

Pagedale, Missouri

Rock Road Walkabout Brief



Summary:

On the morning of May 24, 2012, more than twenty people attended the Rock Road MetroLink Station Walkabout. This event, sponsored by CMT with assistance from Beyond Housing, was an effort aimed at analyzing the current MetroLink station located in Pagedale Missouri and its immediate surroundings in order to understand how Transit Oriented Development, building around light rail, could benefit the surrounding community.



Diagram by permission from Metro St. Louis

Background and Site Information:

The Rock Road Station is one of thirty-seven light rail stations located in the St. Louis Metropolitan Area and run by the regional transit authority, Metro. The current station sits on approximately three acres and includes a one hundred ninety-one space Park-Ride Lot, owned by Metro, immediately adjacent to St. Charles Rock Road, a MoDOT arterial. The Rock Road station, as it is known, has ridership in excess of the system average, and is approximately the 16th busiest station. The immediate adjacent area is primarily industrial / commercial with a significant number of vacant structures.

Of the approximate 4,866 residents of Pagedale, forty-three percent are considered to be living at or below poverty level. Forty-six percent of the residents are home owners and fifty-four are renters. Eighteen percent of the households and thirty-one percent of the renters do not own a vehicle, and ten percent self-identified workers reported using transit for their daily commute.*



Findings:

Based on the conversations, post-surveys and post-walk interviews, the Rock Road station is an ideal location for a phased multi-use development plan. The land around the station, although there are a few active businesses, is under-utilized and of little immediate benefit to the community.

The community, as well as the MetroLink Station, would benefit from a variety of improvements. These improvements, coupled with mixed-use development would provide a vast resource to the community. Short term improvements suggested include:

- Better station signage and maintenance of existing worn areas.
- Wider sidewalks and new sidewalks where current 'cow paths' exist and more defined sidewalks where streets and sidewalks meet.
- Improved accessibility for the disabled and seniors
- Bus shelters infrastructure along Rock Road.
- Improved signaling at traffic lights and improved timing on pedestrian cross walk signal.
- Better street lighting. Cobra heads are not pedestrian scaled and are too far apart.
- More trees, vegetation and benches to provide shade and comfort to pedestrians
- Reduced trash, increase in trash receptacles along St. Charles Rock Road
- Lane diet on St. Charles Rock Road to help reduce traffic speeds and help with safer crossings.

Other long term improvements suggested include:

- Multi-family and single family housing
- Retail amenities, i.e., grocery, restaurants
- Healthcare services, such as Urgent Care and a Pharmacy

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- Improve access to the station through the new trail system and sidewalks.

Next Steps:

Work with the community leaders, St. Louis County Economic Council, Beyond Housing and other area organizations to work towards creating a phased development plan for the area that promotes all the elements that make an area walkable and desirable while supporting the basic needs of the community and identifying funding mechanisms. The Pagedale community leadership needs to be willing to put into place the framework for such a development. A detailed master plan should be developed with the community and City leaders. Zoning and development codes should be put in place that encourages positive development that embraces public transit as a key asset to the community.



*Metro Station Area Profile, Rock Road Station, Metro St. Louis, Mark Phillips, 2012



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