

PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

Historic Preservation
and Green Building
Meet in New Transit Center

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Partnerships

Sustainable Communities Case Study:

PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

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Historic Preservation and Green Building Meet in New Transit Center

To prepare for new intercity train service slated to begin in 2014, the city of Moline and MetroLINK, the regional transit provider, are working to transform an old warehouse into the **Moline Multimodal Station**. The station will house Amtrak service that will reconnect the Quad Cities to Chicago—and, eventually, to Iowa City, Des Moines, and Omaha—and should spark development opportunities in downtown Moline. The Moline station will include new construction as well as green renovation of the historic O'Rourke Building on a brownfield site. The project is receiving funding and expertise from the Partnership for Sustainable Communities, the Illinois Department of Transportation, and the city of Moline.

The multimodal station, which will include the train station and the adjacent existing bus station, will help residents and visitors travel more easily between the Quad Cities and Chicago and other destinations. It will contain Amtrak facilities on the ground level and private development on the upper floors. Complete build-out of the station area will include \$100 million in housing, commercial office space, parking garages, and hotel space.



The proposed Quad Cities Amtrak Station will ease travel between the Quad Cities (Davenport and Bettendorf, Iowa; and Rock Island, Moline, and East Moline, Illinois), Chicago, and other destinations. Image courtesy of Renew Moline.



"Seventeen years working in government and this was the first time I had DOT, the Federal Highway Administration, the Federal Transit Administration, HUD, and EPA in the same room at the same time talking about the same projects in a coordinated and efficient way."

—Heather Roberts, Business Development Coordinator, MetroLINK

MOLINE, IL

The Power of Partnership

"Providing federal funds for facilities like this one in Moline can reduce our dependence on oil, relieve congestion, and improve air quality," says Therese McMillan, deputy administrator of the PTA, which administers a DOT TIGER II grant that funds the project. "This facility will let people keep more of their hard-earned money in their pocket instead of spending it at the gas pump." Locating homes near the transit center also gives residents more options for commuting to work and running errands. To provide more downtown housing options, a HUD Neighborhood Stabilization Grant is being used to rehabilitate the nearby historic Washington Square Apartments.

Because the building is in the Moline Downtown Commercial Historic District, redevelopment must follow historic preservation guidelines to receive a tax credit. At the same time, the city's green building requirements call for LEED Silver certification. These potentially conflicting requirements could deter developers unfamiliar with navigating such a complex project. EPA worked closely with PTA, the city, and MetroLINK to clear this hurdle. EPA provided assistance by developing case studies of successful green preservation projects, offering templates for Moline to follow. The Delta Institute, an EPA grantee, provided a green building readiness evaluation, which included a LEED certification strategy. MetroLINK and the city provided these materials

to developers in a workshop that illustrated how to use historic preservation guidelines and tax credits while achieving LEED certification. This support was instrumental in helping PTA move the project forward without delays. Construction on the project is expected to begin in August 2012.

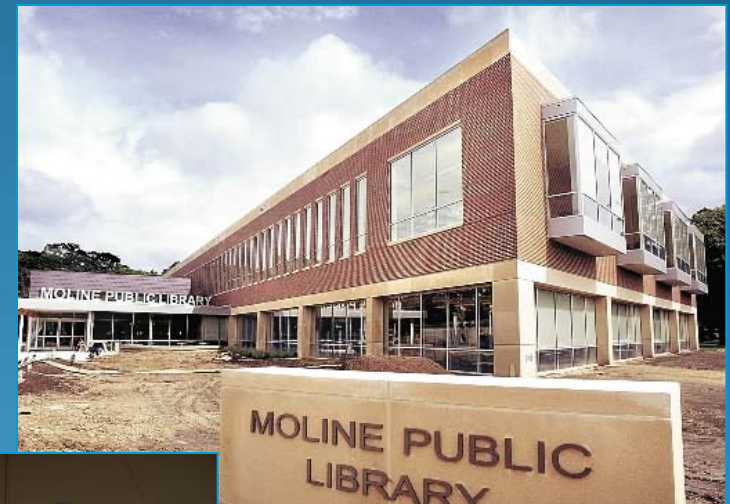
"If it weren't for the Partnership, EPA would not have been in a position to help us with our TIGER II project," says Heather Roberts, business development coordinator for MetroLINK. "We are committed to attaining a LEED Silver certification or better on our project. This goal was made so much easier because of the coordinated discussion between DOT and EPA."

This case study appears in *Three Years of Helping Communities Achieve Their Visions for Growth and Prosperity*, a report of the Partnership for Sustainable Communities, June 2012. Learn more about the Partnership at www.sustainablecommunities.gov.

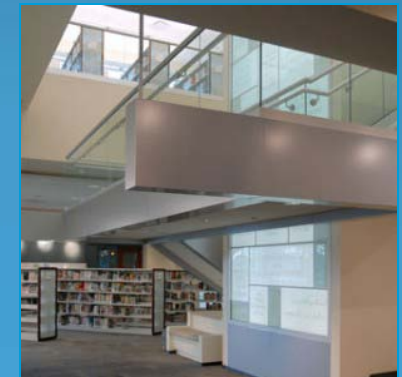
www.sustainablecommunities.gov/pdf/studies/ PAR_case_studies_moline_il.pdf



The City leads by example . . .



The most recent City buildings are LEED Certified.

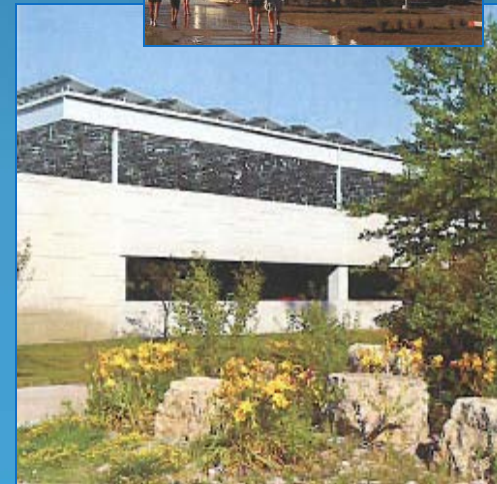
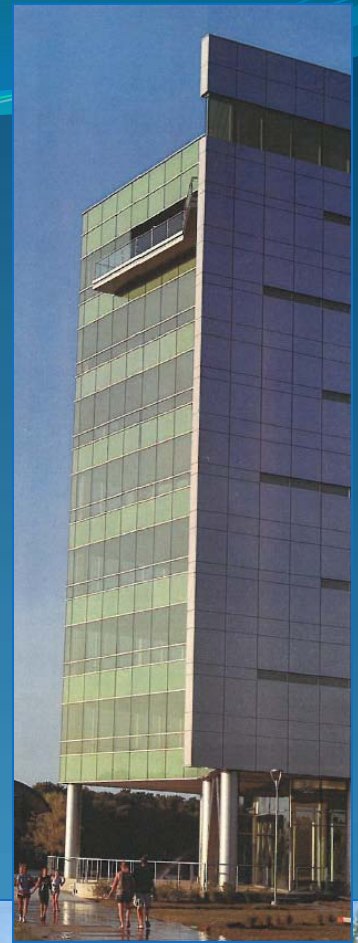


KONE Centre
Sustainable by Design



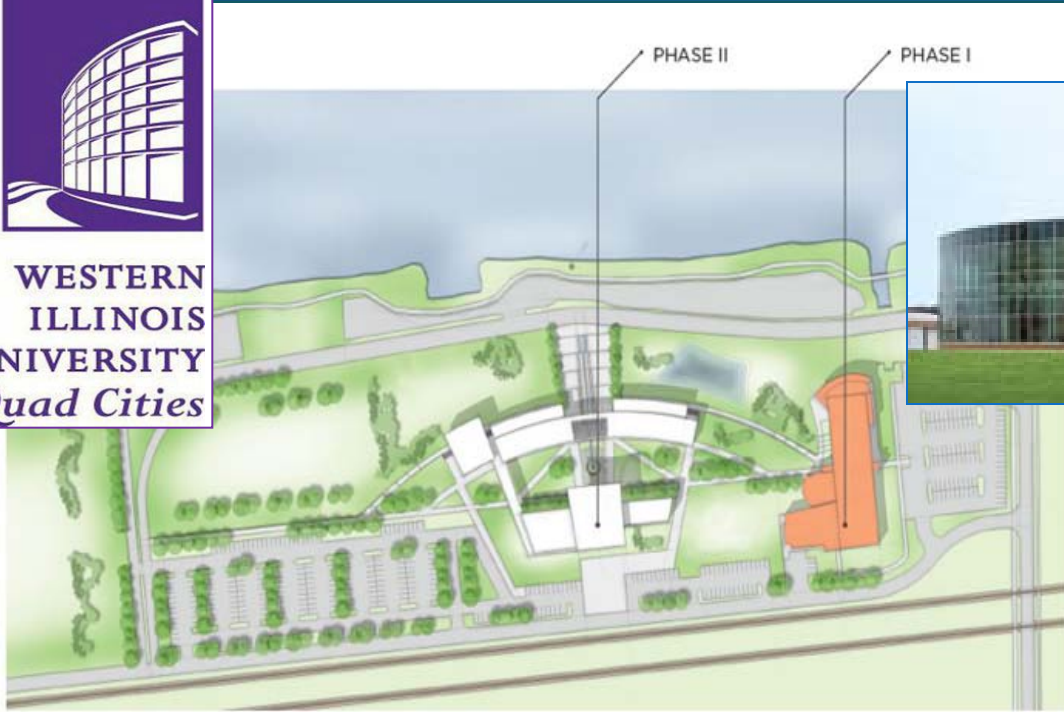
LEED Platinum – Core & Shell First in Illinois

- 30% energy savings
- Solar panels produce 388,000 kw annually
- Brownfield site
- Variant refrigerated flow air conditioning
- Bamboo paneling
- Water usage savings
- Recycled construction materials
- Natural sunlight with daylight views for 98% of the building





WESTERN
ILLINOIS
UNIVERSITY
Quad Cities



WESTERN ILLINOIS UNIVERSITY
Riverfront Campus Phases I + II

HOLABIRD & ROOT



Phase I (60,000 sf) is completed with GOLD LEED Certification

Phase II (90,000 sf) is designed with construction to start this Fall with completion in late 2014 and is also striving for GOLD LEED Certification.



Riverfront Development Project adjacent to the new WIU Campus

Phase I of the development calls for a student housing solution in combination with multiple retail tenants; including a regionally branded grocery store, a nationally branded pharmacy, and casual dining options.

Phase 2 of the Three Corners Master Plan calls for a market rate housing solution and expanded commercial retail, including additional dining and entertainment options. An education or government based office building is also envisioned.

Phase 3 calls for additional market rate housing and an entertainment/retail based destination anchored by a potential IMAX Theater venue. Financial Services and Healthcare facilities are also intended for this phase.

The green commons component of our design will feature an iconic pedestrian bridge connecting the development site to the riverfront, around which farmers markets could provide fresh produce on weekends and live performances could be held on special occasions. It is our desire that residents be able to enjoy city life year round, and feel engaged in an active community that can meet all of their needs.

**The first LEED Neighborhood
Development in the
Quad Cities**



Quad Cities Multi-Modal Station

The City has planned for the return of Passenger Rail for several decades and was diligent in seeking federal, state and local partners

\$16,000,00 in Federal, State and Local Funds targeted to the Multi-Modal Station with a total estimated investment of \$75,000,000. This on top of \$177,000,000 in High Speed Rail Funds to implement passenger rail service between Chicago and Moline

- The Moline Multimodal Station will work in partnership with the existing Centre Station and will be the key component of the transit-oriented development (TOD) and Green Enterprise Zone (GEZ).
- The new Amtrak service will connect the Quad Cities to Chicago.
- It will tie the new passenger service to the region's existing inter, intra, and regional bus service, pedestrian, bicycle, personal vehicles, taxis, water taxis, pedestrians, and shuttles to the nearby Quad Cities International Airport.



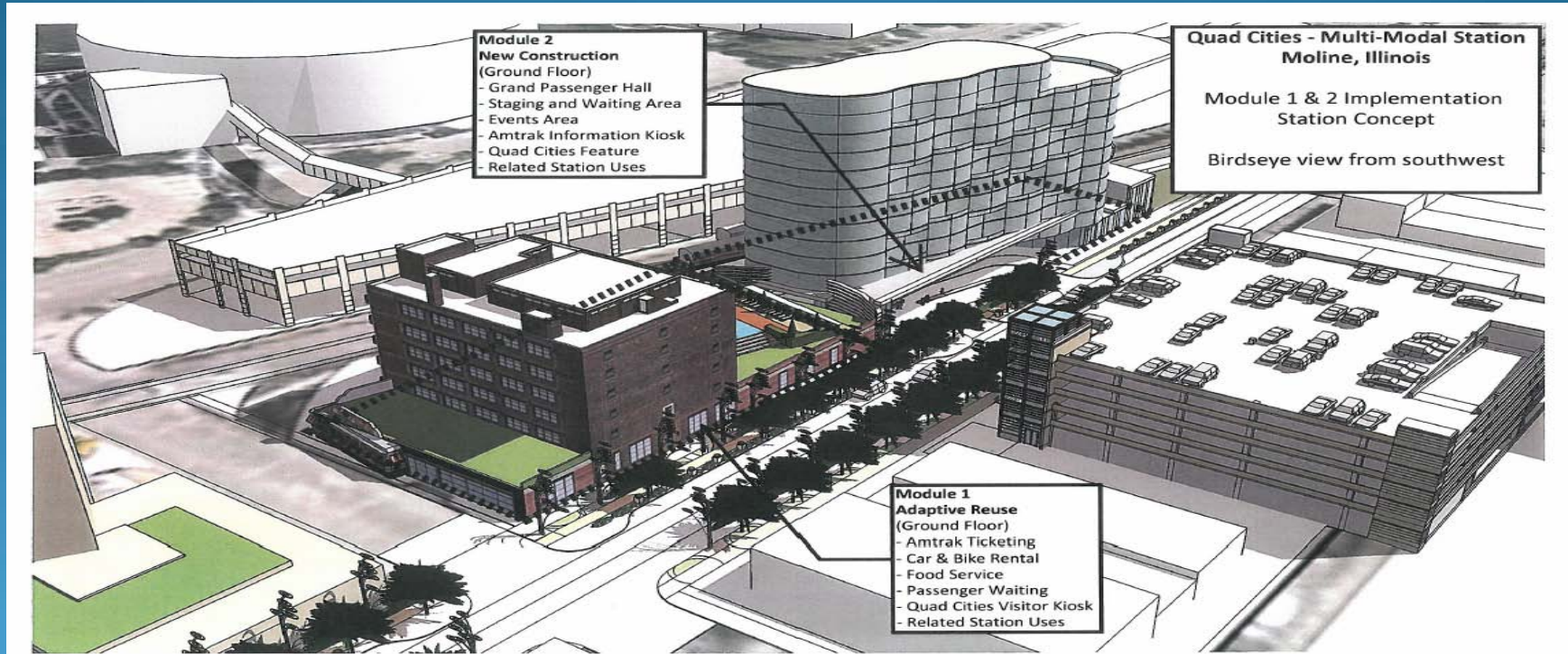
SEARS ROEBUCK WAREHOUSE

- Built in 1917 with a 1950 addition
- Six-story Art Deco brick warehouse
- Contributing structure in the Moline Centre Historic District



- EPA Case Studies: www.quadcitiesmultimodal.com
- identified - transit related historic – green renovations

The City, MetroLINK and Renew Moline are currently seeking a developer to complete the private development within the identified transit oriented development area. It is anticipated this will be finalized by the end of 2012.





Financial District Properties/Ryan Companies/HOK are designing and building a mixed use development west of 12th Street. This project includes a 120,000 sf office building, additional commercial, retail and restaurant space and a 600 space parking deck.

NEXT STEPS:

- Private developer solicitation
- Site demolition and environmental remediation
- Continue to design the public components of the project including the platform, station design, streetscape and connection to the adjacent transit center
- Coordination with the State of Illinois on High Speed Rail Grant implementation