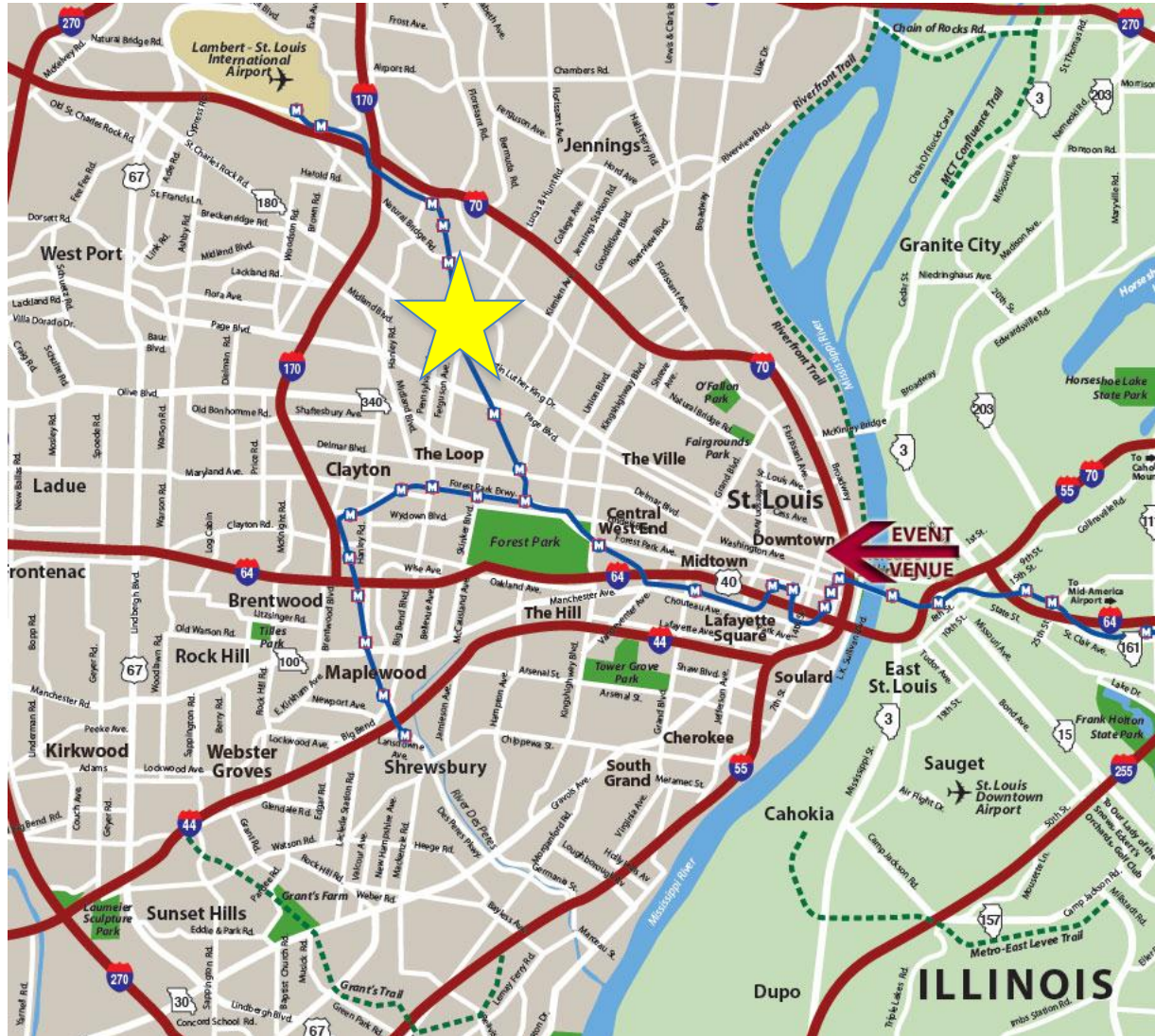


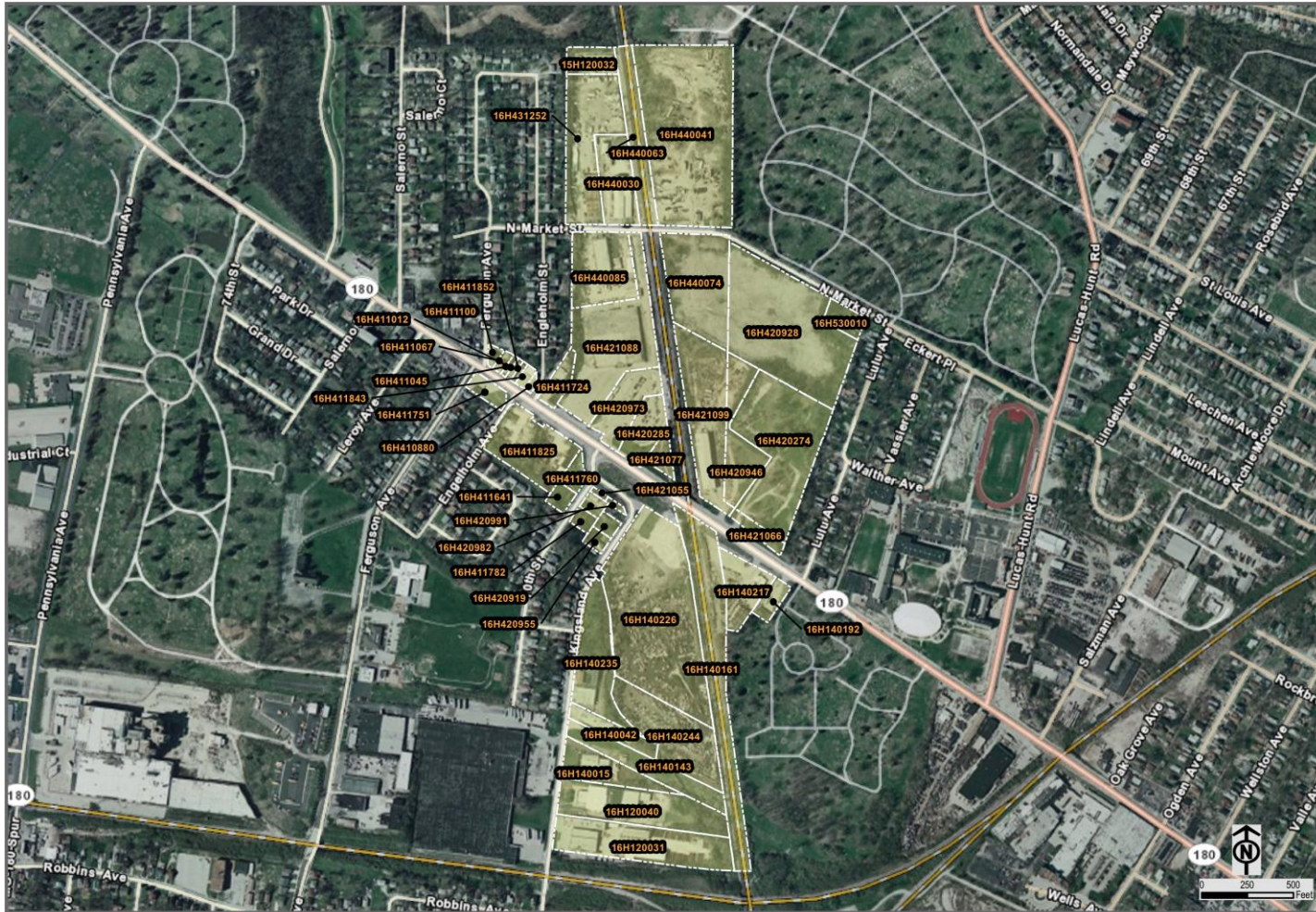


Beyond Housing

Transit Oriented Development at the St. Charles Rock Road MetroLink Station

Citizens for Modern Transit
TOD Opportunities Discussion Panel
September 27, 2012





PARCEL IDENTIFICATION

Rock Road Station
Pagedale, MO

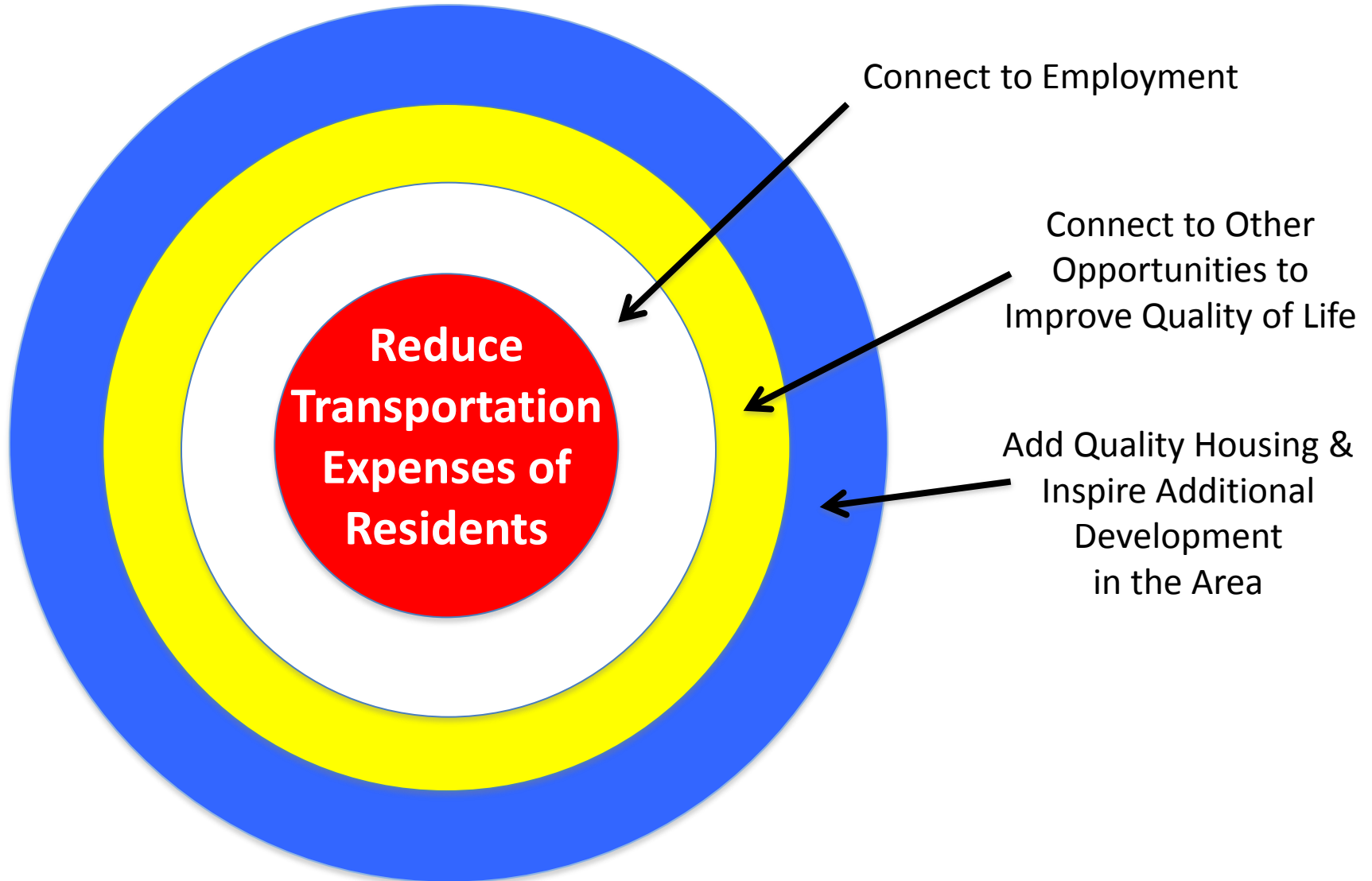


November 2011



Community Building

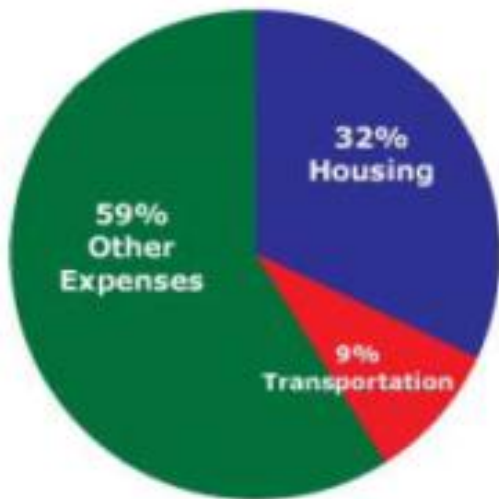
- Located in a low to moderate income community
- Greater incidence of Metro service use
- Need to increase opportunity for quality housing and improve quality of life
- Location of strategic importance to the Region





Beyond Housing

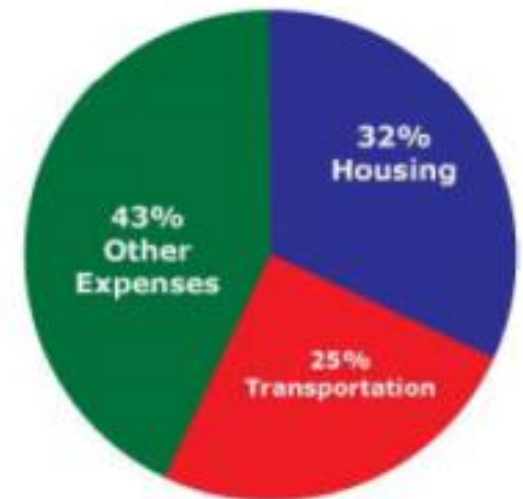
Transit Rich Neighborhood



Average American Family



Auto Dependent Neighborhood



Source: Center for TOD Housing + Transportation Affordability Index, 2004 Bureau of Labor Statistics



Beyond Housing

Number of Jobs in Transit Zones by Monthly Wage St. Louis City and St. Louis County

Monthly Wage	St. Louis City/ County	Transit Zones*	% Share
Less than \$1250	207,573	30,803	15%
\$1250 to \$3333	289,912	46,155	16%
More than \$3333	320,107	63,721	20%
Total:	817,592	140,679	17%

*1/2 mile buffer from transit stations. Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2009; Public Policy Research Center, UM St. Louis



- Mixed-density residential immediately proximate to the MetroLink Station
- Walkable community with neighborhood/convenience retail available
- Transportation available to nearby retail
- Social infrastructure to support employment and quality of life opportunities



- 2011 Feasibility Study conducted by Development Strategies
- Expect high demand for residential in Rock Road TOD
- Expect to realize a premium in rent
- Believe significant subsidies will be needed
- Area qualifies for subsidies



Beyond Housing

Target Market Segments

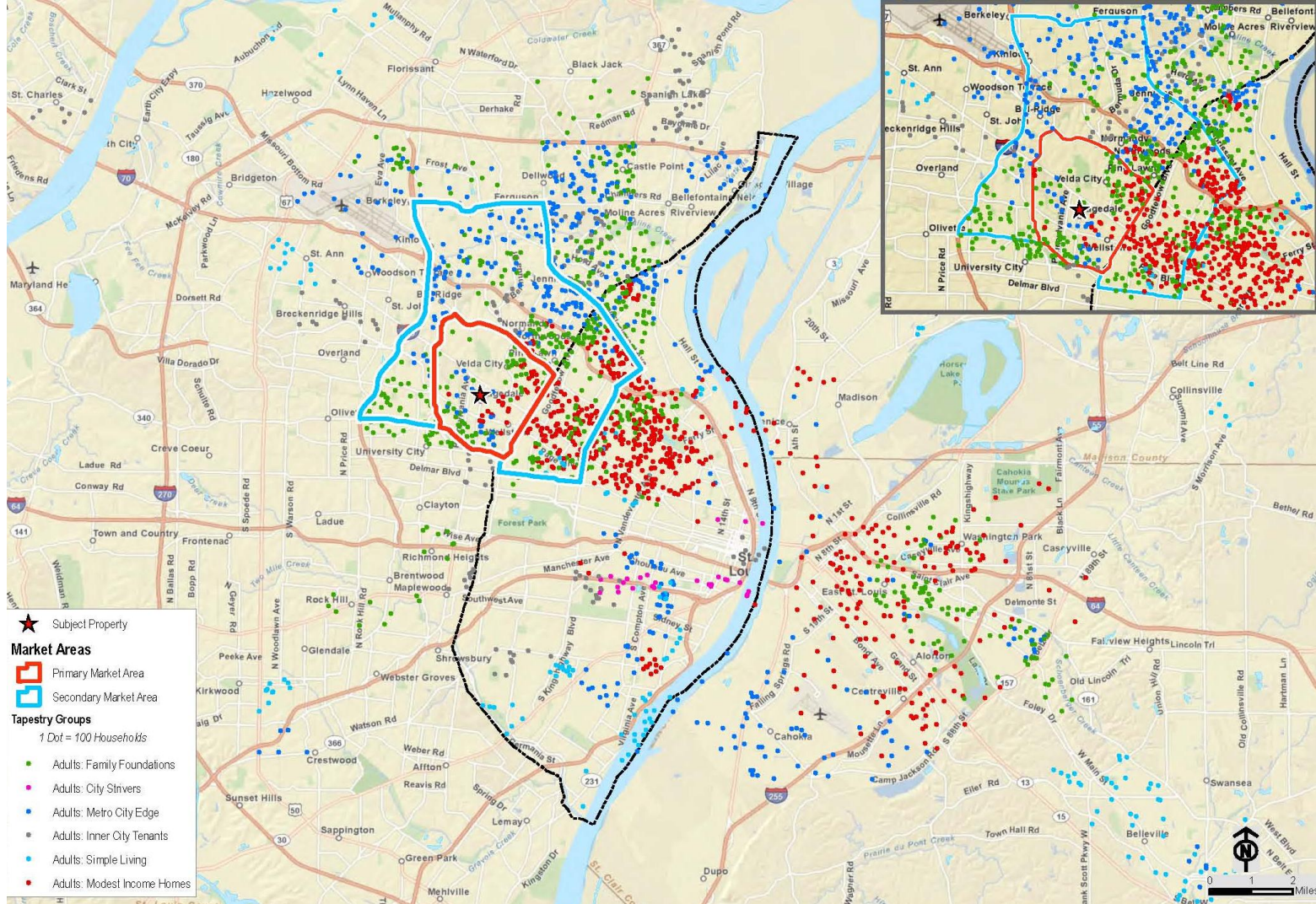
Pagedale-Beyond Housing

<i>Tapestry Group/Segment</i>	<i>Median HH Income</i>	<i>% Owner</i>	<i>Average HH Size</i>	<i>Housing Preference</i>	<i>Predominant Household Type</i>
Single Family-Inclined					
Family Foundations	\$46,308	76%	2.80	Single Family	Family Mix
Metro City Edge	\$32,291	54%	2.87	Single Family; Duplex	Family Mix
Modest Income Homes	\$21,300	51%	2.58	Single Family; Duplex	Other Families; Singles
Multifamily-Inclined					
City Strivers	\$41,376	37%	2.84	Multi-Unit Rentals	Family Mix
Simple Living	\$29,065	44%	2.07	Multi-Units, Single Family	Singles
Inner City Tenants	\$33,470	20%	2.44	Multi-Unit Rentals	Mixed

Source: ESRI Business Analyst 2011. Data presented are national figures.



Beyond Housing





Beyond Housing

- Program

Development Program I: High Density and Structured Parking Rock Road Station, Pagedale

Unit Type	Number of Units	Tenure	Average unit s.f.	Units/ Acre	Parking Spaces/ Unit	Total Net Acres
Townhome and Single Family	25	For-sale	1,250	12	1	2
Dense Residential	350	Rental	850	65	1	5
Mid-density residential	200	Rental	950	30	1	7
Townhome	25	Rental	1,150	15	1	2
Residential Total	600	-	-	-	-	16

*An estimate for purposes of comparing the values of different program elements. An appraisal may value properties differently. Does not take into account the value of incentives.

Commercial Type	Building S.F.	Spaces/ 1,000 s.f. GLA	Total Spaces	Net Acres
Retail	40,000	4	160	2
Office/Med Clinic	40,000	4	160	2
Metro Parking**	-	-	-	3
Commercial Total	-	-	-	7

DEVELOPMENT STRATEGIES, 2011 **Assumes parking will be relocated to east side of Metro line.





Beyond Housing

High Density Apartments

65 units per acre

Structured parking



Moderate Density Apartments

30 units per acre

Surface and tuck under parking





- Feasibility Study conducted by Development Strategies
- Conducting tasks to establish TIF District
- Initiating community-driven development planning in Oct
- Grant application by CMT to fund preparation of form-based zoning for the project area
- Acquiring property and performing pre-development tasks
- Investigating funding and subsidy sources
- Seeking partners to join the project