

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 FTA, 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 FTA, 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 FTA 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.

