



University City - Big Bend Station

This station profile describes existing conditions around the University City – Big Bend 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 U-City – Big Bend Station primarily serves Washington University’s main campus and the historic residential neighborhood that surrounds it. Fontbonne University’s campus is also located nearby, farther south along Big Bend Boulevard, but is well outside the quarter-mile station area. Around a quarter of the station area covers WUSTL’s campus, largely student housing apartments and athletic facilities. The MetroLink Station is adjacent to a small commercial node that includes a three-story mixed-use building, two single-story commercial buildings, and a surface parking lot. The remainder of the station area is developed with pre-War, two-story single-family homes, many within gated subdivisions. The northeastern portion of the station area just touches the edges of the Delmar Loop mixed-use entertainment district, including the Center of Creative Arts (COCA) and the 560 Music Center.

The quarter-mile station area covers 372 lots on 18 blocks, with a total assessed value of \$119,688,050.

Regional Accessibility by Transit

From the University City-Big Bend Station, MetroBus and MetroLink offer easy access and a wide range of connections to housing, shopping, jobs and other high demand destinations:

- **Green Line Shuttle MetroBus**
 - University City
 - Big Bend MetroLink Station
 - Washington University’s Danforth Campus
- **MetroLink (BLUE LINE)**
 - Clayton (5 minutes)
 - Richmond Heights (5 minutes)
 - Central West End (5 minutes)
 - Downtown (20 minutes)

As can be seen in Table 1 below, despite these available connections and quick travel time, average boardings at the Big Bend Station are lower, by at least half, than the average for stations in Missouri and system-wide.

*Table 1: Average MetroLink Boardings Estimates**

	Total Monthly Boardings	Average Daily Boardings	
		Weekday	Weekend
METROLINK STATION AVERAGE	36,500	1,360	830
MISSOURI STATION AVERAGE	42,000	1,560	960
UNIVERSITY CITY-BIG BEND METROLINK STATION	12,700	480	280

*Metro Fiscal Year July 2010 - June 2011

Demographics, Housing, and Employment

As shown in Table 2 below, the residential population appears to consist mostly of young students and professionals, with 42% of the population between the ages of 18 and 24. Over one-third of residents have a college degree, and one half hold a graduate degree. Over half of the households make more than \$100,000 per year, and only 6% of residents live below the federal poverty line.

Table 2: Demographics

Population		Population		Income		
Acres	702.1	Age		Persons in poverty	6.0%	
Population	8,989	0-17	15.9%	Household income		
Density (persons/acre)	12.8	18-24	41.6%		\$0-9,999	7.6%
Sex		25-34	9.9%	\$10,000-14,999	0.7%	
		35-64	25.4%	\$15,000-24,999	3.7%	
Male	51.7%	65+	7.2%	\$25,000-49,999	10.4%	
Female	48.3%			\$50,000-74,999	9.5%	
		Education*		\$75,000-99,999	10.7%	
		No diploma	0.7%	\$100,000+	57.5%	
		High school	12.2%	Household size		
		College degree	35.4%		1	20.37%
		Graduate degree	51.7%		2	43.4%
				3	12.3%	
				4	14.3%	
				5+	9.3%	

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 3.6 housing units per acre. Most of the housing stock (78%) was built before World War II, and another 20% was built between the 1940s and 1990s. Seventy percent of the occupied housing stock is owner-occupied, and the overall vacancy rate is relatively low (9%). Over half of the owner-occupied units are valued between \$300,000 and \$499,999, and almost two-thirds of rental units are priced between \$500 and \$999 per month. In this neighborhood, 61% of residents reported using their own car to get to work, 5% carpool, and 5% use transit. Probably due to the high percentage of students and professors living in the area, 15.3% walk to work.

Table 3: Housing and Transportation

Housing			Housing			Transportation	
Housing Units			Owner-occupied housing values			Vehicle Availability	
Total units	2,521		< \$100,000	22	1.4%	Zero-vehicle households	6.5%
Density (DUs/acre)	3.6		\$100,000-199,999	57	3.5%	Owner-occupied	0%
Occupied	2,291	90.9%	\$200,000-299,999	157	9.7%	Renter-occupied	22.1%
Owner-occupied	1,616	70.5%	\$300,000-499,999	899	55.6%	Workers*	3,146
Renter-occupied	675	29.5%	\$500,000+	481	29.8%		
Vacant	230	9.1%	Rental prices			Means of commute*	
Housing Age			No cash rent	11	1.6%	Drives alone (SOV)	60.8%
Pre-1940s	1974	78.3%	\$0-100	0	0%	Carpool	5.0%
1940s-1990s	491	19.5%	\$100-499	101	15.2%	Transit	5.4%
2000s	56	2.2%	\$500-749	254	38.3%	Motorcycle	0%
			\$750-999	160	24.1%	Walk	15.3%
			\$1000-1499	93	14.0%	Other	3.9%
			\$1500+	56	8.4%	Work at Home	9.7%

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 University City MetroLink Station there are 112 firms and agencies employing 3,621 people. The vast majority of these jobs fall into the educational services sector. Other sectors providing a considerable number of jobs include public administration and information.

Table 4: Employment, Half-Mile Radius

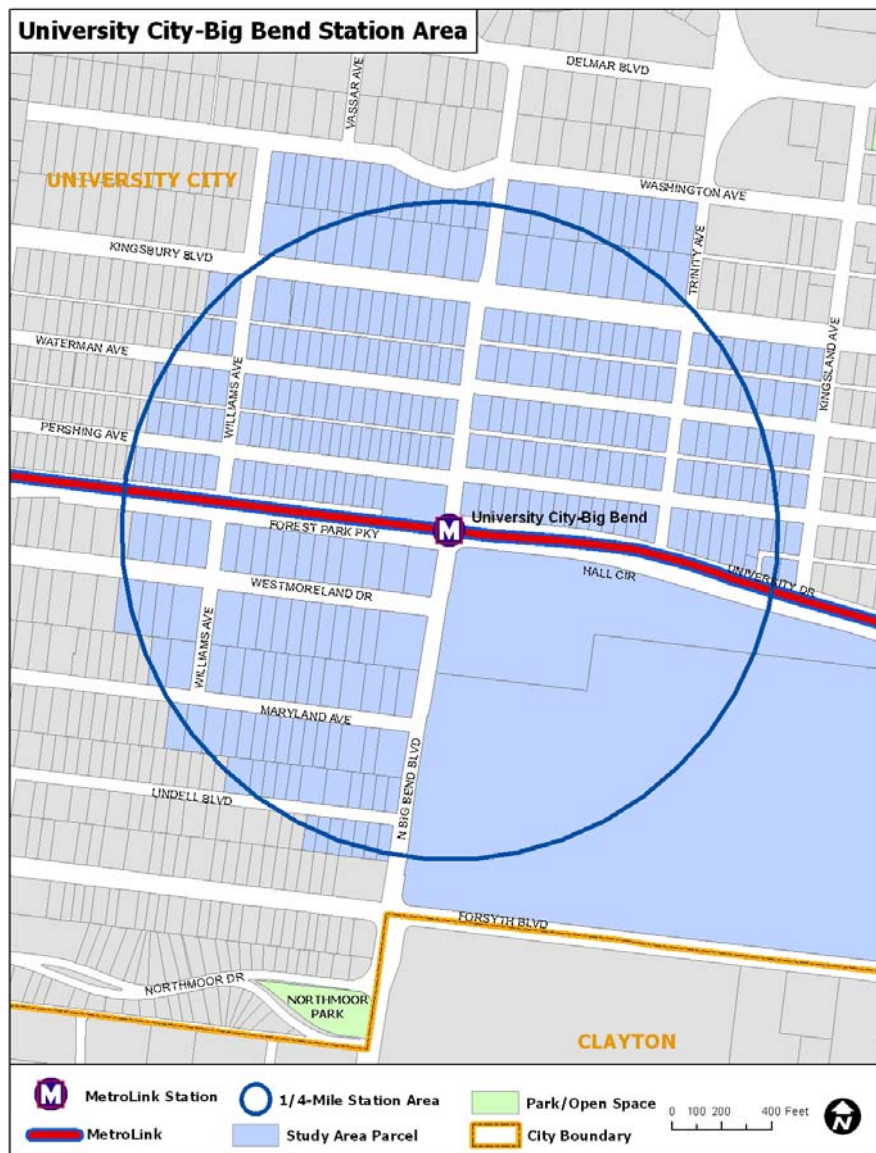
NAICS	Industry	Firms	Jobs	NAICS	Industry	Firms	Jobs
23	Construction	1	2	56	Administrative & Support, Waste Management & Remediation Services	2	31
31-32-33	Manufacturing	2	9	61	Educational Services	11	2,301
42	Wholesale Trade	3	8	62	Health Care & Social Assistance	14	31
44-45	Retail Trade	4	69	71	Arts, Entertainment, and Recreation	6	107
48-49	Transportation & Warehousing	3	16	72	Accommodation and Food Services	7	124
51	Information	12	248	81	Other Services	17	147
52	Finance & Insurance	5	20	92	Public Administration	5	400
53	Real Estate, and Rental & Leasing	5	18	99	Unclassified	1	50
54	Professional, Scientific, Technical Services	14	40		Total:	112	3,621

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

Neighborhood Context: Summary

The U-City – Big Bend Station primarily serves Washington University's main Danforth Campus and the historic residential neighborhood that surrounds it. Fontbonne University's campus is located farther south along Big Bend Boulevard, adjacent to WUSTL's, but it is well outside the quarter-mile station area. The section of WUSTL's campus within the quarter-mile station area is largely developed with three-story student housing apartments and athletic facilities, though there are also academic and cultural buildings within walking distance. There is a small commercial node directly adjacent to the MetroLink Station, at the intersection of Big Bend and Forest Park Parkway, consisting of a three-story mixed-use building, a one-story commercial building, a one-story retail strip, and surface parking. The remainder of the station area is developed with pre-War, two-story single-family homes, many within gated subdivisions. One blockfront along Forest Park Parkway near Kingsland Avenue, across from the WUSTL campus, contains two-story apartment buildings and an academic building. The northeastern portion of the station area just touches the edges of the Delmar Loop mixed-use entertainment district, including the Center of Creative Arts (COCA) and the 560 Music Center.

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.

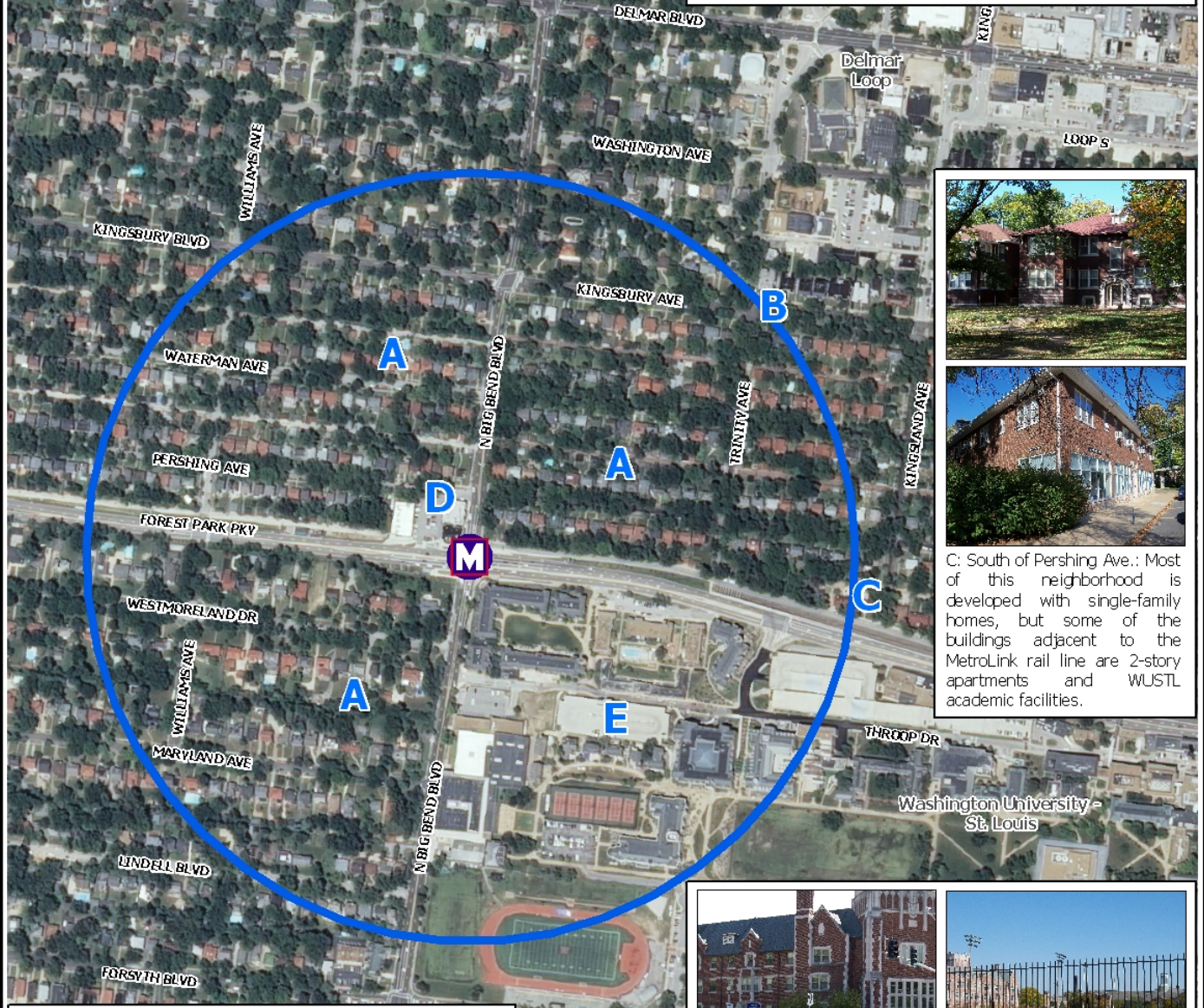




A - Most of the station area: is developed with pre-War, gated subdivisions containing 2.5-story, single-family detached homes. Parking is often provided in driveways and alley-loaded garages.



B - North of Kingsbury Ave., east of Trinity Ave.: Development scales up towards the Delmar Loop. This area is primarily developed with 3-story apartment buildings, the Center of Creative Arts (COCA), and the 560 Music Center.



C: South of Pershing Ave.: Most of this neighborhood is developed with single-family homes, but some of the buildings adjacent to the MetroLink rail line are 2-story apartments and WUJSTL academic facilities.



E - Washington University in St. Louis, Danforth Campus: A significant portion of the quarter-mile station area covers WUJSTL's main campus. This part of the campus, near the intersection of Big Bend and Forest Park Pkwy., is occupied by 3-story student housing and athletic facilities.



D - Northwest corner of Big Bend Blvd. and Forest Park Pkwy.: This corner contains an entrance to the MetroLink Station, a 1-story commercial strip, a 3-story mixed-use building with ground-floor retail, and a surface parking lot.

U-City - Big Bend Station: Neighborhood Context

Zoning, Land Use Policies, and Community Plans

The map and table on the following pages illustrate and explain current zoning regulations within a quarter-mile of the UCity – Big Bend Station. The station area is split between two jurisdictions, St. Louis County and the City of University City. Lots are covered by one of the following zoning districts:

St. Louis County (Washington University Campus)

- R6: Residential District

City of University City

- SR: Single-Family Residential District
- MR: Medium-Density Residential District
- LC: Limited Commercial District

Potential Development Opportunities and Issues

Availability of land: There are no large vacant lots or collection of smaller lots offering any considerable development opportunities within the quarter-mile station area. Any new or infill TOD around the Big Bend Station will depend on redevelopment or adaptive reuse of surface parking lots and existing buildings, or any plans Washington University may have for its campus.

Zoning: Existing zoning regulations within the quarter-mile station area generally match the existing development pattern, and may pose substantial barriers to new transit-oriented development:

- In general, **mixed-use developments are not permitted, and multifamily apartments are very limited.** Most of the quarter-mile station area is within University City's SR: Single-Family Residential District, which allows only single-family homes up to three stories or 35', as well as limited community facilities. WUSTL's campus is within unincorporated St. Louis County and is zoned R6, which does allow apartments up to four stories; however, it does not allow any commercial uses or mixed-use buildings. The northwest corner of Big Bend and Forest Park Parkway is within University City and is zoned LC: Limited Commercial District, which allows neighborhood-oriented retail and services up to 3,500 sq.ft., but does not allow residential or mixed-use buildings. One blockfront along Forest Park Parkway, near Kingsland Avenue, is within University City and is zoned MR: Medium-Density Residential. The MR District does allow apartment buildings up to four stories or 45', but does not allow commercial uses or mixed-use buildings; also, these lots are already occupied by 2-story apartment buildings.
- **Minimum parking requirements** are also relatively high for a transit-oriented community, including one-and-a-half to two parking spaces per dwelling unit; one space for every 200 sq.ft. of general commercial use; and one space for every 300 sq.ft. of office space. This level of parking requirement may inhibit pedestrian-oriented development, as well as occupying lot and building area that could be used for a more remunerative purpose.

UCity - Big Bend Station: Zoning and Land Use

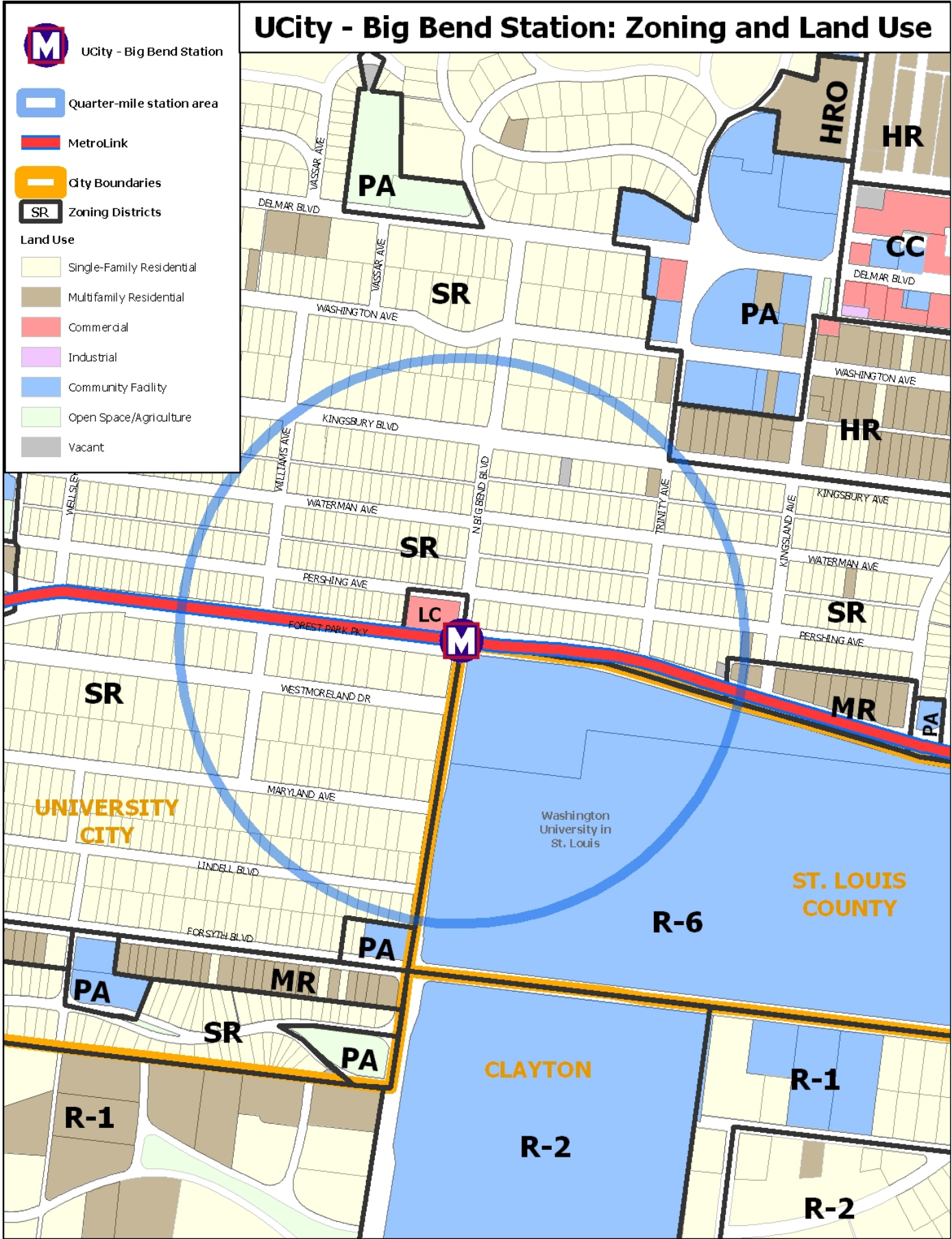


Table 5: University City - Big Bend Station: Existing Zoning Regulations

City of University City			St. Louis County	
	SR	MR	LC	R6
District Type	Single-Family Residential	Medium-Density Residential	Limited Commercial	Residential District
Uses Permitted	1-family detached homes; group homes for disabled; churches; public schools	Garden and townhouse apartments; group homes for disabled; churches; public schools	Neighborhood-oriented retail and services; offices; churches; recreational facilities; day care; public schools; private schools with less than 20 students at any one time. Buildings limited to 3,500 sq.ft.	All residential types; churches; day care homes; group homes for disabled; schools; colleges; libraries; parks; police/fire stations; utilities < 60' in height
By Special Permit	Dormitories; parks and playgrounds; private schools; utilities; recreation facilities	1-family detached homes; dormitories; parks and playgrounds; utilities; recreation facilities; private schools; police/fire stations	Permitted uses over 3,500 sq.ft.; dormitories; convenience stores; gas stations; grocery stores; parks and playgrounds; etc.	Child day care; dormitories; other group homes; hospitals; nursing homes; parking lots adjacent to Commercial and Manufacturing Districts
Minimum Lot Area	6,000 sq.ft.	Apartments = 20,000 sq.ft. per building; townhouse apartments = 1,500 sq.ft. per DU; garden apartments = 1,200 sq.ft. per DU	10,000 sq.ft.	Single-family homes = 4,500 sq.ft.; apartments = 2,000 sq.ft. per DU;
Minimum Lot Width	50'	100'	N/A	N/A
Maximum Building Height	3.5 stories / 35'	4 stories / 45'	35'	Residential = 4 stories; other = 60'
Minimum Front Yard	Greater of 25' or prevailing pattern	20' from public streets, 15' from private drives	35' from public street, 15' from residential district	20'; contextual line-up for prevailing development pattern
Minimum Side Yard	Minimum 5' each	20' from public streets, 15' from private drives	35' from public street, 15' from residential district	1-family detached homes = 5'; other = 10'
Minimum Rear Yard	30'	20' from public streets, 15' from private drives	35' from public street, 15' from residential district	15'
Maximum Lot Cover	N/A	N/A	70% for developments 20,000 sq.ft. or more	N/A
Parking	Residential = 2 spaces per DU	Residential = 1.5 spaces per DU + visitor parking	General commercial = 1 per 200 sq.ft.; general offices = 1 per 300 sq.ft.; medical offices = 1 per 200 sq.ft.; industrial = 1 per 1,000 sq.ft.	Single-family homes = 1 per home; apartments = 1.5 spaces per DU; dormitories = 1 space per 2 Dus; colleges = 2 per 3 employees + 2 per 5 resident students + 2 per 9 commuting students
Miscellaneous	In SR Districts, new developments must match the prevailing development pattern for lot size, lot width, and yards. Drive-thrus are prohibited in LC Districts. All new developments in the LC District required approval of a detailed landscaping plan.			The R6 District requires a minimum distance between buildings of 20' - 100' depending on wall type and window placement.

*DU = dwelling unit