

12th Annual

## New Partners for Smart Growth Conference

Building Safe, Healthy, Equitable and Prosperous Communities

February 7-9, 2013

Kansas City Convention Center • Kansas City, Missouri



photo: Kansas City Convention Center and Visitor's Assn.

## Strategic Place-Based Planning for Urban Regeneration: Lessons in Sustainability from Mid-American Cities

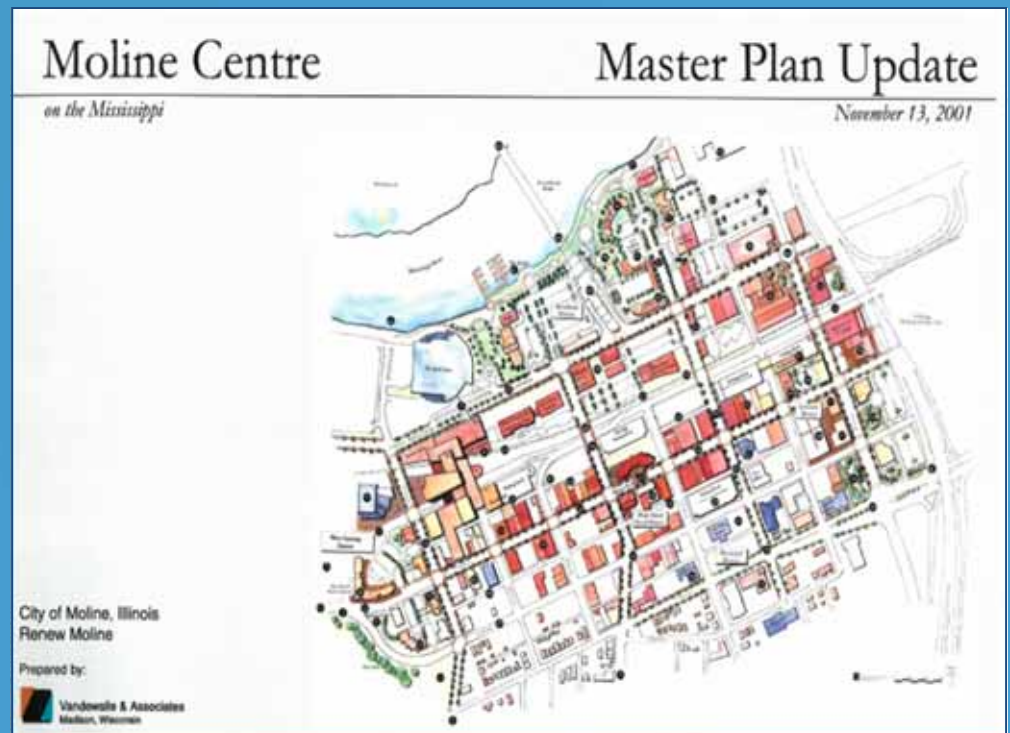


**Ray Forsythe, Planning & Development Director,**  
with a video introduction from the  
**Honorable Mayor Don Welvaert**  
City of Moline, Illinois

Mayor Don Welvaert Discusses Moline's Sustainable History

# PLANNING & DEVELOPER RECRUITMENT

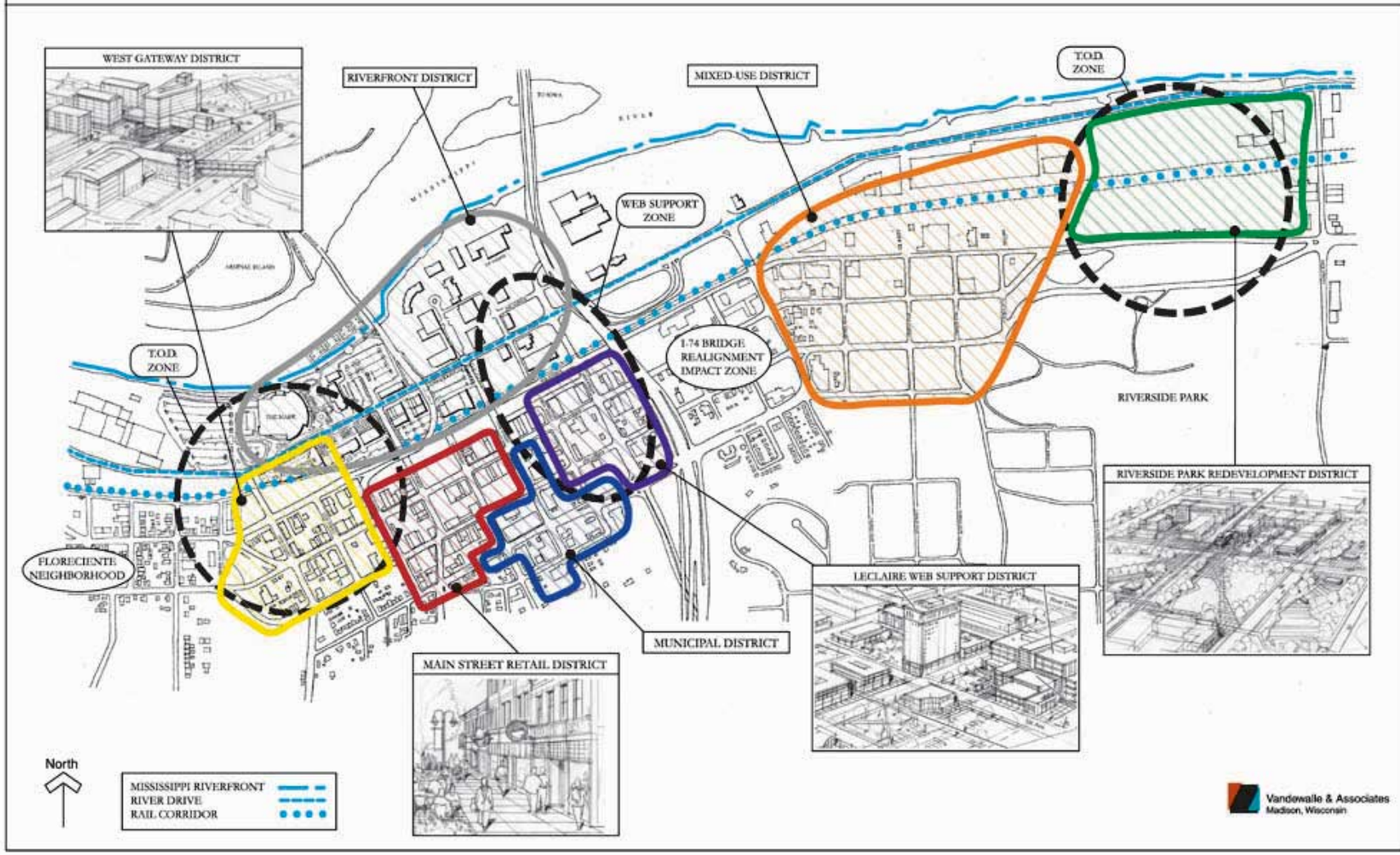
- The Moline Centre Plan is a critical document that is utilized by the City and Renew Moline.
- Establishes the strategy for development and conceptualizes projects and districts.
- Assist with project funding, developer recruitment and strategic investment by the public sector to create a sustainable mixed use downtown immune to the ebb and flow of the economy.



# Moline Centre

# Master Plan

# Districts



Project Example – Quad Cities Multi-Modal Station/TOD

## West Gateway District

City Block



### DISTRICT CONCEPT

The objective of this plan is to encourage transit-oriented development (TOD) at the Moline Gateway Station location and develop a model for land use development as well as transit-oriented development (TOD) with transit-oriented development. The plan provides recommendations to transit investment in transit facilities to spur desired land use and generate economic development.

The West Gateway District will be a high-density, mixed-use area within walking distance of the Gateway Station and the surrounding TOD will increase density. The design and mix of uses will emphasize a pedestrian-oriented environment that encourages the use of public transportation. Generally transit-oriented development mix residential, retail, office, open space, and public uses within comfortable walking distance, making it convenient for students and employees to walk to transit, to jobs, or to work, instead of relying solely on their cars.

1. Begin Wayfinding Implementation
2. Gateway Station Redevelopment Zone
3. Completion of Signage
4. Completion of Train Station Design (Gateway Station)
5. Enhance Link to Neighborhood
6. Gateway Station
7. Neighborhood Redevelopment
8. Neighborhood Retail
9. Community Center and Marketplace Development
10. Proposed Assisted Living Development
11. Proposed Market-Rate Station Housing
12. Redesign of 16<sup>th</sup> Avenue
13. TOD's Pedestrian Street/The MARK Employment (16<sup>th</sup> Street)
14. Villa Park Redevelopment
15. Office Housing (16<sup>th</sup> and Adaptive Rows)

(Items Numbers 1, 3, 5, and 7 are not shown in the rest of the map.)

The vision of the West Gateway District consists of three primary redevelopment areas:

- The Gateway Station Redevelopment Zone
- The 16<sup>th</sup> Street Neighborhood Redevelopment
- The Community Center and Marketplace Plaza Development

### EXISTING CONDITIONS

As shown on the Preservation & Redevelopment map, the West Gateway District shows a high degree of multi-modal potential due to physical and visual light as well as appropriate land use patterns.



Flotank Car  
Moline, Illinois

# QUAD CITIES MULTI-MODAL STATION

ON JOHN DEERE COMMONS | MOLINE, ILLINOIS

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A TRANSIT-ENHANCED  
DEVELOPMENT OPPORTUNITY  
ON THE MISSISSIPPI RIVER THAT  
ANCHORS BOTH A REGION AND A  
HISTORIC DOWNTOWN

### Feasibility Report on Proposed Amtrak Service Quad Cities-Chicago

Prepared By:  
J.W. Finkbeiner  
Assistant Vice President - Data and Customer Partnerships (Sales)

S. P. Hoffman  
Principal Officer - Midwest Corridor

S. E. Hillman  
Senior Director - Data Partnerships

Amtrak  
Chicago, Illinois  
January 7, 2008



### MOLINE - ROCK ISLAND METROPOLITAN RAIL STUDY

#### FINAL REPORT

Prepared for:  
City of Moline  
619 - 16<sup>th</sup> Street  
Moline, Illinois 61205

Prepared by:



Hanson Professional Services Inc.  
1001 East 102<sup>nd</sup> Terrace, Suite 100  
Kansas City, Missouri 64131



Stanley Consultants Inc.  
225 Iowa Avenue  
Marquette, IA 52761

July 3, 2008

## QUAD CITIES TOD + INTERMODAL PLAN

August 2009



# 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 passenger rail 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.





# Partnerships



# Sustainable Communities Case Study – Funded by EPA:

PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

## 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.

JUNE 2012



"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](http://www.sustainablecommunities.gov).

[www.sustainablecommunities.gov/pdf/studies/ PAR\\_case\\_studies\\_moline\\_il.pdf](http://www.sustainablecommunities.gov/pdf/studies/ PAR_case_studies_moline_il.pdf)





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

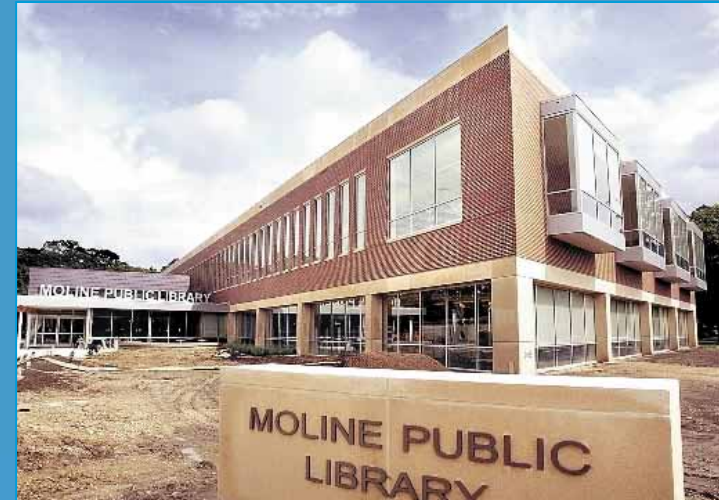
# Other successful projects



**Over \$300,000,000 in public and private investment.**

•Sustainable Landscaping• Rain Gardens• Permeable Paving• Native Plantings• LED Street and Traffic Lights  
•Hybrid Cars• Curbside Recycling• Transit Oriented• Development/Passenger Rail• LEED Buildings•

The City leads by example . . .



... the most recent City buildings are LEED Certified.

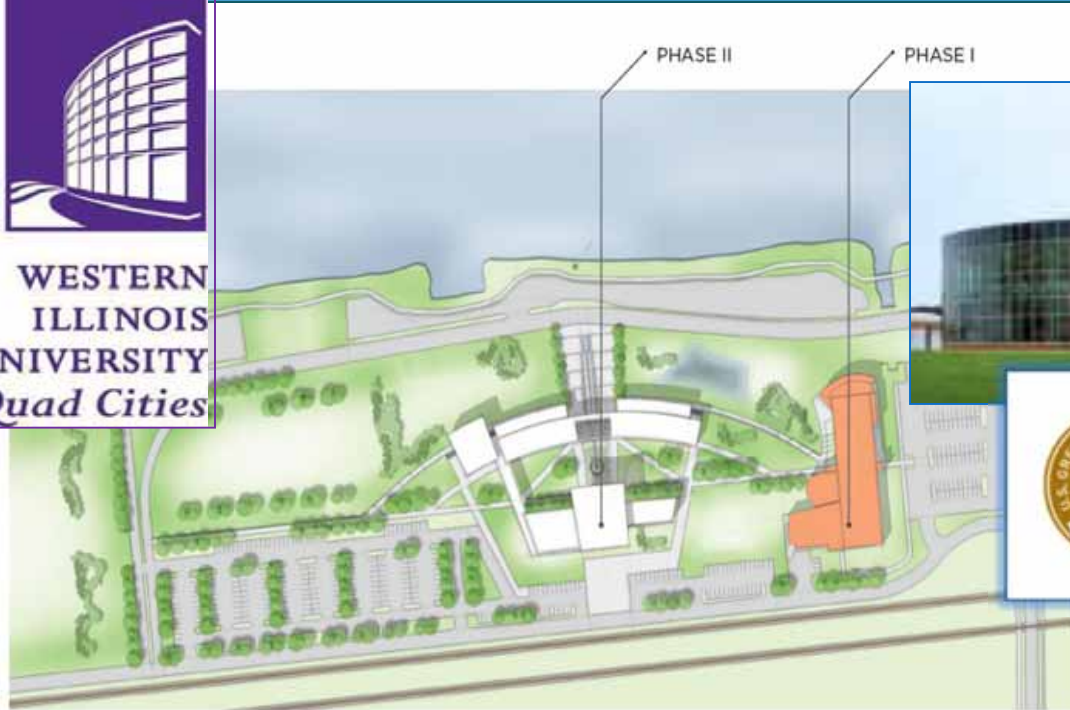


*The City is a 2012 recipient of the "Illinois Governor's Sustainability" Award for demonstrated commitment to environmental excellence through outstanding and innovative sustainability practices; a 2011 Government Green Fleet Award; and a 2010 Sustainable Community designee through the HUD • DOT • EPA partnership.*

# KONE CENTRE - First Illinois LEED Platinum – Core & Shell Building

- ❖ **30% energy savings**
- ❖ **Solar panels produce 388,000kw 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  
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



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

# Updating the Moline Plan



The City has received a \$100,000 grant from the IKE Disaster Recovery Program to update the Moline Centre, Florencia and Edgewater Plans in 2013. In addition the Moline Foundation and WQPT/WIU are partnering with the community to assist with the public input for this Mississippi Riverfront Planning effort.

