GREEN BUILDING AND HISTORIC PRESERVATION CASE STUDIES FOR MOLINE MULTI-MODAL STATION PROJECT (3 OF 5)

EPA provided technical assistance support to the City of Moline, Illinois in the areas of green building and historic preservation for the Moline Multi-Modal Station Project. This assistance was intended to strengthen the HUD-DOT-EPA Partnership for Sustainable Communities by providing the City of Moline access to technical resources and expertise. EPA’s technical assistance activities focused on the development of five case studies on the renovation of existing/historic structures to meet Leadership in Energy and Environmental Design (LEED) standards for multi-modal transportation projects, where possible. These five case studies were presented at the Moline Developer Workshop held on October 18, 2011. This is the third case study in the series.

UPTOWN STATION
NORMAL, ILLINOIS

Project Summary
The Normal, Illinois Uptown Station, located in the town’s Central Business District, will serve as a hub for numerous modes of transportation including Amtrak passenger rail, intercity bus, local mass transit, automobiles, intra-community shuttles, taxis, airport shuttles, as well as bicycles and pedestrians. It adjoins a future “Gateway Plaza,” a public commons to be located between the transportation center and the Children’s Discovery Museum, and includes the following spaces:

- First floor: ticketing, waiting and baggage areas; coffee vendor, newsstand, retail kiosks
- Second/third floors: Normal municipal offices
- Fourth floor: City Council chambers, multi-purpose meeting rooms available for public use
- Attached 400-space parking deck with bus bays on ground level and areas for taxis and shuttle service
- 760-linear-foot trail platform with permanent canopy on the south side of the building

The project, a new mixed-use facility with an active, pedestrian friendly retail frontage, parking and institutional/office space, will achieve the following goals consistent with downtown redevelopment planning:

- Provide full access to the downtown area without expanding the roadway network, by reducing auto-dependency;

Visit the EPA Land Revitalization Web site at:http://www.epa.gov/landrevitalization/
• Maximize transportation options and transfers between modes of transit, and provide a pleasant and comfortable environment for users; and
• Serve as a gateway into a revitalized downtown.

Historic Features
Seven sites that are potentially eligible for the National Register of Historic Places are located within or near the new transportation corridor. Review by the Illinois Historic Preservation Agency determined that no historic properties will be affected by the proposed project. In addition, the Town of Normal has invested a significant amount in restoring nearby historic buildings.

Green Features
Uptown Station will be one of the most energy efficient public buildings in downstate Illinois and part of an area that received Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) Silver certification (Stage 2). As such, sustainable design features incorporated into Uptown Station include:

- **Site Sustainability** – brownfield redevelopment, heat island reduction, and alternative transportation
- **Provisions for Transit** – including bicycles and low-emission vehicles
- **Water Efficiency** – water-efficient landscaping and facility water use reduction
- **Energy Efficiency** – energy-efficient HVAC systems and potential use of green power sources
- **Construction Materials** – low construction waste and use of recycled and locally-sourced materials
- **Indoor Environmental Quality** – design features to enhance thermal comfort and access to natural light

Challenges and Solutions

**Former Brownfield**
The site was formerly an auto repair/gas station and a drycleaners. Excavated materials were disposed of as special waste. A roadway agreement assures that any future excavation on the adjacent roadway (where pollutants migrated) will also have special disposal. EPA provided grant money to study the site and determine remediation requirements.

**Partnerships and Funding Strategies**
The Town of Normal initiated and led this project and developed the funding strategies. The project was supported by the Illinois State University, Economic Development Council, City of Bloomington, McLean County, Regional Planning Commission, B-N Public Transit, pedestrian and bicycle advocacy groups, labor organizations and major employers in the region. In addition, the State of Illinois provided over $1 million in grants. Four intercity bus providers—Greyhound, Burlington Trailways, Peoria Charter, and MegaBus—have supported the project and plan to utilize the facility.

The funding for the $35 million building cost is as follows:

- $22 million in TIGER Grant funds (of which $1 million goes toward the adjacent public plaza)
- $6,723,000 from the Federal Transit Administration (5309 Bus Funds and other earmarks)
- $6,277,000 in Town Funding (city bonds)

**Leverage Financing Opportunities**
The town will own the entire building, but will lease space to Amtrak and private entities, such as food vendors and a parking management company. The lease with Amtrak is expected to offset the utility costs for the first floor area.

**Costs Attributed to LEED**
The Town Council has a history of valuing LEED as a measure of green dating back to a 2003 ordinance requiring all new buildings in the Uptown area with a footprint of 7,500 SF or greater to be LEED Certified at a minimum. The Children's Museum, which is owned by the town and adjacent to Uptown Station, was completed in 2005 and certified as LEED Silver. Two privately built and owned buildings in uptown are also LEED certified. Costs attributed to LEED are not identified and design elements considered to be expensive, such as on-site renewable energy, are not being pursued.
Project Effect on Neighborhood

Ongoing redevelopment enhances the economic competitiveness of the Town of Normal and beyond, including the Bloomington-Normal metropolitan region and the rural areas of McLean County. Redevelopment is a key ingredient to local and regional economic success. Uptown Station is the primary component of Normal’s uptown redevelopment effort and essential to attracting businesses, residents, and visitors.

Uptown Station will also be a significant driver for continued mixed-use redevelopment in Normal’s central business district. Traveling through one centralized hub, users of Uptown Station will access the central business district more easily. This large influx of people will increase pedestrian density, which in turn will stimulate economic activity.

Area redevelopment has already included a Children’s Discovery Museum, Marriott Hotel and Conference Center, and roughly 20 other private commercial and residential projects, many of which have achieved some level of LEED certification. Uptown Station itself will also accommodate retail and community space. Significantly, this expansion of mixed-use development provides an opportunity for greater economic growth. New businesses, cultural institutions, and other activity centers supplied with workers and consumers will increase overall economic activity in the region. One way to represent this activity is by the increase in property values tied to the proposed station’s development and the expected long-term increase in train operations and passenger volumes. These cumulative efforts are referred to as joint development opportunities and will contribute to an ongoing, more than $80 million initiative to improve Midwestern passenger rail, including the Chicago-to-St. Louis corridor. Having a diversified economy will also provide the Town of Normal relative stability during times of economic uncertainty.

Sources for Additional Information

For more information on this multimodal project, please see the project website: www.normal.org/TransportationCenter/default.html.

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Uptown Station under construction
(Source: Town of Normal)
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