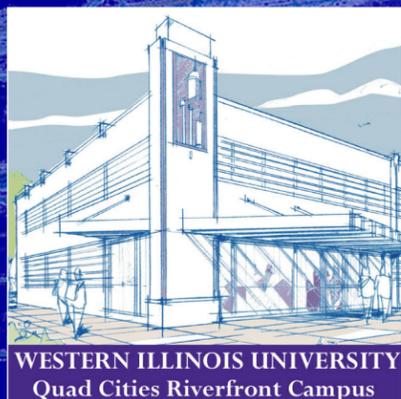


recreate

work

learn

# Moline



# Urban Technology Corridor



collaboration

connection riverfront



*Acknowledgements:*



## *The next step for Moline*

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Over the past fifteen years, the City of Moline and its redevelopment partner, Renew Moline, have taken on an aggressive development strategy to create an evolving, progressive setting in the four established downtown districts of John Deere Commons, 5th Avenue, Municipal Campus, and Bass Street Landing. The opportunity to build on these successful revitalization efforts continues as Western Illinois University (WIU) creates a new Quad Cities campus on the banks of the Mississippi at the far east end of downtown Moline, expanding WIU's presence in Moline. Just as The Mark and John Deere Commons were the catalyst for downtown redevelopment, the development of the new Western Illinois University Riverfront Quad Cities Campus will drive the next step for Moline.

Uniting this campus development with the existing downtown districts presents tremendous potential to enhance the economic dynamic of the entire Quad Cities region with the creation of high-paying, knowledge-based jobs and companies. Through the development of this Urban Technology Corridor, Moline will become a true regional city focused on living, working, learning, and playing. With the careful coordination, development and marketing of the following, the full opportunities of the Urban Technology Corridor can be realized:

- **Real Estate:** build a dynamic urban space for students and downtown businesses
- **Education:** create a setting to train a technology-oriented workforce and foster an entrepreneurial spirit
- **Transportation:** provide multi-modal access within Moline and across the Quad Cities region
- **Technology Infrastructure:** backbone of bandwidth and power to foster technology transfer and allow regional businesses to capitalize on emerging technologies

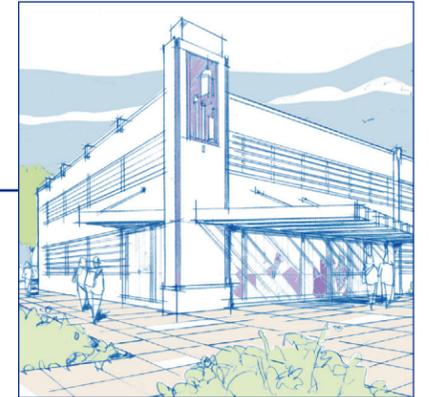


**built on history**



Original Industrial District

emerging technologies



economic replacement



employment center



existing framework

## *Still a workhorse*

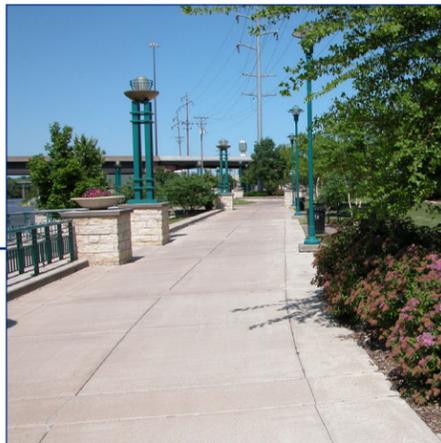
Historically a powerful industrial waterfront, Moline is nestled on the east bank of the Mississippi River. When John Deere moved his plow factory to the banks, Moline grew around the farm implement industry that helped to feed much of the world.

Today, Moline is still one of the workhorses of the Great Plains. Downtown Moline is transitioning to a vibrant nucleus for professional, entertainment, dining, housing and retail activity. The opportunity now exists to add an education and technology focus to position Moline as a diverse urban employment center with great regional importance. Together, WIU's Riverfront Quad Cities Campus and the adjoining private development will form RiverTech, which will serve as the nucleus for development in Moline's Urban Technology Corridor.





## *Location, Location, Location*



Convenient access, a ready customer base, and proximity to downtown are important attractions for business investment and development. With proximity to the Mississippi River and the Quad City International Airport, the Urban Technology Corridor can capitalize on physical and cultural advantages to attract a talented workforce, create a unique livable space, and strengthen personal and corporate roots.

- Convenient access to I-74
- MetroLINK Public Transit System
- Pedestrian bike paths
- Channel Cat Water Taxi
- Regional Rail Transit (Proposed)

Necessary improvements to the existing transportation infrastructure include a RiverTech transit stop (potentially to include rail service in the future) and a railroad underpass to facilitate pedestrian access to RiverTech from Riverside Park. Additionally, a safe pedestrian crossing over River Drive to the water taxi is necessary to make river transportation feasible along the Urban Technology Corridor.

## *21st Century Infrastructure*

A reliable infrastructure for commerce, technology transfer, and workforce mobility is a key to the Urban Technology Corridor's success. New businesses and emerging technologies can thrive with a quality fiber/power/communications network planned for the Corridor including:

- Internet point of presence and high-speed wireless Internet corridor centered at RiverTech
- Redundant fiber with multiple suppliers of wideband Internet access
- Quality, reliable, redundant power transmitted on a mini-grid through RiverTech

# regional employment center

TECHNOLOGY TRANSFER

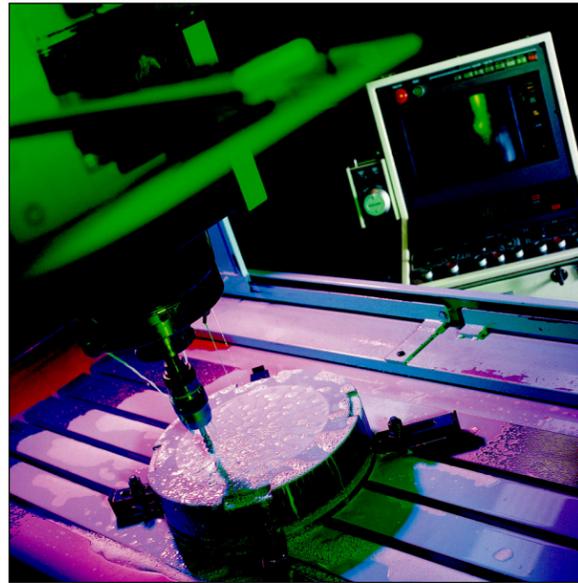
RELIABLE INFRASTRUCTURE

REDUNDANT POWER

GLOBAL HIGH-SPEED INTERNET ACCESS



## *Reinventing a regional economy*



The Quad Cities' economic foundation has traditionally been rooted in global businesses providing an employment center to the region (Deere & Company, KONE, Alcoa, Nestle, Kraft Foods and other companies, in addition to the Rock Island U.S. Army Arsenal). Today, innovative research stemming from these companies will form the base of Moline's economic expansion and advance the region's economy.

The WIU Riverfront Quad Cities Campus will specialize in technology-oriented disciplines, in addition to offering an MBA program. The skills necessary to transition this local intellectual property into a catalyst for regional business development will be present on this riverfront site.

Rooted in the historically successful businesses in the region, this economic development initiative aims to build new businesses and create jobs throughout the Quad Cities. By creating a place to educate the regional workforce and incubate area businesses, a **REINVENTION OF THE REGIONAL ECONOMY** is possible starting in downtown Moline.

Creating a downtown campus that is accessible throughout the region will provide the opportunity for education and business development to all area residents. The parallel development of an urban neighborhood with the amenities to attract a young workforce will enhance this initiative. Downtown "funky" living space, recreational and cultural amenities, and regional accessibility will create the core for a Quad Cities technology-oriented economy.

# DOWNTOWN

**web support district**

**live/work center**

**creativity**

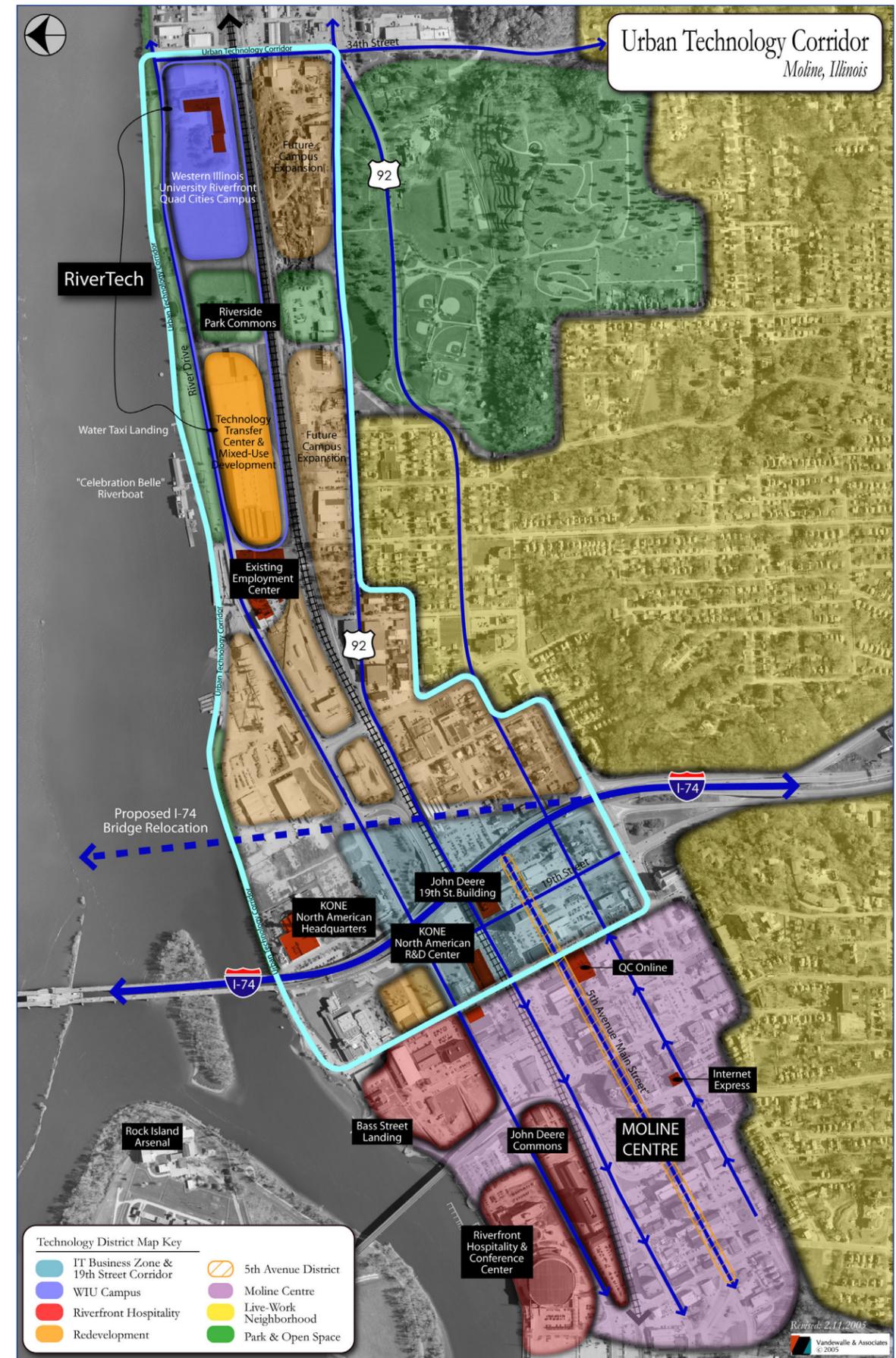
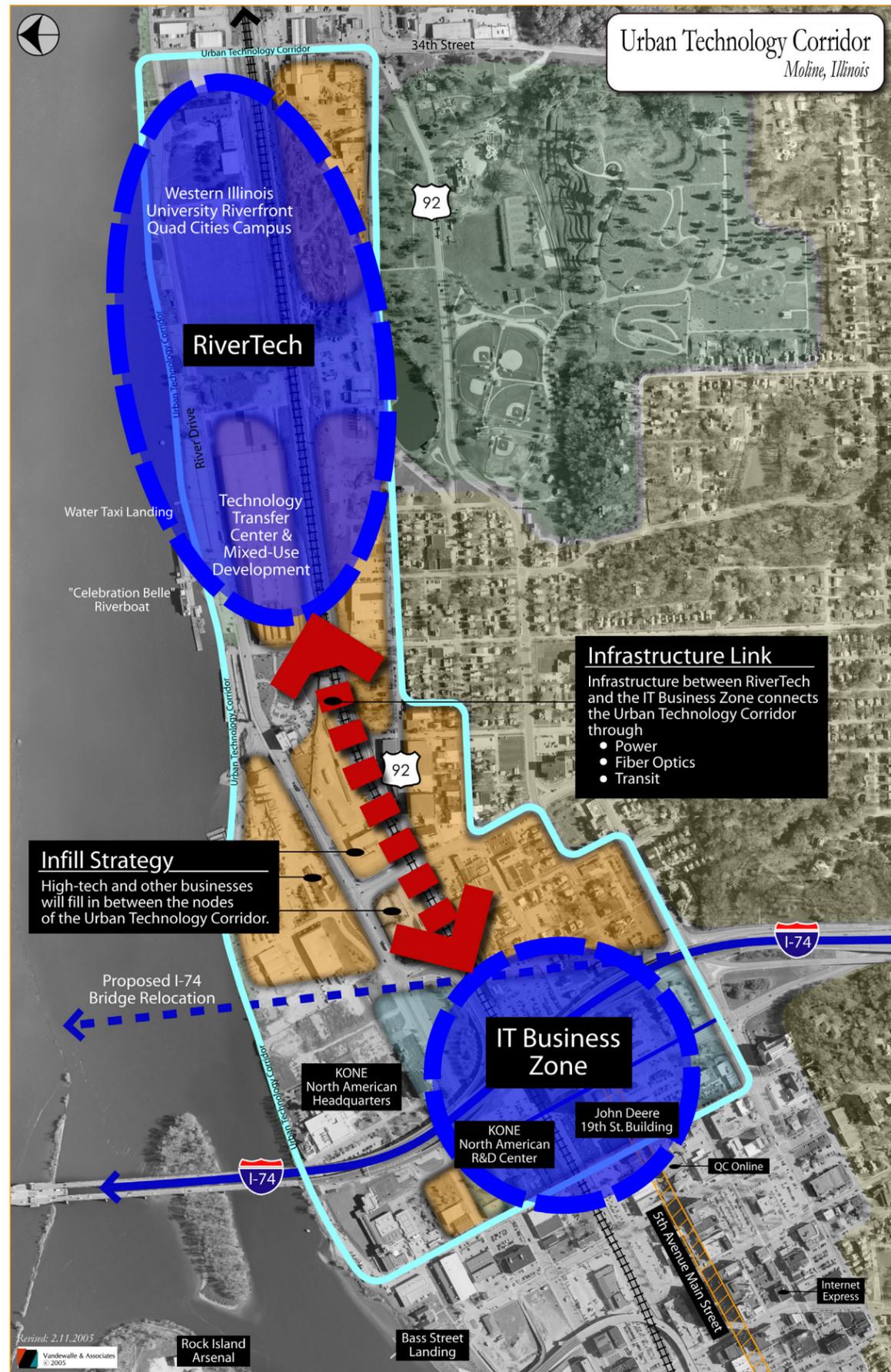
**proximity**

**potential**

**connectivity**

# RiverTech





## *Urban Technology Corridor*

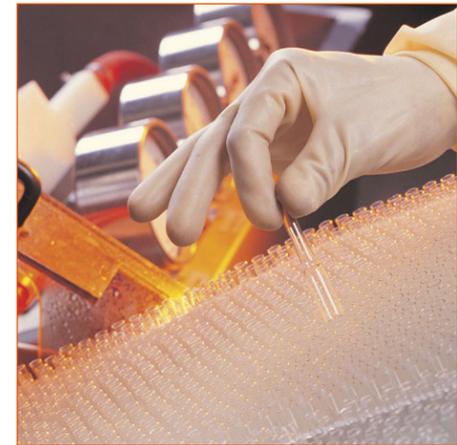
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### *Linking Partnerships to Progress*

Positioning the Quad Cities into **A TECHNOLOGY-ORIENTED ECONOMY** will require a partnership between the City of Moline, Renew Moline, the State of Illinois, Western Illinois University, local units of government, private businesses, and other strategic partners. By furthering the existing economic momentum in downtown Moline, the partnership can provide investment incentives to downtown Moline's technology district, the **IT BUSINESS ZONE**, and **RIVERTECH**. Together these investment areas will create the **URBAN TECHNOLOGY CORRIDOR**.

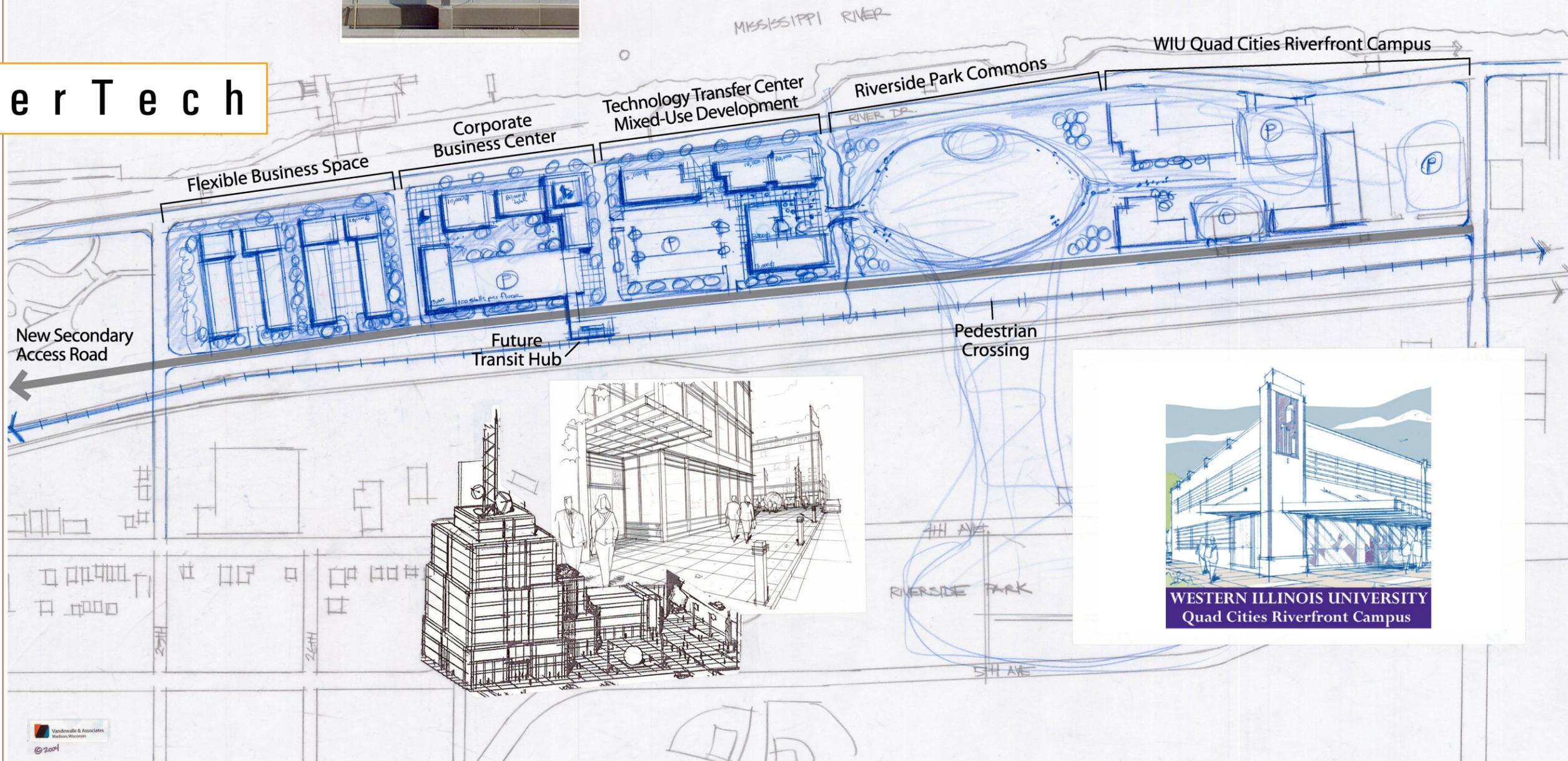
The Urban Technology Corridor will encompass the riverfront nucleus of technology innovation, connecting high-tech businesses and education through transportation and technology infrastructure. This "barbell" relationship between the IT Business Zone and RiverTech will drive future investment toward the middle and progress the regional economy toward technology innovation and business development.

Creating the link between the IT Business Zone and RiverTech will require public investment in street infrastructure. Enhancements to River Drive, the creation of an additional access road, stormwater drainage enhancements, and flood mitigation improvements are necessary to ensure continued access to RiverTech.





# RiverTech





*Creating a Dynamic Space to Live, Work, Learn, and Play*

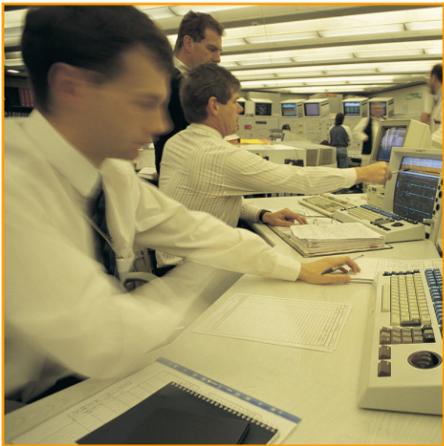
RiverTech will form the eastern half of the Urban Technology Corridor “barbell.” The development of RiverTech will build on the establishment of the new WIU Riverfront Campus and the simultaneous transformation of an existing, vacant industrial warehouse site into a Technology Transfer Center and mixed-use development. Together WIU, the Technology Transfer Center, the Northwest Regional Entrepreneurship Center, and the mixed-use development will create a progressive campus setting on the banks of the Mississippi.

The WIU Riverfront Quad Cities Campus will occupy Deere & Company’s former Technical Center on the west end of RiverTech. Phase I campus development will double WIU’s current Quad Cities space by renovating a 40,000 square foot building on the site. The campus will increase classroom space and allow the University to offer new classes in business and information technology. Building from the current offerings at Black Hawk Community College, WIU will add much needed higher education services to the diverse population of students in the region.

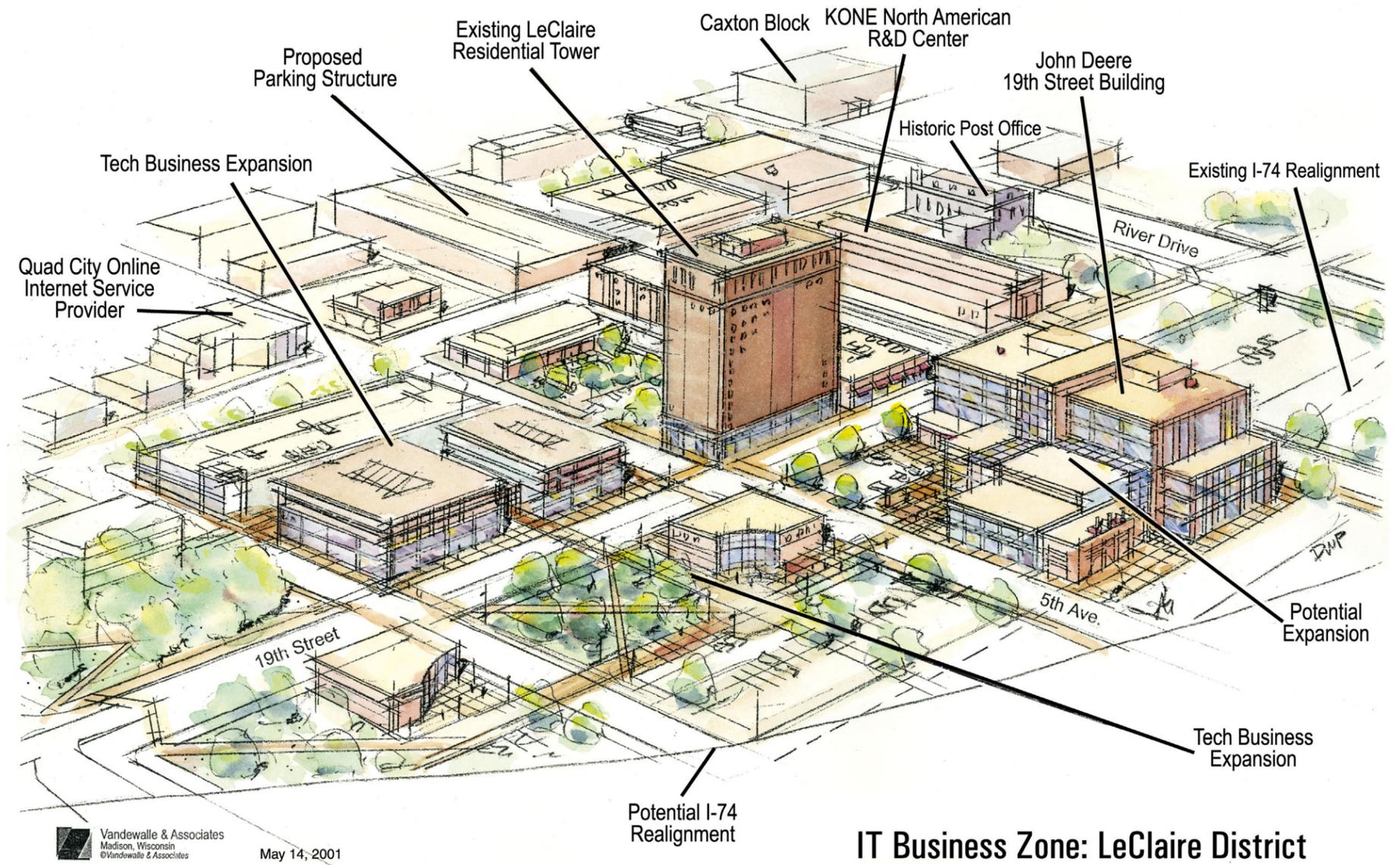
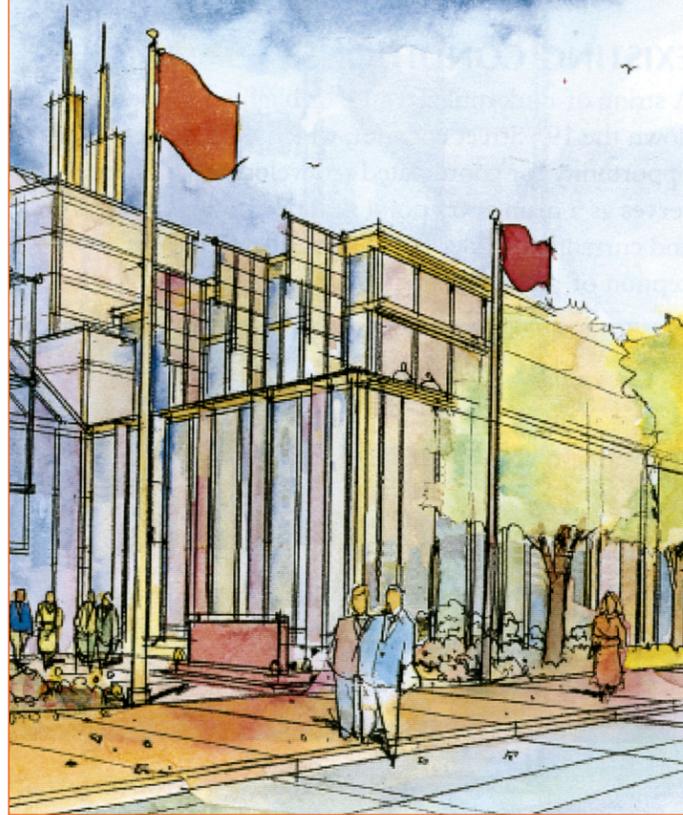
Capitalizing on the wealth of private research and development occurring in Quad Cities businesses, a Technology Transfer Center, staffed by WIU,

will be formed to advance local research into local business development opportunities. The Center will form relationships with local corporations and manage the licensing of spill-over, spin-out and unused patents to non-competing uses.

Housing, retail development, and flexible business space on the property adjacent to the Technology Transfer Center will create a mixed-use development complimentary to the WIU education facilities. The development will establish a campus atmosphere with book stores, coffee shops, and other retail and commercial services. Flexible business space also will be available to start-up or expanding businesses. A diverse range of housing options will be integrated into the project and will be specifically targeted to WIU students and faculty, as well as the employees of the Technology Transfer Center and adjoining businesses. A detailed strategy for the development of RiverTech and Technology Transfer Center is provided in the “Moline RiverTech” document, available from the City of Moline.



# IT Business Zone



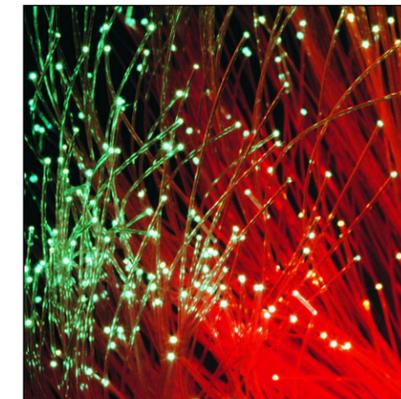
IT Business Zone: LeClaire District

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## *IT Business Zone*

*Building on Today to Reach Tomorrow*

The IT Business Zone, the western half of the Urban Technology Corridor “barbell”, provides downtown space attractive to businesses utilizing and/or providing such services as e-commerce and data storage that benefit from the existing technology infrastructure. John Deere’s technology-oriented 19th Street Building is the anchor tenant in this district, along with KONE’s North American R&D Center, QC Online, Internet Express, and firms like Armor IT. Not only do these facilities employ several hundred people, but they also draw other technology-related businesses to downtown. The area is serviced with wide band-width fiber optics and has a redundant power supply.





## *A Proven Strategy*

The successful efforts to transform downtown Moline into a vibrant urban core were implemented with a unique and aggressive redevelopment strategy. This proven recipe for urban reinvention will be applied to the creation of the Urban Technology Corridor. Leaders at the City of Moline, Renew Moline, and private businesses have driven the fifteen-year process downtown and are partnered in the RiverTech and Urban Technology Corridor initiative. Through tax increment financing, aggressive marketing, and sustained public and private involvement, the development of the Urban Technology Corridor can enjoy the same success as downtown Moline.





## *Implementation*

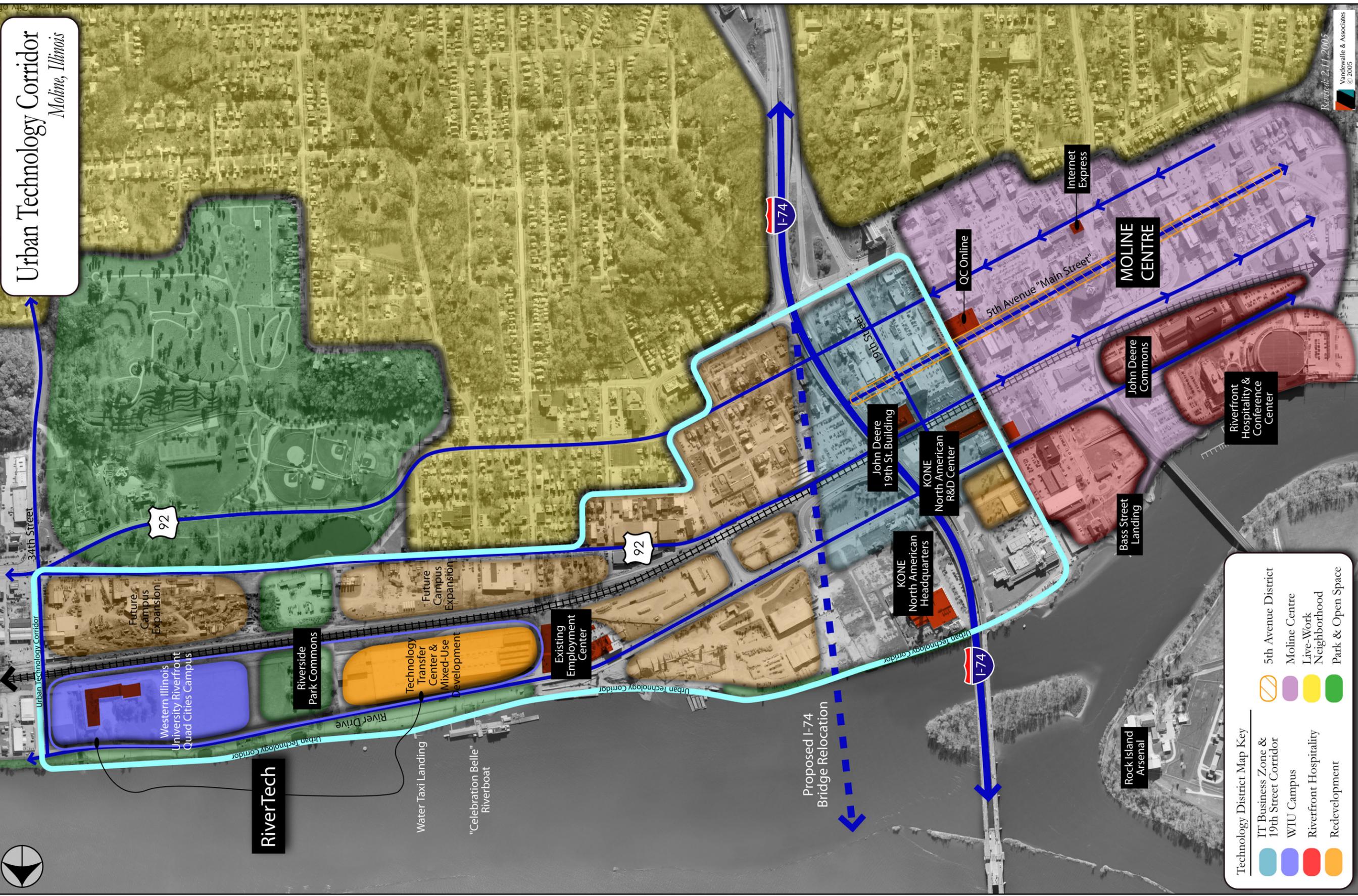
Through established partnerships with both the public and private sectors and federal and local governments, the vision of creating a “whole” which is significantly greater than simply the “sum of the parts” can be realized. Implementation teams will be created to pursue the vision outlined in this report. The teams are shown in the graphic to the left. The players for these teams are listed below.

- City of Moline: All City Department Heads
- Renew Moline/Vandewalle & Associates/KSM
- WIU: Administration, Facilities, Public Information Officer, Tech Transfer Center, Legislative Affairs
- Deere & Company: Governmental Relations, Facilities, Patent and Licensing, Tech/R&D, IT
- Deere Foundation
- KONE R&D
- State of Illinois: DCEO NW Regional Office
- State Board of Higher Education
- Illinois Quad City Chamber of Commerce
- NWREC
- MetroLINK
- Moline Centre Partners
- Quad City Development Group
- Local businesses: MidAmerican Energy Company, Internet Express, SBC, QC Online, Internet Revealed, Premier Computers, Sedona
- Rock Island Arsenal, Rodman Laboratory, RIADG
- Black Hawk College
- Moline School District

# Implementation

State and federal funding should be sought for the activities listed below. This funding can be leveraged with income from the existing Tax Increment Financing District (TIF). Private investment for RiverTech is estimated to be \$50-60 million phased over a five to eight year period; generating \$15-\$20 million in new property tax.

- WIU Riverfront Quad Cities Campus
- Property acquisition for the mixed-use development at the west end of RiverTech
- Development of the Technology Transfer Center (building and operating costs)
- RiverTech transit stop/transit hub and parking structure
- Development of a wireless smart locality, internet point-of-presence, and power back-up
- Flood mitigation improvements
- Stormwater drainage enhancements
- Development of the Riverside Park Commons
- Property acquisition and relocation of the scrap yard and petroleum tank farm south of RiverTech
- Road construction, including streetscape improvements, south of RiverTech along the railroad right-of-way from 34th Street west to provide flood access
- Building demolition at RiverTech site (excluding the WIU facility)
- Building floor elevation at the RiverTech site to prevent flooding
- Pedestrian train crossing from RiverTech to Riverside Park
- Improvements along River Drive to link downtown and RiverTech
- River Drive crossing to the water taxi at 34th Street



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Vandewalle & Associates  
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