriented area. **However, the M-2 District does not allow residential uses or mixed-use development, which would pose a significant barrier to other forms of TOD.**

# East Riverfront Station: Zoning and Land Use

**M** East Riverfront Station

Quarter-mile station area

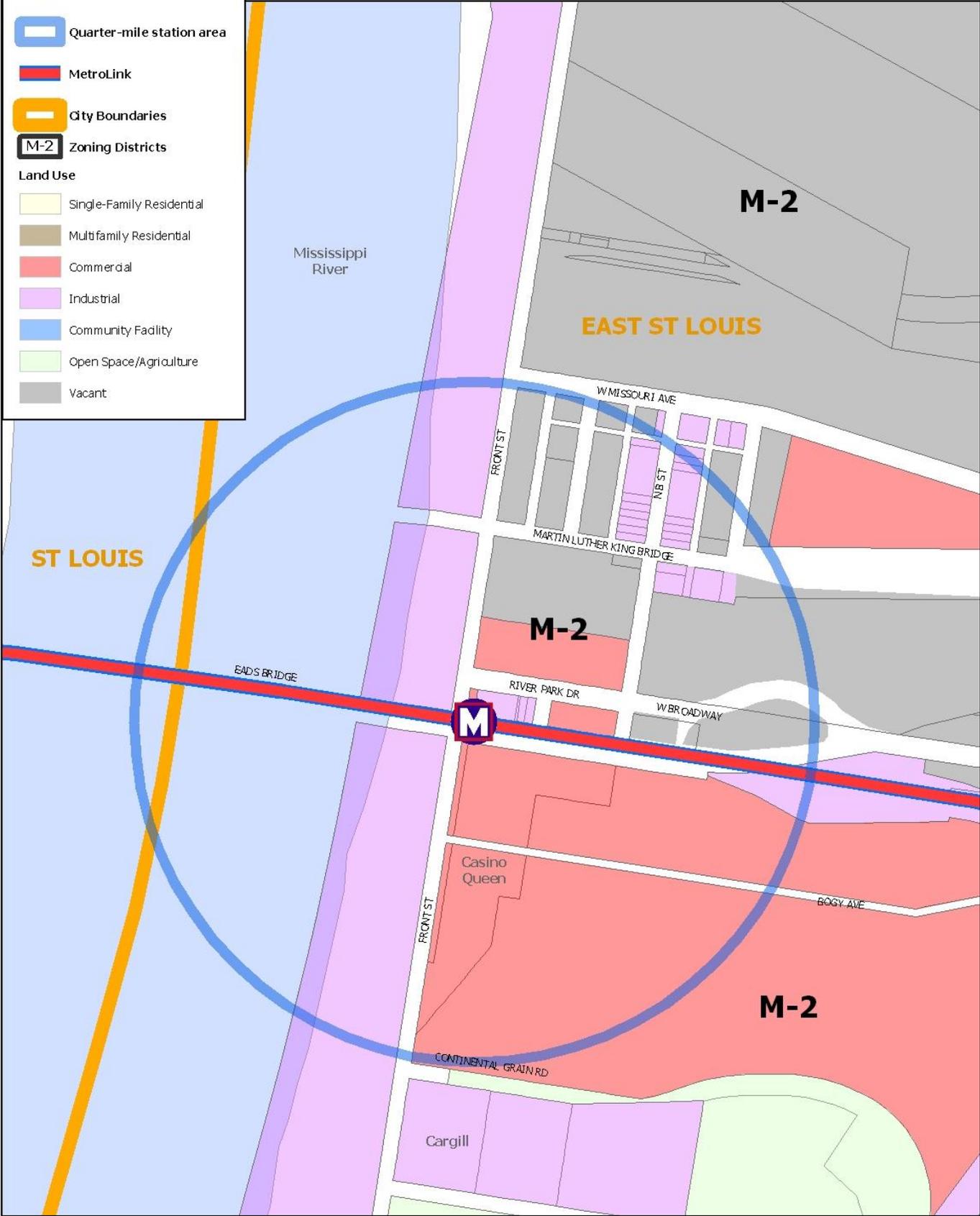
MetroLink

City Boundaries

Zoning Districts

**Land Use**

- Single-Family Residential
- Multifamily Residential
- Commercial
- Industrial
- Community Facility
- Open Space/Agriculture
- Vacant



**Table 5: East Riverfront Station: Existing Zoning Regulations**

<b>M-2</b>	
<b>District Type</b>	Heavy Manufacturing and Industrial
<b>Uses Permitted</b>	Wide range of manufacturing and industrial uses; research labs; warehousing; wholesale; supporting retail and services; museums; libraries; community centers; parks and playgrounds; rail yards, terminals, and freight facilities; grain elevators; brewing and distilling; primary goods manufacture and raw materials processing, located 200' from residential districts; slaughterhouses
<b>By Special Permit</b>	Retail and services similar to those permitted; auto service; large-scale developments; radio and TV towers; storage of explosives; auto salvage and wrecking; other uses similar to those permitted
<b>Minimum Lot Area</b>	50,000 sq.ft.
<b>Minimum Lot Width</b>	100'
<b>Minimum Lot Depth</b>	200'
<b>Maximum Building Height</b>	Unlimited, but must be within 60' angle from R.O.W. center lines
<b>Maximum F.A.R.</b>	Buildings over 4 stories = 2.5
<b>Minimum Front Yard</b>	25', or 50' if abutting a residential district
<b>Minimum Side Yard</b>	None, but buildings must be 50' from residential district boundaries
<b>Minimum Rear Yard</b>	25', or 50' if abutting a residential district
<b>Maximum Lot Cover</b>	75%
<b>Parking</b>	Retail = 1/100 sq.ft.; industrial = 1/1,000 sq.ft. + 1/4 employees
<b>Miscellaneous</b>	Open uses must be 200' from residential districts. All developments must meet City-specified performance standards for environmental impacts