



SECTION 2: SITUATION ANALYSIS





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This Situation Analysis provides an inventory of the Mid-America Medical District's assets, liabilities, opportunities and challenges. It contains an inventory and assessment of medical facilities within the District; an assessment of the District and region's medical services; research into comparable Medical Districts; a summary of existing District-related plans, reports, and data sources; an assessment of land use and zoning; and a condition assessment of the Medical District's built environment.

Medical District Health Facilities

The first step in the master planning process was to recognize the existing health facilities in the District that could serve as a foundation from which to build upon. These included the following:

Kenneth Hall Regional Hospital (and Windsor Medical Arts Building)

129 North 8th Street | East St. Louis, IL 62201

Kenneth Hall Regional Hospital and the adjoining Windsor Medical Arts Building are owned and operated by the Southern Illinois Healthcare Foundation (SIHF). SIHF is a not-for-profit, community-based Federally Qualified Health Center (FQHC) Network comprised of over 20 health centers, community outreach programs, and enabling services. KHRH has both inpatient and outpatient Behavioral Health services as well as a 24-hour Emergency Department. The facility previously served as an acute care hospital providing 169 total staffed beds, including 90 acute care beds, 8 ICU beds, and 25 psychiatric unit beds.



Kenneth Hall Regional Hospital

Comprehensive Behavioral Health Center of St. Clair County, Inc.

505 South 8th Street | East St. Louis, IL 62201

The Comprehensive Behavioral Health Center of St. Clair County, Inc. (The Center), provides outpatient services for emotional, mental illness, and drug and alcohol problems; day treatment and training services; children/adolescent emotional/behavioral services; and emergency and crisis intervention services for mental illness and substance abuse; to residents throughout the western portion of St. Clair County (west of Illinois 157). They are housed in a new 73,000 square foot facility.



Comprehensive Behavioral Health Center of St. Clair County, Inc.

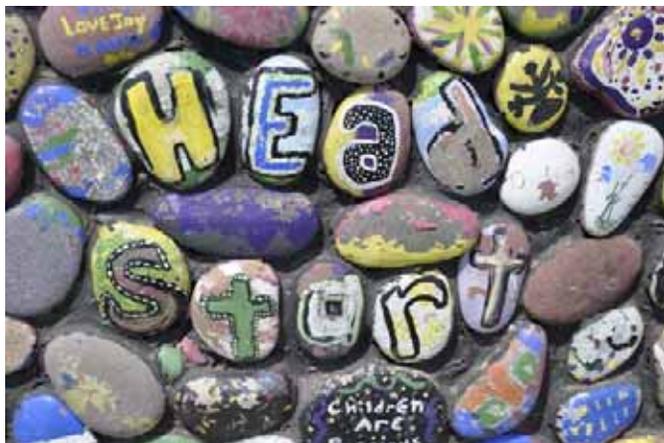
Southern Illinois Regional Wellness Center

100 North 8th Street, Suite 238 | East St. Louis, IL 62201

The Southern Illinois Regional Wellness Center (SIRWC) strives to improve the quality of life for the insured and underserved by providing quality holistic healthcare to build a healthy community. Southern Illinois Regional Wellness Center provides primary care, prescription medication, vision and dental care assistance for area residents.

SIUE Head Start/Early Head Start Program

Southern Illinois University at Edwardsville
East St. Louis Higher Education Center
601 James R. Thompson Blvd. | Building C, Suite 103 | East St. Louis, IL 62201



SIUE Head Start Sculpture

The SIUE Head Start/Early Head Start Program is housed in the East St. Louis Higher Education Center campus located between South 8th and South 4th Streets, west of Broadway. The Head Start program serves children ages 3-5 from low-income families and children with disabilities in St. Clair County. Early Head Start serves children 0-3 and their families.

Kenneth Hall State Office Building

#10 Collinsville Avenue | East St. Louis, IL 62201

The Kenneth Hall State Office Building houses numerous state agencies including the Illinois Department of Children and Family Services, Illinois Department of Human Services, and Illinois Department of Veterans Affairs.

- **Illinois Department of Children and Family Services** provides protective services for children who are neglected, exploited and/or abused; and child welfare services which include family counseling, foster care, day care, homemaker and adoption services.
- **Illinois Department of Human Services Division of Transitional Service** administers the programs of Assistance to the Aged, Blind and Disabled; Aid to Dependent Children and Project Chance; food stamps and medical assistance.
- **Illinois Department of Veterans Affairs** provides assistance to all veterans, their dependents and survivors in applying for benefits.



Kenneth Hall State Office Building

Medical District Health Services & Facilities

An inventory of health and community services available in East St. Louis was completed for this Master Plan and is provided in detail in Appendix B. Additionally, the Robert Wood Johnson (RWJ) Commission to Build a Healthier America provided the following unique perspective on the future of health care.

Beyond Health Care: New Directions to a Healthier America

According to the RWJ Commission, although medical care is essential for relieving suffering and curing illness, only an estimated 10 to 15 percent of preventable mortality has been attributed to medical care. A person's health and likelihood of becoming sick and dying prematurely are greatly influenced by powerful social factors such as education and income and the quality of neighborhood environments. The following services and resources directly impact the health of a community and its citizens:

- Physicians' offices and/or health centers (including dental) and school-based health programs staffed by nurse practitioners, physician assistants and social workers to deter hospital emergency care visits and to provide optimal health care
- Quality mixed-income housing, both owned and rental, especially for elderly
- Early childhood services, which includes nutritional, educational, and social services
- Well-equipped parks and open spaces
- Accessible, safe public transportation and neighborhood walking routes
- Well-stocked grocery stores offering nutritious foods, as well as restaurants that serve healthy food
- Organized community recreation and health programs, social services, neighborhood councils or other opportunities for participation in community life

This composite of health related services would create a new environment in which citizens have the potential to live healthy lives. The RWJ Commission highly recommends this multidimensional approach for improving health in the 21st century.

Medical District Research

The term “medical district” can describe an area designated under state law to serve as a central location for several medical facilities or an area selected as a location for development anchored by medical facilities. Officials in several cities around the country—including Philadelphia, Memphis, Miami, and New Orleans, as well as Chicago and Springfield in Illinois—have undertaken projects to develop or revitalize medical districts. Although anchored by hospitals, these areas include mixed-use spaces that create new housing developments and opportunities for employment of local residents. As a result of the broad scale of these initiatives, city officials, in concert with not-for-profit commissions, tend to lead the work required for these projects.

Below are selections regarding these medical district projects that provide guidance for the development of the Mid-America Medical District.

Philadelphia Medical District

Planners participating in the conceptualization of new medical districts sometimes look to Philadelphia as an example of a hospital—the Hospital of the University of Pennsylvania (HUP)—being used as a significant factor in a neighborhood revitalization effort. In this example, health care and medical research are being used as an anchor for economic development and a theme for urban design.

Memphis Medical District

In 2001, the Memphis, Tennessee, Center City Commission developed a master plan for the revitalization of the city's medical district which is anchored by multiple hospitals, including a Veterans' Administration hospital and the University of Tennessee Medical School. The plan includes residential, hotel, and retail spaces, facilities for a medical technology business park, and new transportation infrastructure.

Miami Medical District

Plans for the Miami medical district took shape in 2004, when the mayor of Miami and the president of the University of Miami announced a partnership to revitalize the neighborhoods surrounding the university medical center. By partnering with a variety of stakeholders—including Jackson Memorial Hospital and local

community groups—university and city leaders hoped to recruit investors to move into the neighborhood and employ local residents. For example, the hospitals could offer a contract for a laundry services vendor with the conditions that the vendor would operate locally and employ citizens of the community.

In addition to recruiting new commercial tenants, city and university administrators plan to use the space for expansion of clinical and research facilities. Moreover, they hope that the large number of people employed in the area—approximately 30,000—will attract street-level retail establishments. Finally, city officials intend to allocate some space for residential development to attract residents of varying income levels to the area. As such, officials zoned the neighborhood for high-density residential and commercial use and are developing plans to improve transportation in the district, including new mass transit options and mixed-use roads.

New Orleans Medical District

As part of the redevelopment of the City of New Orleans, local leaders are planning a medical district. As in Memphis, Miami, and Philadelphia, officials envision a vibrant, urban neighborhood that includes mixed-use space and attracts both residents and commercial tenants. In particular, planners give significant consideration to the need to overcome the current perception of the area and sell an image of a safe and hospitable neighborhood.

Illinois Medical District (Chicago)

The Illinois Medical District (IMD), on the West Side of the City of Chicago, was created by the Illinois state legislature in 1941. It is the largest urban medical district in the U.S. The District includes medical centers, hospitals, biotech firms and incubation space, and medical education, as well as food courts, restaurants, upscale dining, and emerging major retail. The IMD along with major greenway and roadway renovations are credited with contributing to the revitalization of Chicago's Near-West Side.

Mid-Illinois Medical District (Springfield)

The Mid-Illinois Medical District acts as the developer of facilities and undertakes projects intended to advance Springfield's position as a Medical Center of Excellence. The District developed a Master Plan for land use to promote the highest and best use of properties within the District as it relates to supporting the growth of the

medical profession and the delivery of health care services. The District acts as a catalyst in the promotion of technology transfer, moving the discoveries of local medical researchers into the marketplace where each can improve the quality of life and generate additional local employment.

Existing Plans, Reports, and Data Sources

A review of available plans, organizations, and efforts already underway in or adjacent to the Mid-America Medical District was conducted to identify potential development partners and resources. Among these were the following:

East St. Louis Action Research Project (ESLARP)

University of Illinois School of Architecture/Urban Planning

The East St. Louis Action Research Project (ESLARP) is a University of Illinois program of sustained engagement with distressed urban areas through service learning and action research. Together with residents and community organizations in severely distressed areas, faculty, staff and students from across the University of Illinois at Urbana-Champaign (UIUC) work on highly tangible and visible projects that address immediate and long-term needs. Since 1987, this program of mutual learning and assistance has been an important part of neighborhood improvement and other community-based efforts in East St. Louis, Alorton, Brooklyn, Centreville and Washington Park, Illinois. (www.eslarp.uiuc.edu)

East St. Louis Community Development Foundation

Administered by the Southwestern Illinois Development Authority (SWIDA) with funding from the Casino Queen

In 1996, the Casino Queen began working with the Southwestern Illinois Development Authority (SWIDA) to create a \$6.9 million fund over the next 20 years to foster additional economic development beyond the site of the Casino Queen. SWIDA provides loans to businesses and organizations in East St. Louis to foster economic development.

East St. Louis Redevelopment Commission

City of East St. Louis

The East St. Louis Redevelopment Commission (RDC) was established by the Illinois State legislature to assist the City of East St. Louis in its redevelopment

efforts. The Commission consists of members appointed by the Mayor with consent of the City Council, plus ex-officio members from the Illinois Department of Commerce and Economic Opportunity and the Illinois Department of Transportation. The RDC was also designated as the City's Tax Increment Financing Commission. The Redevelopment Commission is responsible for reviewing and recommending approval for all tax increment financing and tax abatement requests throughout the City of East St. Louis.

The adopted legislation envisioned the Redevelopment Commission as an independent Commission to assist designated Redevelopment Corporations to act as development entities within the community. These Redevelopment Corporations could submit redevelopment proposals to the RDC for their review and approval. In conjunction with the Redevelopment Commission, these Redevelopment Corporations would follow a prescribed and approved plan for projects in the City of East St. Louis.

East St. Louis River Edge Redevelopment Zone

State-authorized program similar to Enterprise Zones administered by the City of East St. Louis, Illinois Department of Commerce and Economic Opportunity (DCEO) and Illinois Environmental Protection Agency (IEPA)

In January of 2008, the City of East St. Louis was certified as the third of four River Edge Redevelopment Zones (RERZ). RERZ is a program designed to help revitalize riverfront areas by providing local developers and businesses with the tools to revive and redevelop abandoned or contaminated properties that will stimulate economic development opportunities and create jobs. This initiative combines resources across state agencies.

Waterfront Development Master Plan

United States Army Corps of Engineers (USACE)
March 2004

The Waterfront Plan was a \$575,000 study funded by the City of East St. Louis and the USACE along with the Greater St. Louis Empowerment Zone (EZ). As part of this economic development planning process, the EZ funded an additional \$75,000 East St. Louis Riverfront Market Study. The market study helped define a development plan that includes projects which the private sector and market economics can support.

MEPRD Long Range Development Plan

Metro-East Park & Recreation District
April 2003

The Metro East Park and Recreation District (MEPRD) was created as a result of the St. Louis 2004-Gateway Parks and Trails Initiative. MEPRD receives ½ of the funds generated from a .1% sales tax in Madison and St. Clair Counties. The MEPRD Long Range Development Plan guides the District when making decisions regarding expenditures on parks and recreation facilities. In East St. Louis, MEPRD has funded construction of a ramp from the riverfront MetroLink Station to the Eads Bridge and construction of the Malcolm W. Martin Memorial Park. Future projects the District may fund in East St. Louis are extension of the MetroLink bicycle trail to the 5th and Missouri Station and extension of the Confluence Bikeway along the riverfront.

Medical District Condition Assessment

To help understand the physical setting in which the District will operate, and to establish a framework for targeting future public and private investment, an inventory and condition assessment of the District's assets was completed. This planning-level assessment included the District's buildings and grounds for current use, zoning, condition, and potential for re-use or redevelopment to support the District's health care goals. Public infrastructure, including water, combined sanitary/storm sewers, electric, gas, and communications systems, was inventoried to recognize their condition, capacity and potential for growth to serve the future needs of the District. The transportation system was likewise evaluated for condition, function, capacity, and availability of public transit. And finally, environmental constraints that may pose challenges for development within the District, such as underground storage tanks, Brownfield sites, and hazardous material generators, were compiled and mapped. Following is a discussion of these basic physical elements of the Medical District's properties and supporting infrastructure.

Land Use & Zoning Districts

An inventory and summary of existing land use and zoning districts were mapped to describe the existing characteristics of land within and adjacent to the District. An existing land use map was generated using St. Clair County Assessor Codes, parcel data, and aerial photography. A zoning map was generated with reference to the City zoning map digitized by the U of I's East St. Louis Action Research Project (ESLARP).

Land Use Observations

- There are 622 separately platted parcels in the district.
- These parcels total 179.15 acres (exclusive of rights-of-way).
- The average parcel is just over a quarter of an acre at 0.29 acres which poses a potentially big challenge for parcel assemblage and redevelopment. The median parcel is quite small at 0.09 acres, so the typical owner does not own very much.
- There are 230 separate ownership entities (though a few of these may be the same, just under distinctly different names). The average owner, therefore, has 2.7 parcels and owns just over three-quarters of an acre (0.78 acres).
- The ten largest land owners are (by name as shown on the tax rolls):

1. State of Illinois Community College	13.01 acres	6 parcels
2. Southern Railroad	12.69 acres	4 parcels
3. Bi-State Development Agency	9.13 acres	17 parcels
4. SIHF (dba KHRH/St. Mary's Hosp.)	9.05 acres	4 parcels
5. City of East St. Louis	6.45 acres	64 parcels
6. E&A Holding Company	6.03 acres	5 parcels
7. Top Metal Buyers, Inc.	4.62 acres	24 parcels
8. Ainad Temple	4.60 acres	2 parcels
9. Union Planters Bank Trustee	4.05 acres	1 parcel
10. Alexander Management	<u>3.71 acres</u>	<u>1 parcel</u>
TOTAL, Top 10	73.34 acres	128 parcels

(41.0% of all acreage, 20.6% of all parcels)

- The ten largest parcel owners are:

1. City of East St. Louis	6.45 acres	64 parcels
2. Leo & Jo Properties LLC	2.29 acres	29 parcels
3. Top Metal Buyers, Inc.	4.62 acres	24 parcels
4. BDC Realty & Investments, Inc.	1.86 acres	18 parcels
5. Bi-State Development Agency	9.13 acres	17 parcels
6. Galloway Properties, Inc.	0.91 acres	13 parcels
7. Church of God in Christ	1.10 acres	12 parcels
8. Cedric Taylor	0.85 acres	9 parcels
9. Willie J. Walker	0.80 acres	9 parcels
10. E.J. Sieron	<u>0.61 acres</u>	<u>9 parcels</u>
TOTAL, Top 10	28.61 acres	204 parcels

(16.0% of all acreage, 32.8% of all parcels)

Zoning Observations

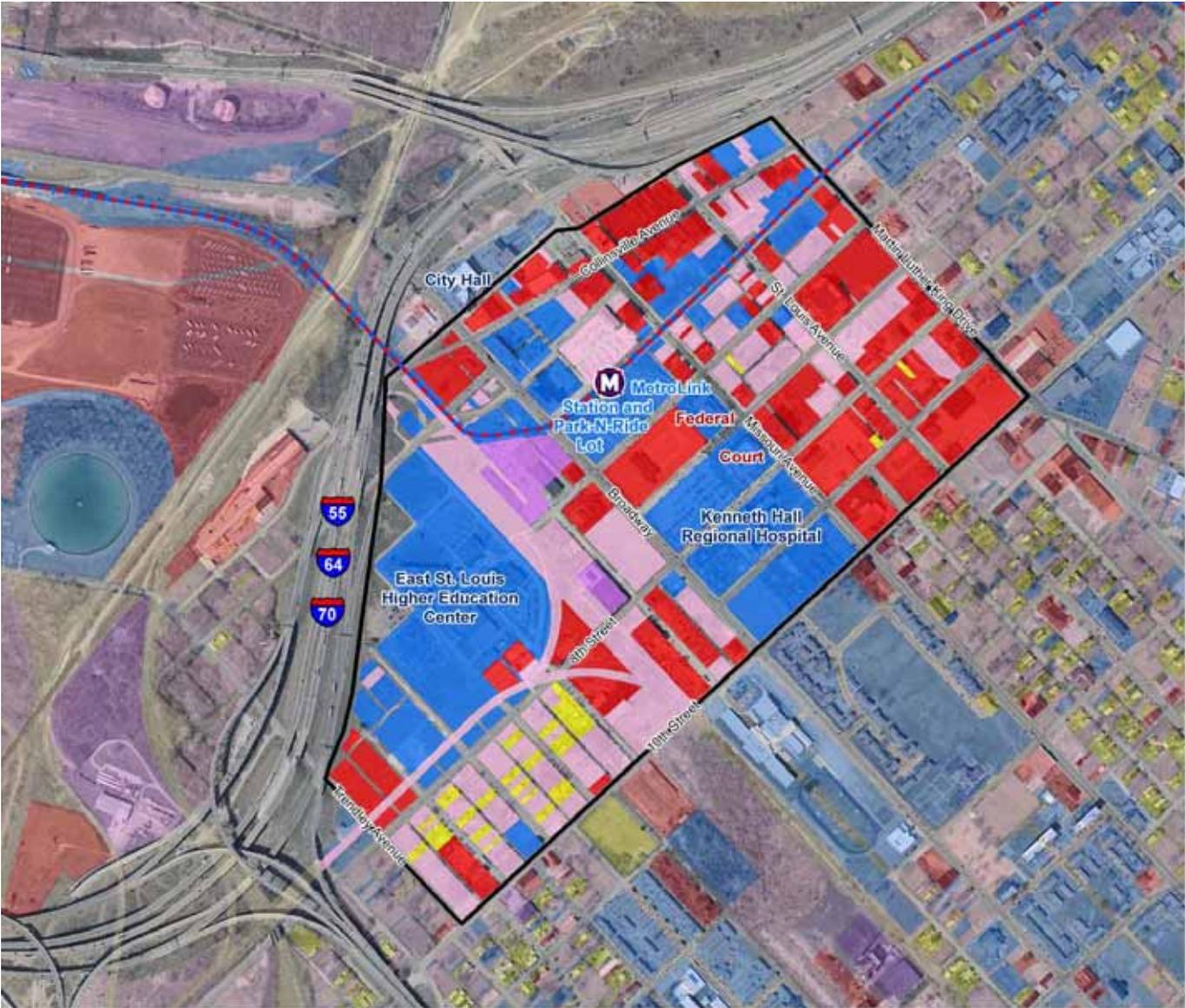
Zoning in the district is predominantly business related (Commercial, Industrial, and Central Business District). A four-block neighborhood is zoned Two Family at the south end of the District. Generally speaking, the zoning appears to have been based on a previous land use pattern and road network that has changed, particularly in the vicinity of the ESL Higher Education Center. Zoning Districts and their boundaries will need to be reviewed and revised based on the development goals of the Medical District.



East St. Louis Higher Education Campus (State of Illinois Community College)



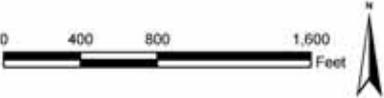
East St. Louis City Hall



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Land Use Categories

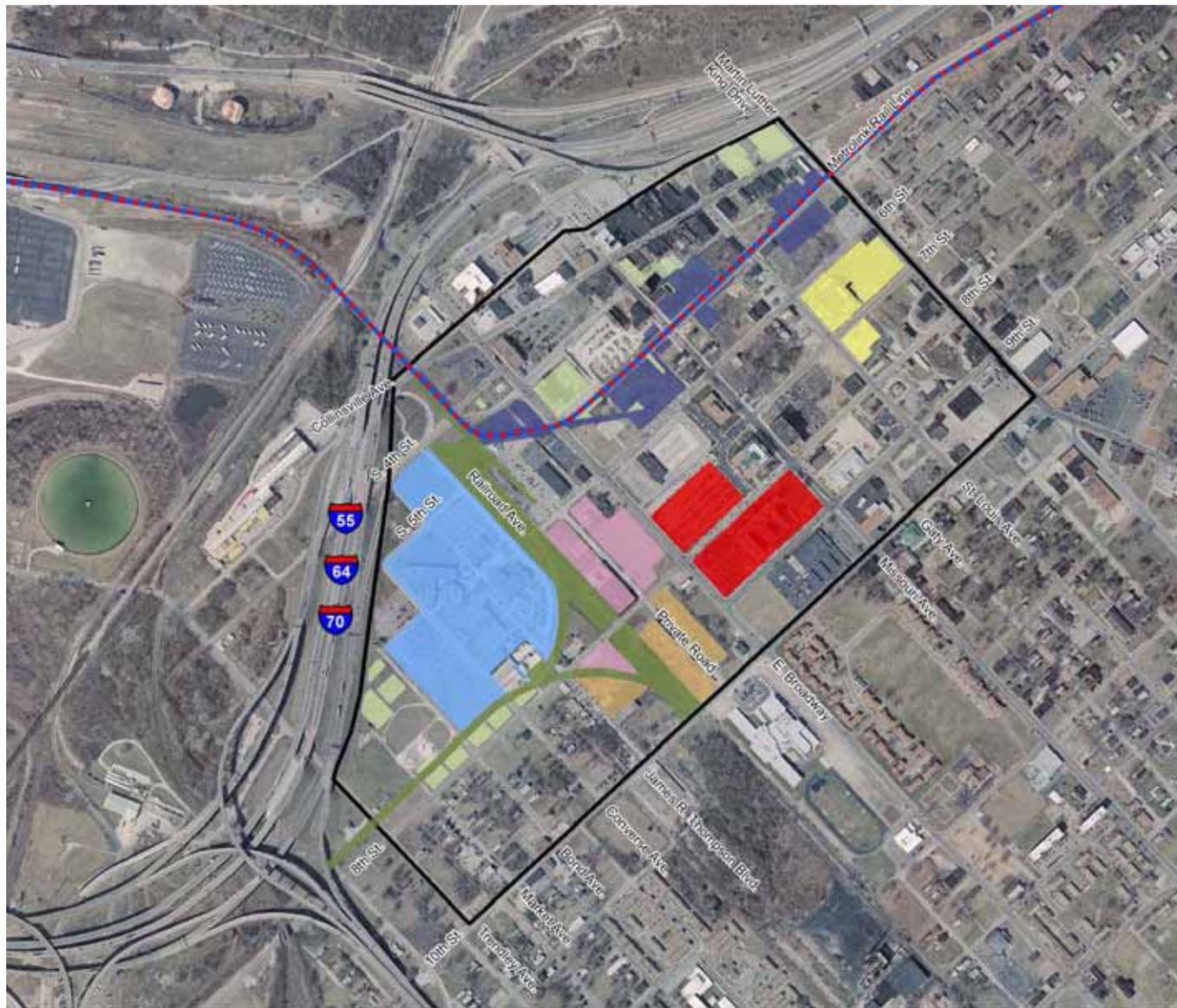
- Residential
- Commercial
- Industrial
- Transportation
- Government
- Vacant



**Mid-America Medical District
Master Plan**

**Existing
Land Use**

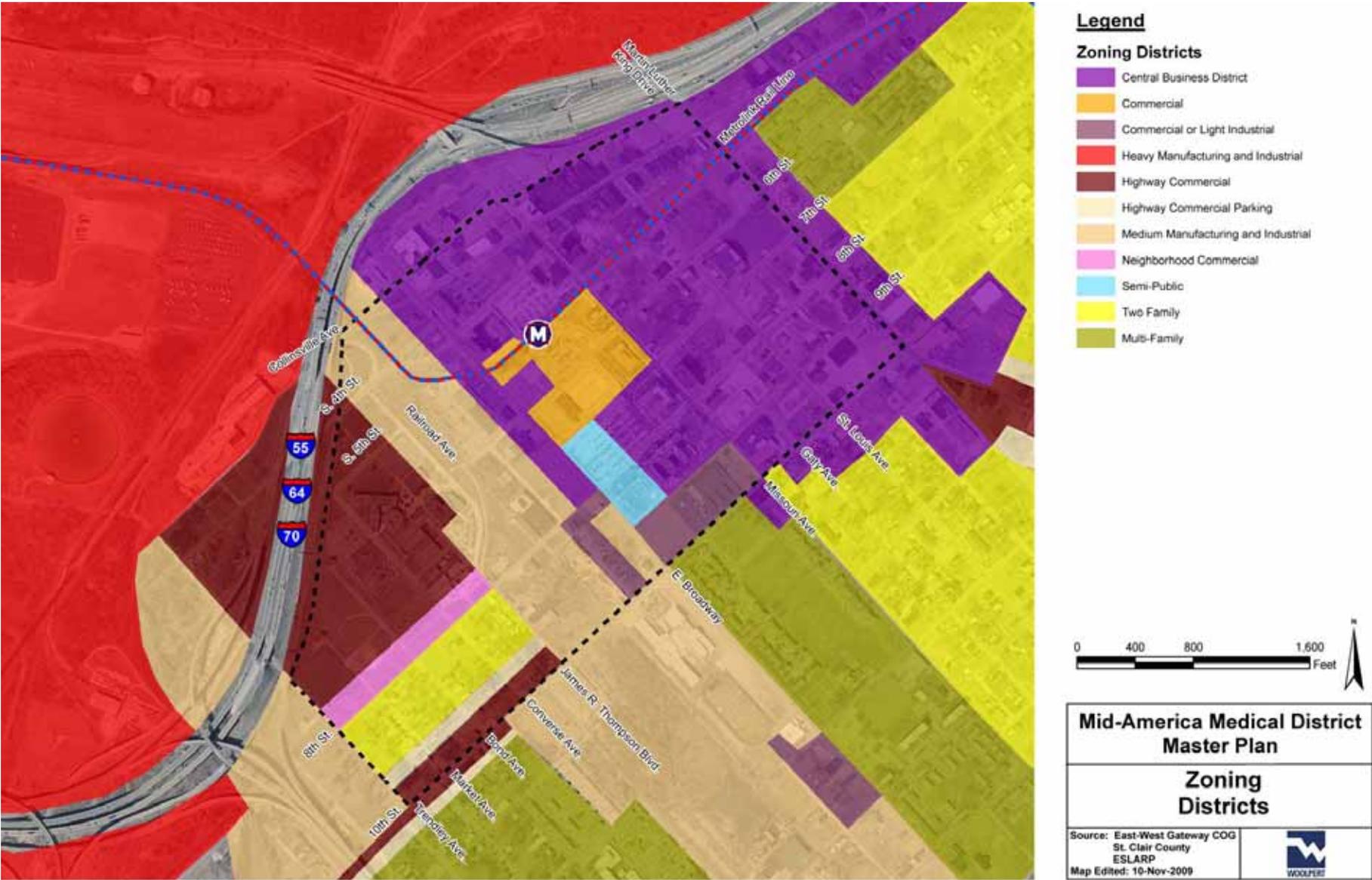
Source: East-West Gateway COG
St. Clair County
ESRI
Map Edited: 3-Nov-2009



- Legend**
- State of Illinois Community College (13.01 acres)
 - Southern Railroad (12.69 acres)
 - Bi-State Development Agency (9.13 acres)
 - St. Mary's Hospital (9.05 acres)
 - City of East St. Louis (6.05 acres)
 - E&A Holding Company (6.03 acres)
 - Top Metal Buyers, Inc. (4.62 acres)
 - Anad Temple (4.60 acres)



Mid-America Medical District Master Plan	
Largest Land Owners	
Source: East-West Gateway COG St. Clair County ESRI Map Edited: 30-Oct-2009	



Buildings and Grounds

In order to understand the physical conditions and redevelopment potential within the District, a planning level assessment of the existing buildings and grounds was performed. The assessments included windshield surveys and photographic documentation. The general exterior condition of the buildings and grounds and the potential for continued use or redevelopment was identified. Additionally, potential environmental issues observed during the assessment were noted.

The District was divided into assessment sub-areas (generally one city block) in order to keep the number of individual assessments to a manageable size. Buildings and lots were evaluated as either “Good”, “Fair”, or “Poor” condition using the following criteria:

Building Condition Assessment

- **Good Condition:** Appeared to be in well-maintained condition and having no exterior cosmetic or construction flaws facing public access or Right-of-Way.
- **Fair Condition:** Few minor flaws, chipping paint and similar conditions that require minor repair or maintenance.
- **Poor Condition:** Appearance of major flaws or structural deficiencies that could jeopardize the building systems and or require major rehabilitation to repair.

Lot Condition Assessment

- **Good Condition:** Well-maintained vegetation and improved surfaces with minor accumulation of debris or litter.
- **Fair Condition:** Moderately maintained with some litter and grouping of unkept vegetation or having accumulated debris that is capable of supporting pests and capable of being remedied with minor maintenance; adequate drainage.
- **Poor Condition:** Sign of no maintenance or accumulation of deleterious materials that can harbor pests and or materials that can cause injury; or having no vegetative cover or irregular surfaces that prohibit positive storm water drainage.

Based upon the evaluation of buildings and lots contained within, the entire sub-area (or city block) was then given an Overall Condition Rating of “Good”, “Fair”, or “Poor”. In some instances, a building showing a significantly different rating than the surrounding conditions within the sub-area was noted. In those cases, a sub-area was assigned more than one Overall Condition Rating.

The District has several isolated pockets of properties in “Good” condition. These are located primarily in the southwest corner near the East St. Louis Higher Education Center and in the areas surrounding the Kenneth Hall Regional Hospital and Federal Government Buildings. Other commercial areas throughout the District have generally deteriorated to “Fair” to “Poor” condition, with the exception of a few isolated properties that are in “Good” condition due to recent renovations or redevelopment. The “Fair” to “Poor” commercial areas should be considered prime candidates for demolition and replacement or redevelopment in place.

There are a significant number of blocks in the southwest corner of the District that are in very poor condition. These are primarily residential areas with some intermixing of commercial buildings that have severely deteriorated over the years. These areas are in great need of redevelopment into uses consistent with the goals and redevelopment strategies of the District.

Contributing Structures

Key contributing structures were identified as a part of the condition assessment. These structures represented a high potential for re-use and a positive contribution to the District’s goals and objectives. Factors influencing a structure’s potential contribution were present physical condition, current or potential use, and relative location within the District. Examples included the Behavioral Health Center and the East St. Louis Higher Education Center on 8th Street, the Windsor Medical Arts Building and Kenneth Hall Regional Hospital, various Federal, State, and local office buildings, and several other significant banks, offices, commercial buildings, and public institutions. A complete list of contributing structures is provided on the Buildings and Ground Assessment map. These structures can make an immediate and significant contribution to the quality of the District through their continued presence or redevelopment in place.



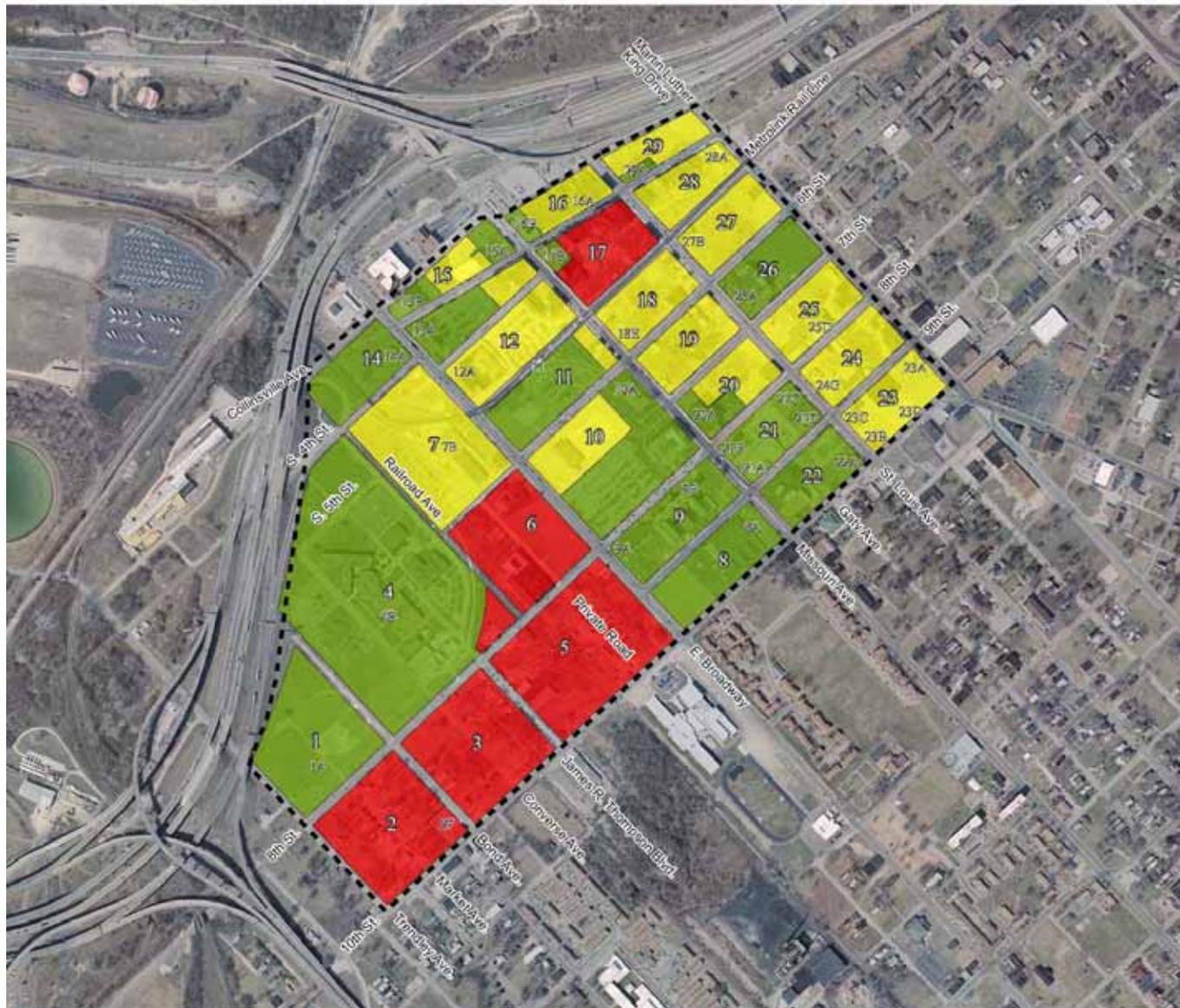
*United States District
Court for the Southern
District of Illinois*



*U.S. General Services
Administration Federal
Office Building*



*Local Commercial
Building*



Legend

Overall Condition Rating

- Good
- Fair
- Poor

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Assessment Sub-Area

Contributing Structures

- 1A The Comprehensive Behavioral Health Center
- 2F Church of God in Christ
- 4B East St. Louis Higher Education Center
- 7B Ameren Yard/Substation
- 8A U.S. Post Office
- 9A Windsor Medical Arts Building
- 9B Kenneth Hall Regional Hospital
- 10A U.S. General Services Administration Building
- 11 Metro Light Rail Platform/Bus Station
- 12A Broadview Hotel (Vacant)
- 13A Kenneth Hall State Office Building
- 14A First Bank
- 15A Associated Bank
- 15E Vantage Credit Union
- 16A Commercial Buildings (Partially Vacant)
- 16B First Illinois Bank
- 17B Mixon Insurance
- 18E Spivey Building (Vacant)
- 20A AT&T Office Building
- 21A Department of Human Resources
- 21B Restaurant (Sandy's BBQ)/Retail
- 21C Restaurant (Vacant)
- 21D Restaurant (BND BBQ)
- 22A Restaurant (Popeye's)
- 23A-D Commercial Buildings (Partially Vacant)
- 24G Commercial Building (Studio 618)
- 25D Southern Cross Masonic Lodge
- 26A Aina Temple
- 27B Commercial Building (ESL Intervention)
- 28A Commercial Building (Convenience Store)
- 29A Commercial Building (Vacant)

0 400 800 1,600 Feet

Mid-America Medical District Master Plan

Buildings and Ground Assessment

Source: East-West Gateway COG
St. Clair County
ESRI
Map Edited: 01-Nov-2009

Public Utility Infrastructure

The utility infrastructure assessment began with contacting all public and private utility companies with known facilities within the District. The following utility companies provide services within the District and were contacted:

- Illinois American Water Company (Water)
- City of East St. Louis / Metro East Sanitary District (Storm and Sanitary Sewer)
- Ameren-IP (Electric)
- Ameren-CIPS (Natural Gas)
- Charter Communications (Cable TV and Telecommunications)
- AT&T (Telecommunications)

Representatives from the utility companies were contacted and questions presented regarding their facilities with respect to current conditions, excess capacity, and future plans. The following is a summary of the information gathered from each utility company.

Water Service

Water service within the District is provided by Illinois American Water Company through an interconnected distribution system generally following the street grid layout. Water service piping ranges from 20-inch to 6-inch diameter and includes ductile iron, cast iron pipe, asbestos cement pipe, and galvanized steel pipe.

All areas within the District have a typical level of water service to meet normal domestic and fire protection requirements of low density residential and commercial districts. All blocks have a minimum 6-inch water main in the street. Additionally, there are several large water mains in the northwest and southwest edges of the District that could be extended further into the District as redevelopment strategies emerge. It is possible that a new 10-inch to 12-inch water main may be required to replace the existing 8-inch main on 10th Street from Broadway to Dr. Martin Luther King Drive to provide an increase in capacity at the northeast corner of the District. This type of localized upgrade may also be required as specific water demands are identified in the District.

Sewer Service

Sewers within the District are owned and maintained by the City of East St. Louis. Sewer utilities within the District consist primarily of combined (storm and sanitary)

sewers. The sewer system layout generally follows the street grid layout. Sewers range in size from 8-inch to 66-inch diameter. There is no known storm water or sanitary sewage pumping station located within the District boundaries. The sewer trunk lines continue beyond District boundaries to the East St. Louis Storm Water Pump Station at the American Bottoms Treatment Plant.

Although specific information on the age and condition of the sewers within the District was not available, site observations indicate significant repairs are needed to many of the storm drainage inlets along streets and public thoroughfares. Additionally, it has been documented that many areas within the City of East St. Louis experience localized flooding due to the age and poor condition of the sewer system within the community. It is anticipated that many of the sewers within the District suffer from the same deteriorated conditions due to their age and lack of funding for maintenance and capital improvements.

Future redevelopment should anticipate required upgrades to the existing sewer infrastructure, including the possibility of new privately owned and maintained storm water or sanitary lift stations.

Electric Service

Electric service within the District, provided by Ameren-IP, is fed primarily from a 35KV substation (Broadview Substation 338) at the Ameren facility at 6th and Missouri Avenue. This substation provides 4KV 3-phase and single-phase power throughout the District. Distribution is primarily overhead with some isolated locations where underground service is provided to pad mounted transformers.

Representatives from Ameren indicated that the age of their facilities could not be determined, but there are no known problems or deficiencies. Capacity for future growth is dependent on the future total loads and geographic location. However, the presence of an existing Ameren substation within the District boundaries provides an economical opportunity to upgrade the power distribution within the District as specific electric demands are identified.

Natural Gas Service

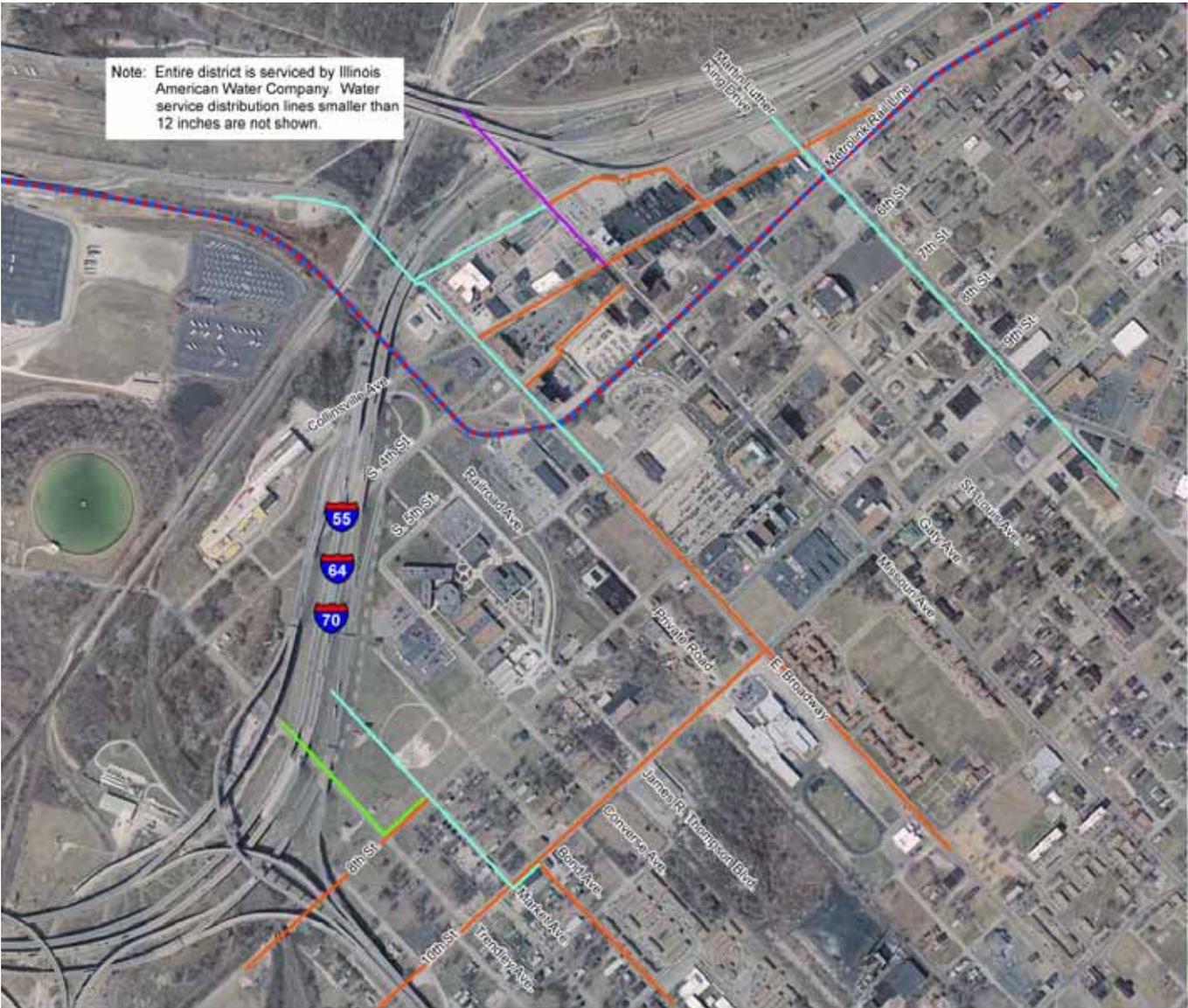
Natural gas distribution within the District, provided by Ameren-CIPS, consists primarily of welded steel pipe for mains 4-inches and larger and steel or plastic heat fused pipe for mains less than 4-inches. The distribution pressure is approximately 60 psi.

Gas utility maps showed that the age of the distribution pipe varies by geographic area with some larger pipe being 45 years or older. Utility company representatives indicated that expected service life for steel gas pipe is approximately 75 years. No distribution system deficiencies or known problems were identified.

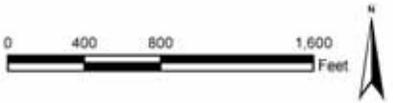
There are presently limited gas mains on 10th Street from Dr. Martin Luther King Drive to Trendley Avenue. Redevelopment of the eastern side of the District may require a new main in 10th Street to interconnect the gas mains in Martin Luther King, Broadway, and Trendley. Additionally, the gas lines in the southwest corner of the District (in old residential areas) are generally 2-inches or less. If this area is redeveloped as some use other than single family residential (higher density residential or commercial such as office complex or medical facility), upgrades to the gas system will likely be required.

Telecommunications

AT&T security policies prevented the release of any utility maps for the District. However, they did provide a general description of the location of their major utility duct banks and conduits. Charter Communications also has communications facilities within the District, but did not respond to requests for utility base maps. Because of the presence of overhead electric distribution, connections to existing telecommunication duct banks should be easily obtainable.



- Legend**
- 24 in Water Main
 - 20 in Water Main
 - 16 in Water Main
 - 12 in Water Main

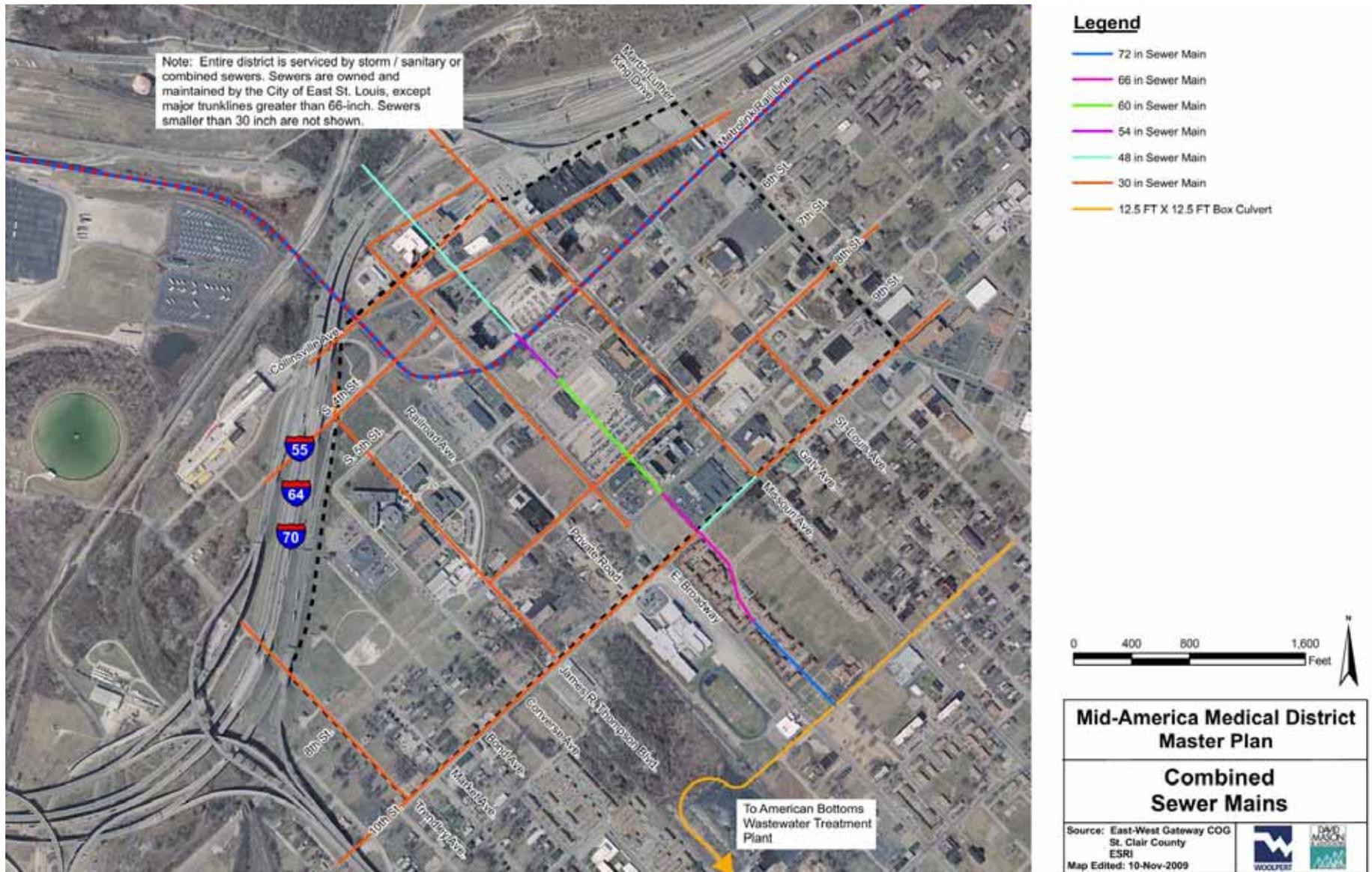


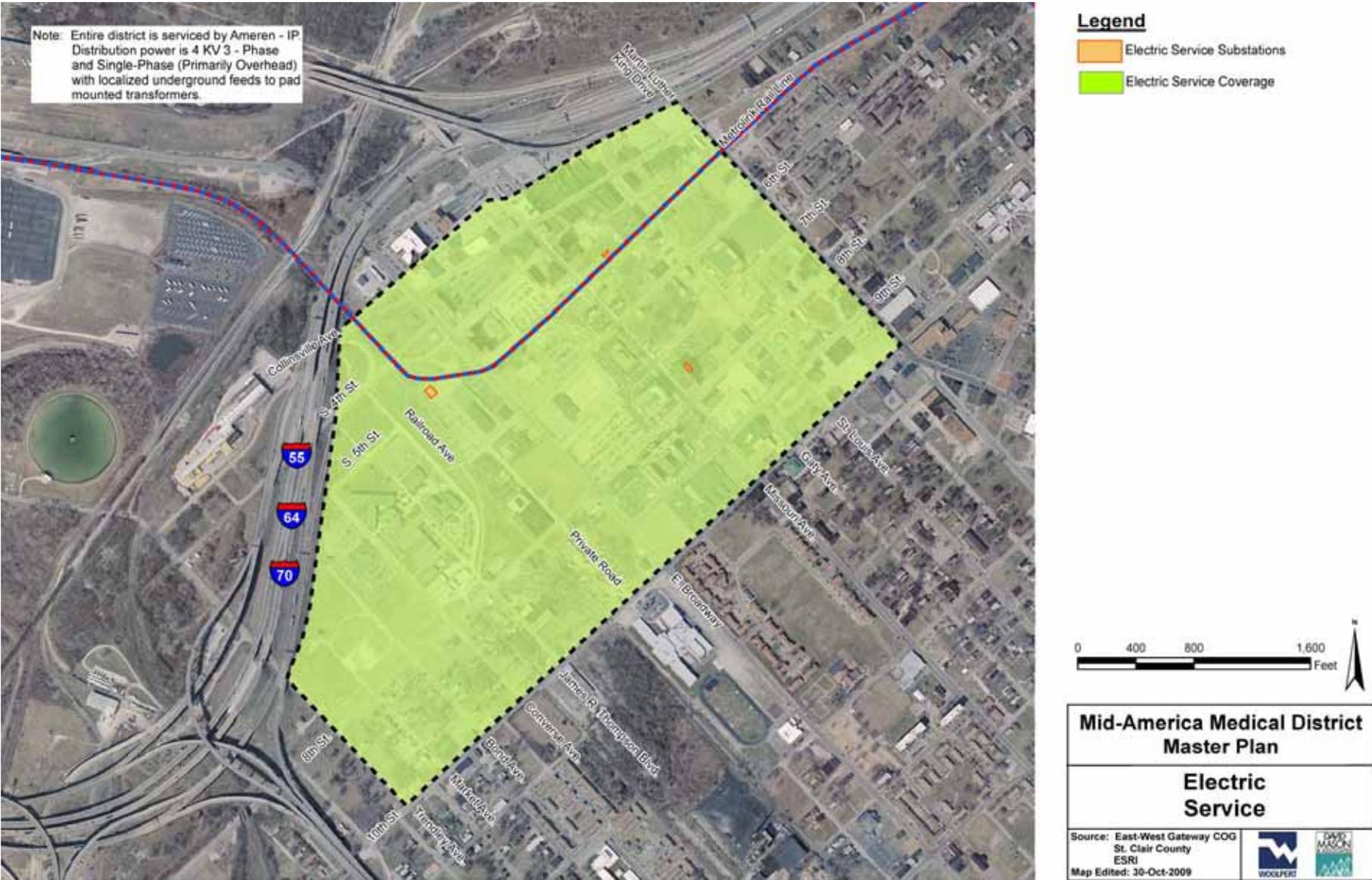
**Mid-America Medical District
Master Plan**

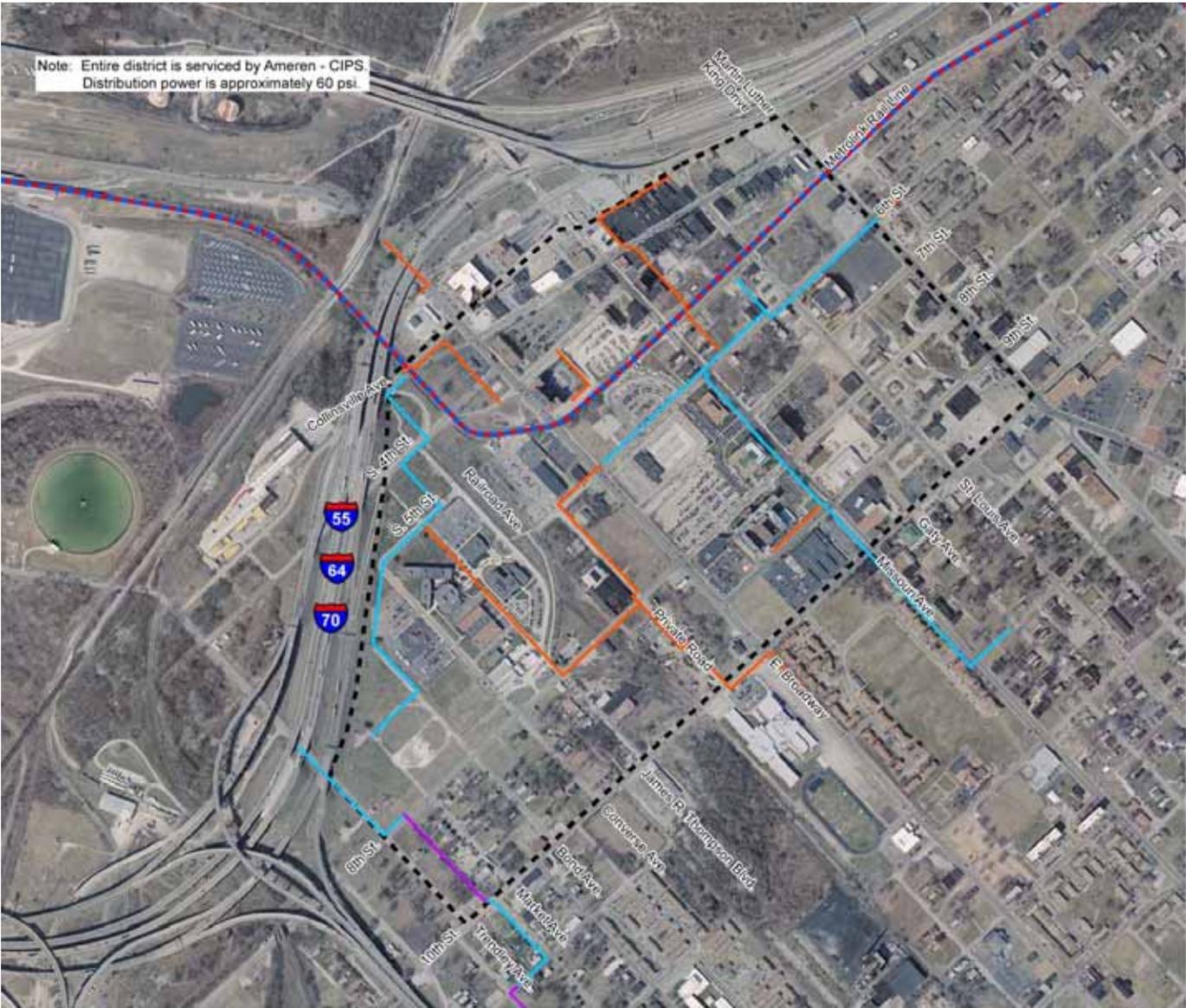
**Water Service
Mains**

Source: East-West Gateway COG
St. Clair County
ESRI
Map Edited: 29-Oct-2009



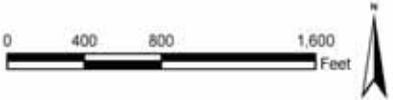




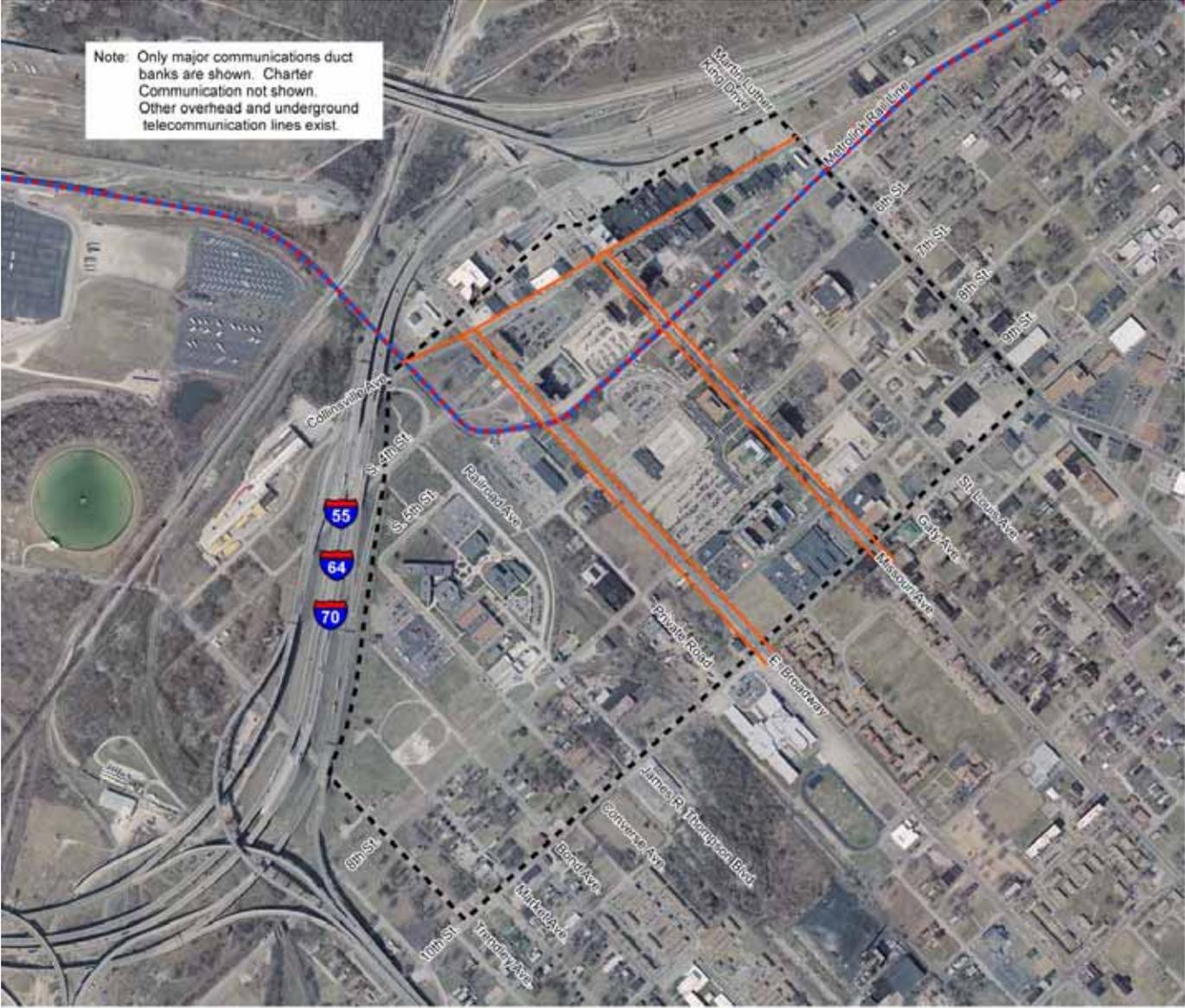


Legend

- 8 in. Gas Main
- 6 in. Gas Main
- 4 in. Gas Main



Mid-America Medical District Master Plan	
Gas Service Mains	
Source: East-West Gateway COG St. Clair County ESRI	
Map Edited: 10-Nov-2009	



Legend
 — AT&T Duct Banks



**Mid-America Medical District
 Master Plan**

**AT&T Communications
 Duct Banks**

Source: East-West Gateway COG
 St. Clair County
 ESRI
 Map Edited: 10-Nov-2009



Transportation Systems

An inventory and evaluation of the transportation systems within the District was conducted. Preliminary data collection included gathering information on the functional classification and Annual Average Daily Traffic (AADT) on District roadways. In general, the District is uniquely-served by a network of interstate, arterial, collector, and local streets. Traffic on the peripheral interstate (I-64/55/70) averages more than 90,000 vehicles per day, while the primary arterials (Broadway, Missouri Ave., and MLK Drive) within the District average 5,000 to 10,000 vehicles per day.



Condition assessments also were made of pavements, curbs and gutters, and sidewalks within the District. Conditions were evaluated as “Good”, “Fair” and “Poor” for each system. The condition of the pavements, curbs and gutters, and sidewalks varied significantly throughout the District, with arterial and collector streets generally being in better condition than local roads. However, it was noted that numerous curb and gutter replacement and roadway resurfacing projects were underway during the site investigations.

Major arterial streets such as Broadway, Missouri, and Collinsville Avenues are in the best condition. Broadway was being roto-milled and asphalt over-laid at the time of the site inspections. Street and sidewalk conditions elsewhere in the District closely reflect the condition rating of the adjoining properties; that is, properties in good condition generally have better streets and sidewalks along their frontage while properties in fair to poor condition have lower rated streets and frequently no sidewalks. The poorest roadways and sidewalks are located in the southwest corner of the District in the old residential neighborhoods. Redevelopment plans within the District should include roadway and streetscape improvements appropriate for the adjoining redevelopment.

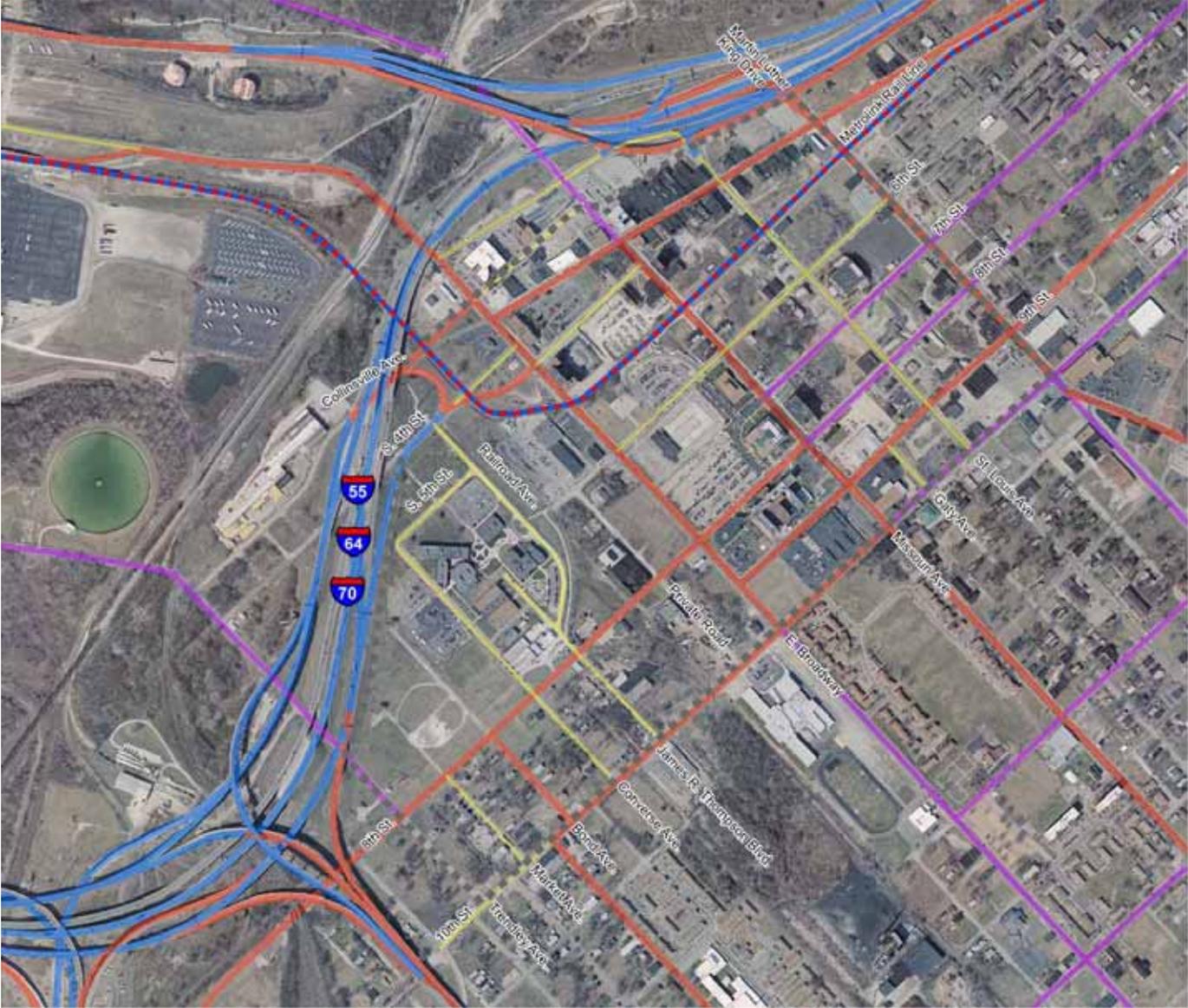
The District is bounded on one edge by the I-64/55/70 interstate highway corridor, with convenient access to and from the interstate highway system. The District also has excellent connectivity to the region by public transportation including the MetroLink Light Rail and MetroBus systems. Railroads, once a prominent feature within this area of East St. Louis, were discontinued. All that now remains are remnant parcels and rails along Railroad Avenue and west of 8th Street.



MetroLink Light Rail System Serving the Medical District

MetroLink Fifth and Missouri Station





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Functional Classification

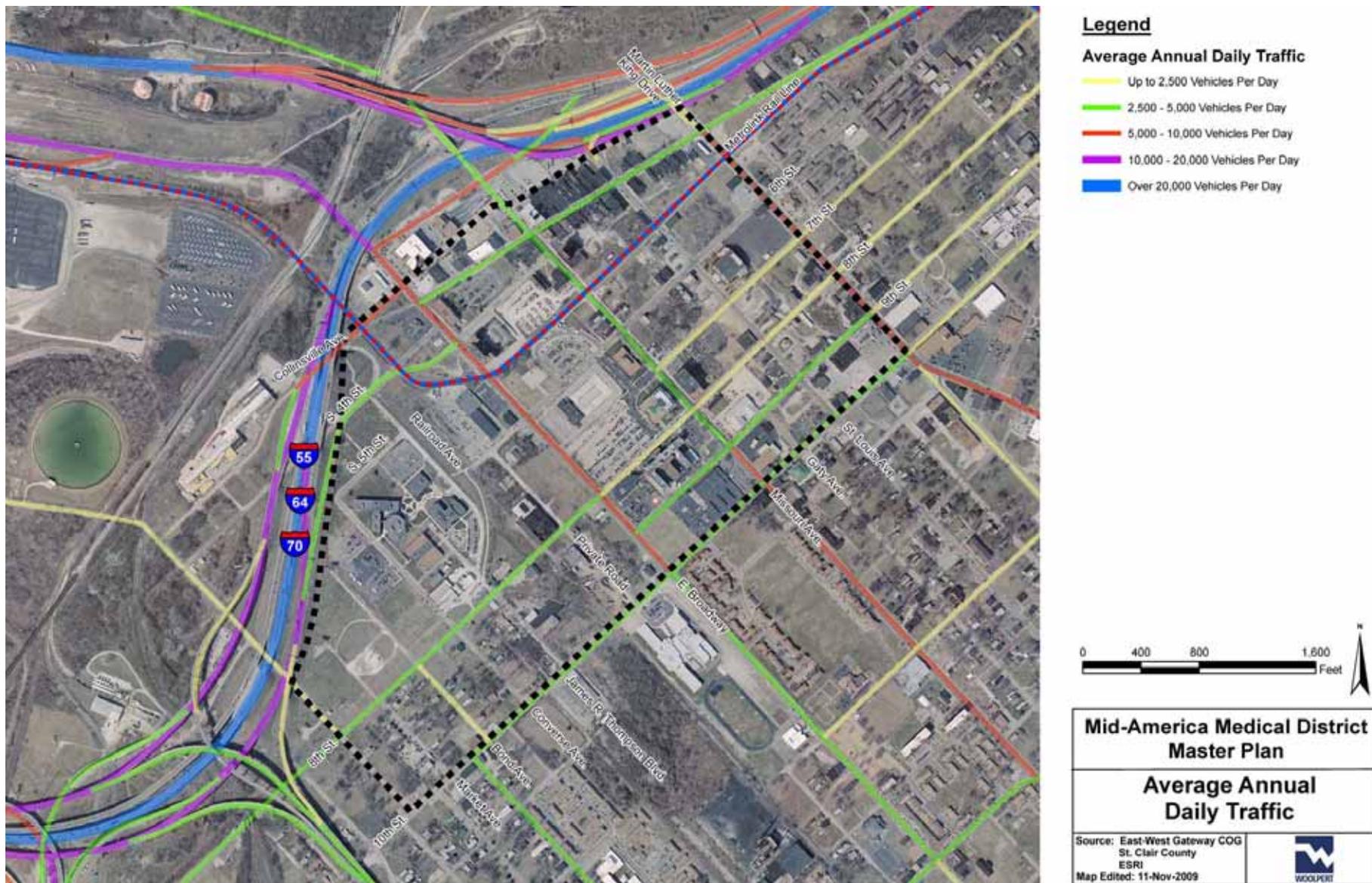
- Interstate
- Arterial
- Collector
- Local Street

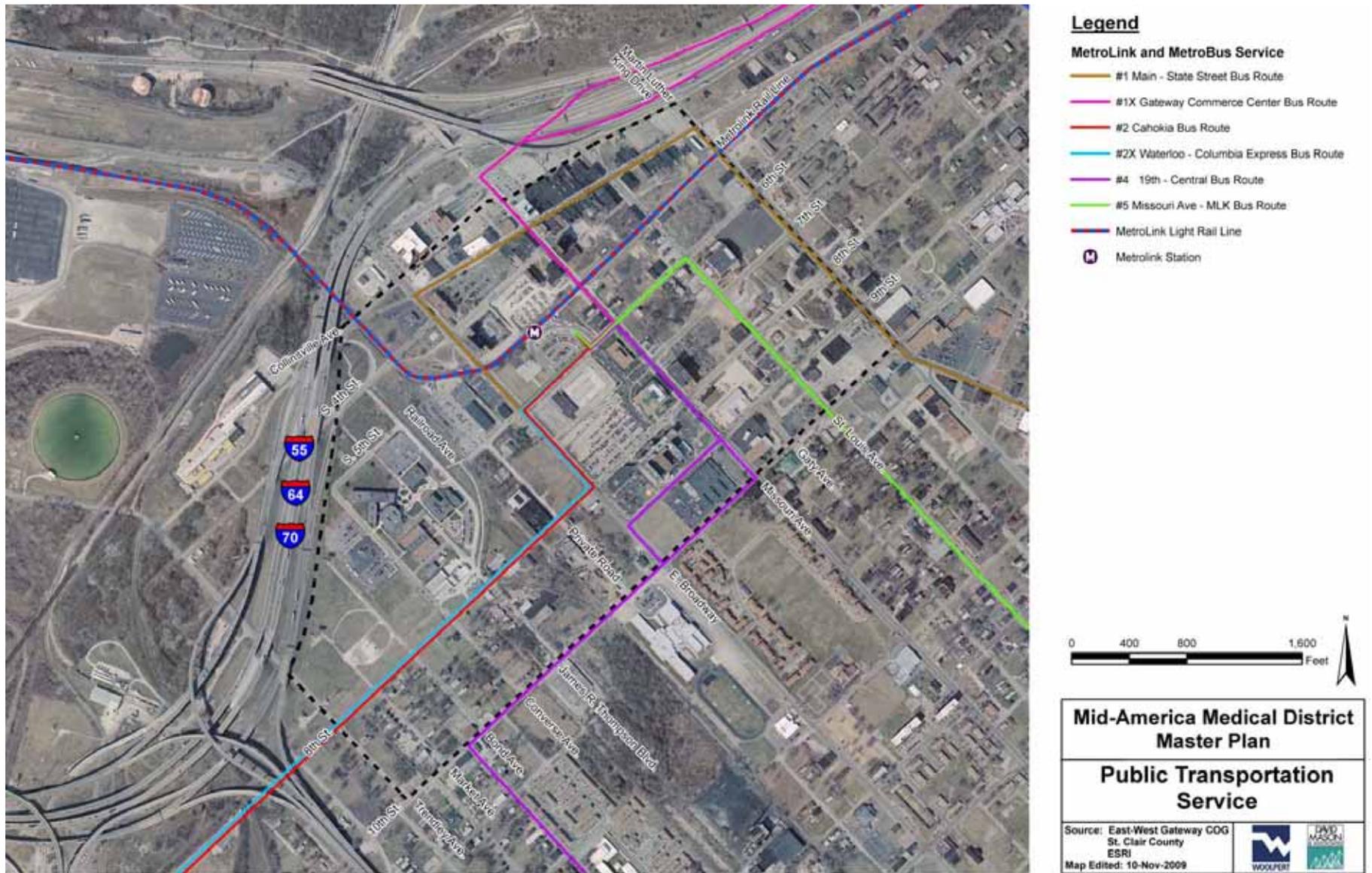


**Mid-America Medical District
Master Plan**

**Functional Roadway
Classification**

Source: East-West Gateway COG
St. Clair County
ESRI
Map Edited: 30-Oct-2009





Natural & Man-Made Environmental Constraints

Natural Environmental Constraints

According to the Federal Emergency Management Agencies' Flood Insurance Rate Maps (FIRM), the entire District is located within the newly designated category of "SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". The definition states: "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE." Within the Medical District, Zones AR and AH apply.

The entire District is classified as within Zone AR—Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood. This refers to the Mississippi River levee system which was decertified by the Corps of Engineers and is in the process of being evaluated for potential solutions and funding mechanisms to recertify the system.

In addition, a large portion of the area between Missouri Avenue and MLK Drive within the District is classified as within Zone AH. Zone AH denotes areas where flood depths of 1 to 3 feet (usually areas of ponding) can occur. A very large area immediately east of the District, just east of 10th Street and running the entire length of the District, is also classified as within Zone AH.

Man-Made Environmental Constraints

A search of environmental records was performed by Environmental Data Resources, Inc. (EDR), for this Master Plan. The report was completed in September of 2009, and was comprised of research from local, State and Federal environmental agencies' databases. Findings from the report provided information concerning existing registered underground tanks and their condition, Brownfield sites, and entities within the District which are considered hazardous material generators.

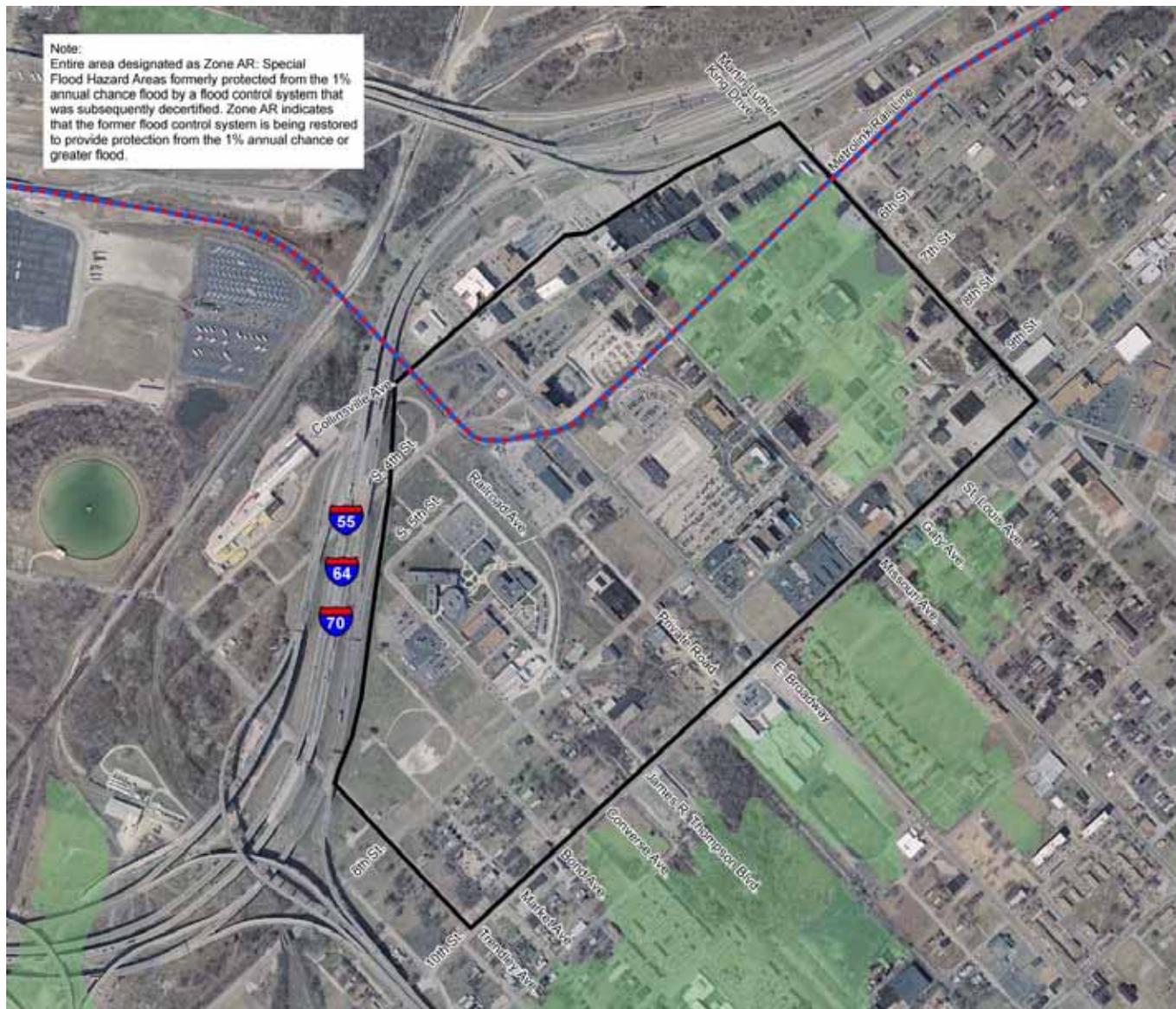
From the records, there are 33 registered underground tanks within the District which are owned by private businesses, utility companies, and government agencies. The tanks are mainly used to store gasoline, diesel and fuel oils. Of these 33 registered tanks, nine (9) are known to be leaking.

The location of Brownfield sites within the District were found between the 300 and 500 Blocks of East Broadway. Brownfield sites are properties which show the presence or potential presence of a hazardous substance, pollutant, or contaminant. This factor complicates the redevelopment process of these areas due to the potential for cleanup, removal, and decontamination of the area, which can be a costly undertaking, prior to new construction on the site.

In addition, nine (9) entities within the District are known to be producers of hazardous materials and are classified as hazardous material generators. These producers are varied types and range from hospitals and schools to solvent companies, dry cleaners and automotive repair businesses. Most of the hazardous material generated is in the form of organic compounds which are easily absorbed by humans and wildlife from the air or water and can be detrimental to their health. These hazardous material producers are closely monitored by local, State and Federal environmental agencies to help prevent any discharge into the local environment.

As redevelopment strategies are finalized for the District, the location of underground storage tanks, Brownfield sites, and hazardous materials producers need to be considered. Consideration also should be given to the type of hazardous material producers. For example, an automotive repair facility will typically have a higher risk of contamination than a dry cleaner.

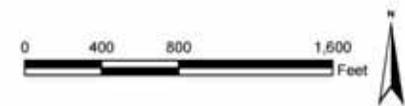
Another potential environmental constraint will be Asbestos Containing Materials (ACM's). These materials will likely be present in most of the older structures that are demolished to make way for redevelopment. Development costs should include provisions for further environmental testing and cleanup of suspected or known contamination, including removal of underground storage tanks, soil remediation, and abatement of ACM's.



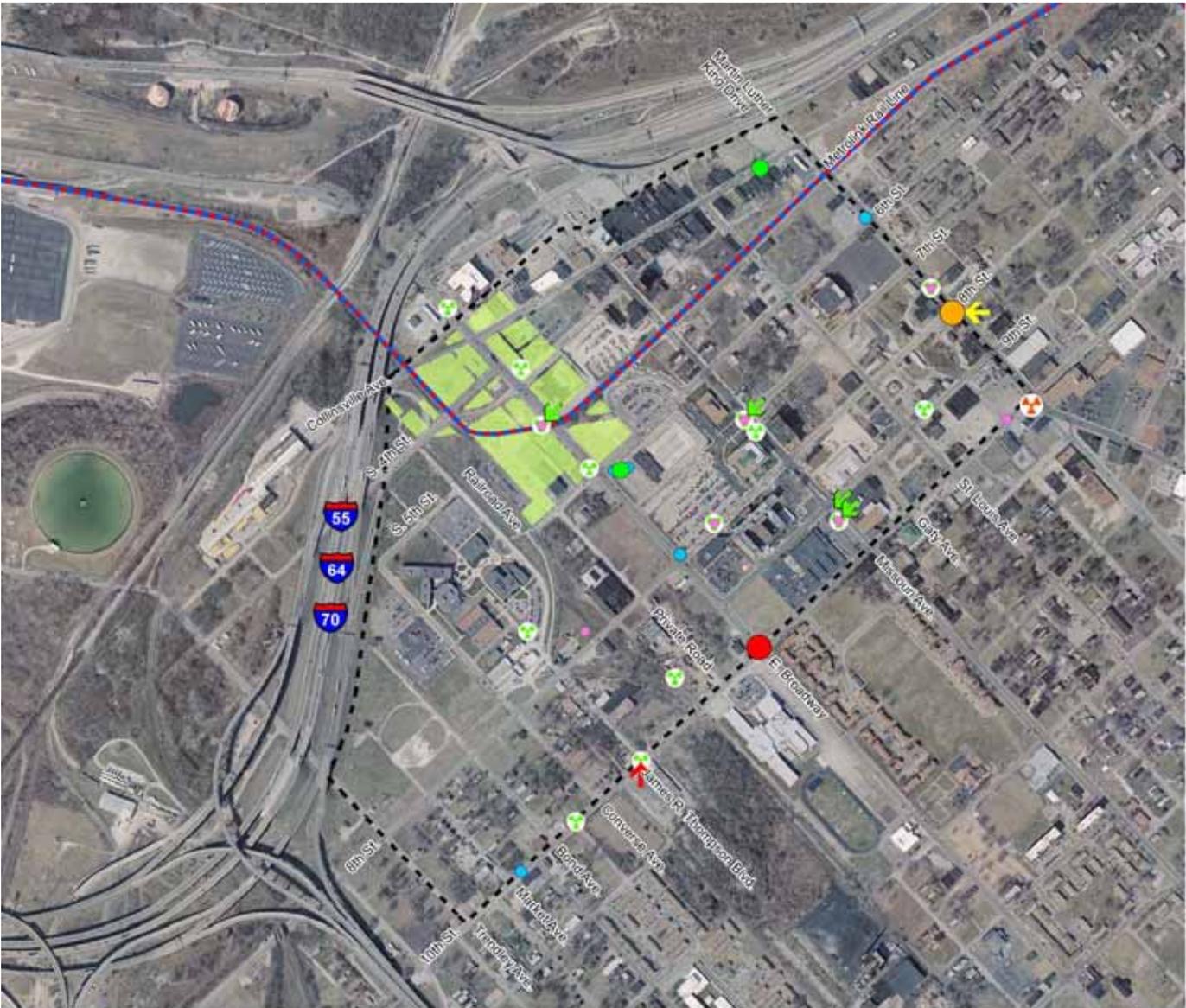
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Zone AR/AH

Zone AR/AH: Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.



Mid-America Medical District Master Plan	
Flood Hazard Areas	
Source: East-West Gateway COG St. Clair County ESRI	
Map Edited: 10-Nov-2009	



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Registered Underground Tanks

- 1 UGT
- 2 UGT
- 3 UGT
- 5 UGT
- 7 UGT

Leaking Underground Tanks

- 1 LUGT
- 2 LUGT
- 3 LUGT

Hazardous Material Generators

- Large Quantity Hazardous Material Generator
- Small Quantity Hazardous Material Generator

Brownfield Parcels

0 400 800 1,600 Feet

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**Environmental
Constraints**

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