

**PORT/NORTH RIVERFRONT
LANDUSE STUDY**

PORT/NORTH RIVERFRONT AERIAL VIEW



PROJECT OWNER: ST. LOUIS DEVELOPMENT CORPORATION



LEAD CONSULTANT: HNTB

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STUDY OVERVIEW

The North Riverfront area of the City is poised to be a premier multimodal hub for the central United States region. Building on the existing land and infrastructure strengths within the Study corridor, the City of St. Louis and the St. Louis Development Corporation (SLDC) have been exploring options to continue redevelopment efforts since the early 1990s.

Over the next 12 months SLDC, in coordination with HNTB (the lead consultant firm), will develop a Land Use Plan for the area. The Study Team will explore options to expand the Municipal River Terminal, coordinate with regional partners in Missouri and Illinois to promote area commerce, work with existing businesses on expansion opportunities, assess supply-chain shipping options, and create options for investors to develop and redevelop in vacant and underutilized land, ultimately:

- **Stimulating Economic Growth and New Jobs**
- **Creating New Business and Development Opportunities in the Area**
- **Positioning the Municipal River Terminal (MRT) to Become a Leading Hub in the Region**

SUCH EFFORTS WILL INCLUDE:

- ✓ Conducting a Market Analysis to assess business and developer needs and opportunities in the area. This assessment will set the parameters for determining how the City can support those needs, and what incentives could be recommended for attracting new business and development to the area.
- ✓ Conducting a Market Analysis to determine future opportunities for freight and cargo through the Municipal River Terminal.
- ✓ Analyzing Infrastructure including land use, zoning, circulation, freight, utilities, bike/pedestrian facilities, and sustainability.
- ✓ Developing a Strategies and Implementation Plan for short and long term priorities, organizational structure, and funding.
- ✓ Creating a Marketing and Branding Plan to market the options recommended.



PROJECT FACTS

PROJECT AREA

- The Study Area encompasses 3,000 acres of land along the North Riverfront, stretching from the north edge of downtown to Maline Creek, and west to Interstate 70 and North Broadway
- City's Best Location for Industrial Growth
- 800-1,000 acres of vacant/underutilized land
- Industrial space available immediately
- Density of existing trucking terminals

PORT OF METROPOLITAN ST. LOUIS (PMSL)

- PMSL, as defined by the Army Corps of Engineers, stretches 70 miles of the Mississippi River along the Missouri and Illinois banks, and facilitates both Missouri and Illinois Ports
- PMSL is America's second largest inland port by trip-ton miles, and third by tonnage
- PMSL is the northernmost lock-and-ice free port on the Mississippi
- PMSL handles approximately 33 million tons of freight annually
- PMSL includes the City of St. Louis Riverfront

MUNICIPAL RIVER TERMINAL (MRT)

- Intermodal Facility
- 670-foot North dock, and 800-foot South dock
- Plans to construct a new Middle dock to connect the North and South ends, resulting in one 2,000 foot dock
- Covers 27 acres, with 90,000 square feet of warehouse space
- The City has approximately 19 miles of shoreline along the Mississippi River
- St. Louis Port Authority manages 49 lease agreements with various users, including 27 acres of the MRT
- Approximately 2 million tons of freight cross the MRT annually
- Major throughput includes coal, salt, grain, chemicals, steel, and scrap metal

BUSINESS/INDUSTRIAL COMPANY PROFILE

- Estimated 10,000 jobs in the area
- Approximately 560 existing businesses

BUSINESS/INDUSTRIAL COMPANY PROFILE *(continued)*

- Major Businesses include: Procter & Gamble, The Dial Corporation, Covidien, Produce Row St. Louis, Performance Food Group and ADM
- Freight and Railroad Facilities
- Major Commercial and Industrial Companies
- Warehouses
- Specialty (scrap metal, mom-and-pop businesses, restaurants, and gas stations)

MULTIPLE TRANSPORTATION INFRASTRUCTURE SYSTEMS

- Water – Municipal River Terminal, access to inland waterway system and the Gulf
- Highway – Interstate 70, 55, 44, 64, 270, 255 and 170
- Railroads – Six Class One Railroads
- Air – Close Proximity to Lambert-St. Louis International Airport and MidAmerica Airport

SIX CLASS ONE RAILROAD FACILITIES

- BNSF Railway
- CN
- CSX
- Kansas City Southern
- Norfolk Southern
- Union Pacific

RECREATIONAL SITES

- Branch Street Trestle
- Iron Horse Trestle and the McKinley Bridge Bikeway

FUTURE ATTRACTIONS IN PROXIMITY

- New Mississippi River Bridge (MRB)
- Arch Grounds Design Project
- Private Investment/Development
- Public Infrastructure including Adelaide and Carrie Street Improvements
- Mary Meachum Freedom Crossing

SURROUNDING NEIGHBORHOODS

- Downtown
- Old North St. Louis
- Hyde Park
- Baden

FREQUENTLY ASKED QUESTIONS

WHAT ARE THE STUDY LIMITS?

The Study limits are from the north edge of downtown St. Louis, north to Maline Creek, and west to Interstate 70 and North Broadway.

WHAT IS THE DRIVING FORCE BEHIND THE STUDY?

The synergy is built around the opening of the Mississippi River Bridge (MRB) project, the expansion of the Municipal River Terminal (MRT), the Arch Grounds project, and several regional development/recreational projects being initiated. The area has great potential to generate new business and development, create new jobs, and capitalize on its barge, train, and truck access to become a prime location for multimodal transportation.

WHAT ARE SOME OF THE KNOWN FACTS AND FEATURES OF THE AREA?

The area encompasses mostly industrial and commercial businesses. It covers approximately 3,000 acres of land in which an estimated 900 acres are underutilized or undeveloped. The area also includes the MRT. MRT is the only public, general purpose dock on the Missouri side of the Port of Metropolitan St. Louis (PMSL), and handles over two million tons of freight annually. Major businesses include ADM, The Dial Corporation, Procter & Gamble, Covidien, and Produce Row St. Louis. The area has access to six Class One railroads, local roads, Metro, and recreation facilities such as the Riverfront Trail and the Branch Street Trestle.

WILL THE STUDY FOCUS ON REGIONAL EFFORTS?

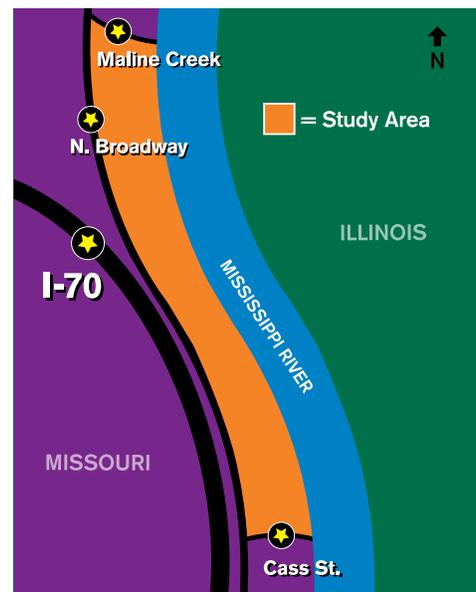
SLDC is working in coordination with Missouri and Illinois Ports to position the Mississippi River to be a premier hub in the central region of the United States. The North Riverfront represents a great business development opportunity for the City and the region.

HOW IS THE STUDY BEING FUNDED?

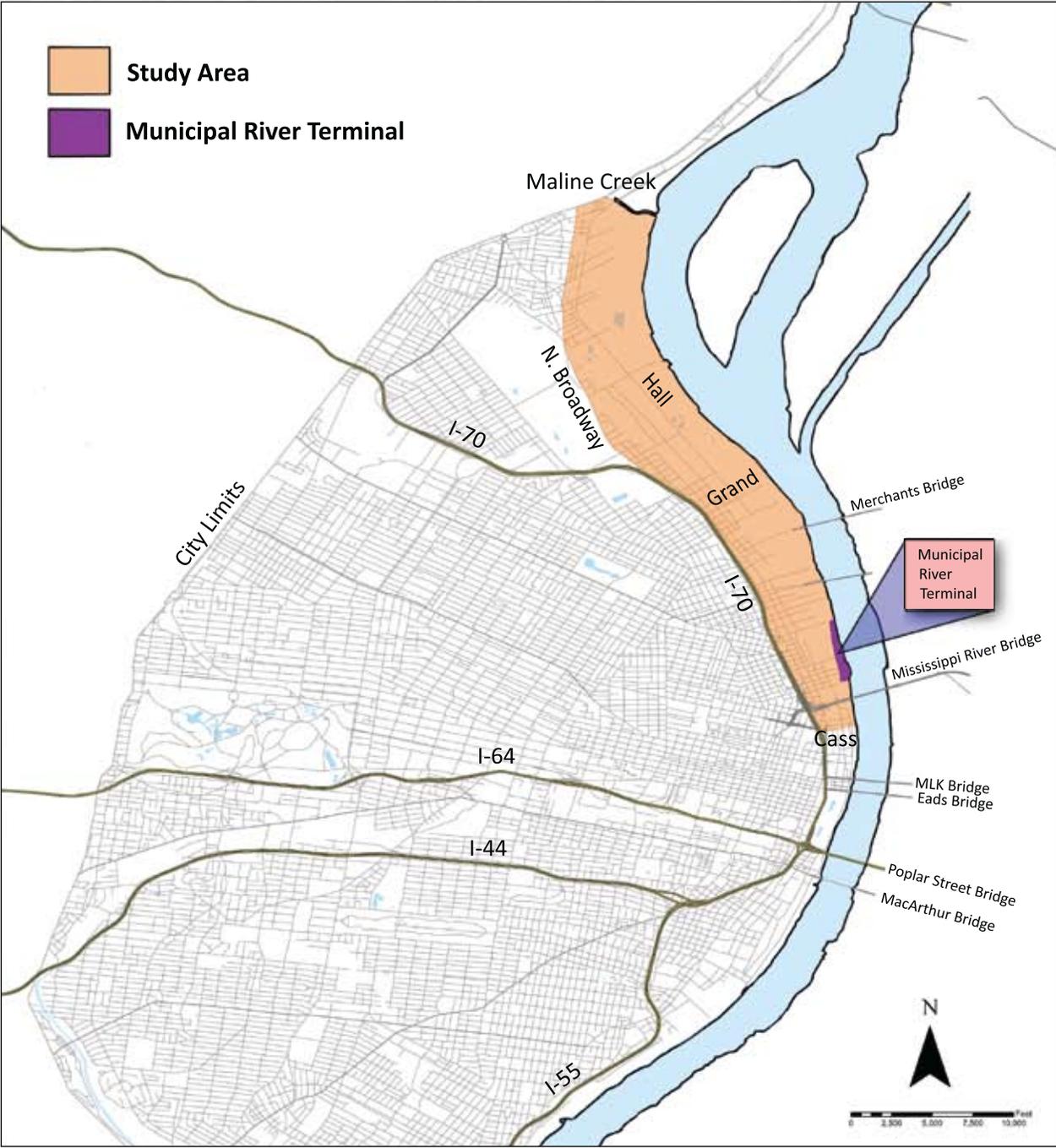
A \$600,000 dollar grant from the Department of Commerce's Economic Development Administration, along with a \$200,000 match from the City of St. Louis, will pay for the study.

WHERE CAN THE PUBLIC GO TO LEARN MORE ABOUT THE STUDY?

Visit <http://stlouis-mo.gov/government/departments/slhc/municipal-river-terminal.cfm>



AREA MAP





CONTACT

Please contact St. Louis Development Corporation (SLDC)
for all inquiries about the Port/North Riverfront Land Use Study

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