

Moline Brownfields Site Prioritization Strategy

November 3, 2005



Planning Assistance by:



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INTRODUCTION

For over fifteen years, the City of Moline and its redevelopment partner, Renew Moline, have been engaged in a focused planning effort to strategize and implement downtown reinvestment and redevelopment. The City and Renew Moline began to develop a long-term economic development strategy for Moline in 1991 with the development of the *Moline Centre Plan*. Over the following decade major downtown reinvestment began to occur with the development of the John Deere Commons which includes the MARK of the Quad Cities arena and John Deere Pavillion. In 2001 the City and Renew Moline revised and updated their strategy in the *Moline Centre Master Plan Update*. This plan has guided downtown redevelopment efforts in Moline over the past four years, including the now-developing Bass Street Landing mixed-use riverfront project; plans related to Moline's Urban Tech Corridor: *Moline Rivertech* (2004), *Mississippi River Urban Technology Corridor* (2005), and *Moline Intellectual Property Management Institute* (2005); and numerous land purchases and discussions with developers in the IT Business Zone (19th Street area) and West Gateway area. The *Moline Downtown* map from the *Moline Centre Master Plan Update* is included following this introduction.

The City and Renew Moline continue to forge forward in their joint effort to implement the recommendations proposed in the *Moline Centre Master Plan Update*. The City and Renew Moline recognize that a comprehensive understanding of downtown brownfields will enable them to prioritize their redevelopment implementation actions in the near and long term. Consequently, the City and Renew Moline commissioned VANDEWALLE & ASSOCIATES to develop this Brownfields Prioritization Strategy.

Navigating This Document

This Brownfields Site Prioritization Strategy is organized into four major sections followed by eleven appendices. The first section describes current brownfield redevelopment opportunities in Moline. The second section describes the process that the City, Renew Moline, VANDEWALLE & ASSOCIATES, and the Brownfields Advisory Committee engaged in to identify and prioritize brownfield sites. This section includes a listing and map of the top ten priority sites. The third section outlines general implementation steps for successful brownfield redevelopment. Finally, the fourth section provides a list of site-specific recommendations for the top ten priority brownfield sites.

The appendices provide the background information in support of this process. Detailed information on the Redevelopment Feasibility and Community Values process and results are provided in Appendices A and B, respectively. Appendix C includes a complete ranking of all identified sites based on both of these factors combined. Appendices D through J provide a ranking of sites based on both factors *within* each of the seven planning areas. Finally, Appendix K includes a list of potential state and federal funding opportunities that the City and Renew Moline should consider as part of brownfields redevelopment implementation.

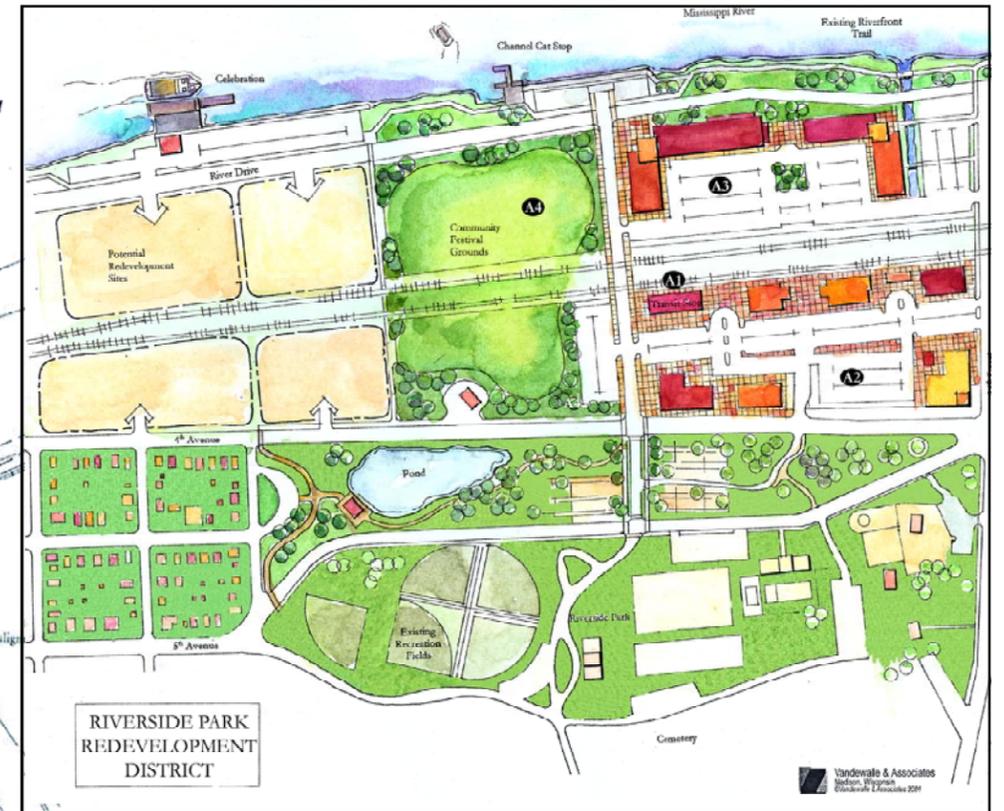
Brownfield Redevelopment Opportunities

This Brownfields Prioritization Strategy builds on Moline's downtown redevelopment strategy as identified in the *Moline Centre Master Plan Update* and the Urban Tech Corridor plans. The City, Renew Moline, VANDEWALLE & ASSOCIATES, and the City's environmental consultant, Missman, Stanley & Associates, identified five broad target areas within the downtown and two additional outlying sites, all of which have near-term redevelopment potential, but may need City support or attention in order for redevelopment to move forward. This document provides an overview of the existing conditions and redevelopment potential of these project areas and sites.

Site Identification & Prioritization

The site identification and prioritization process, which is outlined in greater detail in the second section of this document, included the following steps. First, as described above, five broad target areas and two additional sites in need of redevelopment were identified. Next, within each of these target areas, potential brownfield sites were identified and ranked based on a redevelopment feasibility analysis and cursory review of ownership. Concurrently, the City convened the Brownfields Advisory Committee to provide oversight and input into this process and to determine community values regarding redevelopment, which led to a ranking of priority brownfield sites based on these community values. Lastly, the redevelopment feasibility and community values rankings were combined, resulting in the final Brownfield Prioritization Strategy. Based on this prioritization, several of the sites are being targeted for environmental assessment, cleanup, and redevelopment, beginning with applications for funding assistance through the USEPA Brownfields program. An overview of Moline's brownfield opportunities and the results of the site identification and prioritization process follows, and is supplemented by appendices which delineate the results of the prioritization process.

MOLINE DOWNTOWN · MASTER PLAN UPDATE



Yandowall & Associates
Madison, Wisconsin
December 4, 2009

BROWNFIELD REDEVELOPMENT OPPORTUNITIES

The City of Moline and Renew Moline are focusing their efforts to catalyze and encourage brownfield redevelopment in the five areas and two outlying sites. These areas were identified because they are within downtown Moline, within a TIF district, and/or within an Enterprise Zone. Both TIF and the Illinois Enterprise Zone program provide economic incentives that will enhance the ability of these areas to redevelop in the near term. Over 150 individual parcels were identified within the planning areas. A map depicting the seven planning areas is included on the following page.

The seven planning areas include West Gateway District, an area in the west end of downtown which is a major focus in the *Moline Centre Master Plan Update*; Coyne Block, a commercial block east of I-74; the northern portion of TIF District #3; Sylvan Island Trailhead, a riverfront site west of downtown; and Jacobs Energy, a large industrial site east of downtown along 4th Avenue. The final two planning areas are within an area of downtown Moline defined as the Mississippi River Urban Technology Corridor. As the City has been moving forward to implement the goals of the *Moline Centre Master Plan Update*, it has been focusing heavily on this technology corridor on the east end of the downtown. This corridor is defined by RiverTech to the east and the IT Business Zone to the west, which are connected as a “barbell” of downtown high-tech innovation, infrastructure, and business development.

No image data available for this area



Potential Brownfield Areas
Moline, IL

-  Project Areas
-  TIF District 1
-  TIF District 3


Date: October, 2005
Source: City of Moline



West Gateway District

The West Gateway District lies at the western edge of Moline Centre. The district is composed of single-family residential, commercial, and warehouse uses and also contains scattered vacant sites. The district is adjacent to Moline Centre landmarks including the John Deere Commons and the 5th Avenue shopping district as well as the Floreciente Neighborhood to the west. The *Moline Centre Master Plan Update* recognizes the importance of the district's proximity to these amenities in its vision of West Gateway as a high-density, pedestrian-oriented, mixed use area that will serve as a landmark entry point into Moline from Rock Island, and a transition from downtown to the west end neighborhoods. The West Gateway District plan from the *Moline Centre Master Plan Update* is included following this section.

With the existence of a bus transfer hub and the proposed development of a regional rapid transit line and stop at the nearby Moline Centre Station, West Gateway is well suited for transit-oriented development (TOD). A TOD in West Gateway would be characterized by higher-density, mixed-use redevelopment in the area immediately surrounding Moline Centre Station. New office, hotel, and meeting facilities near The MARK of the Quad Cities would also be well-utilized and would take advantage of the proposed rail transit access.

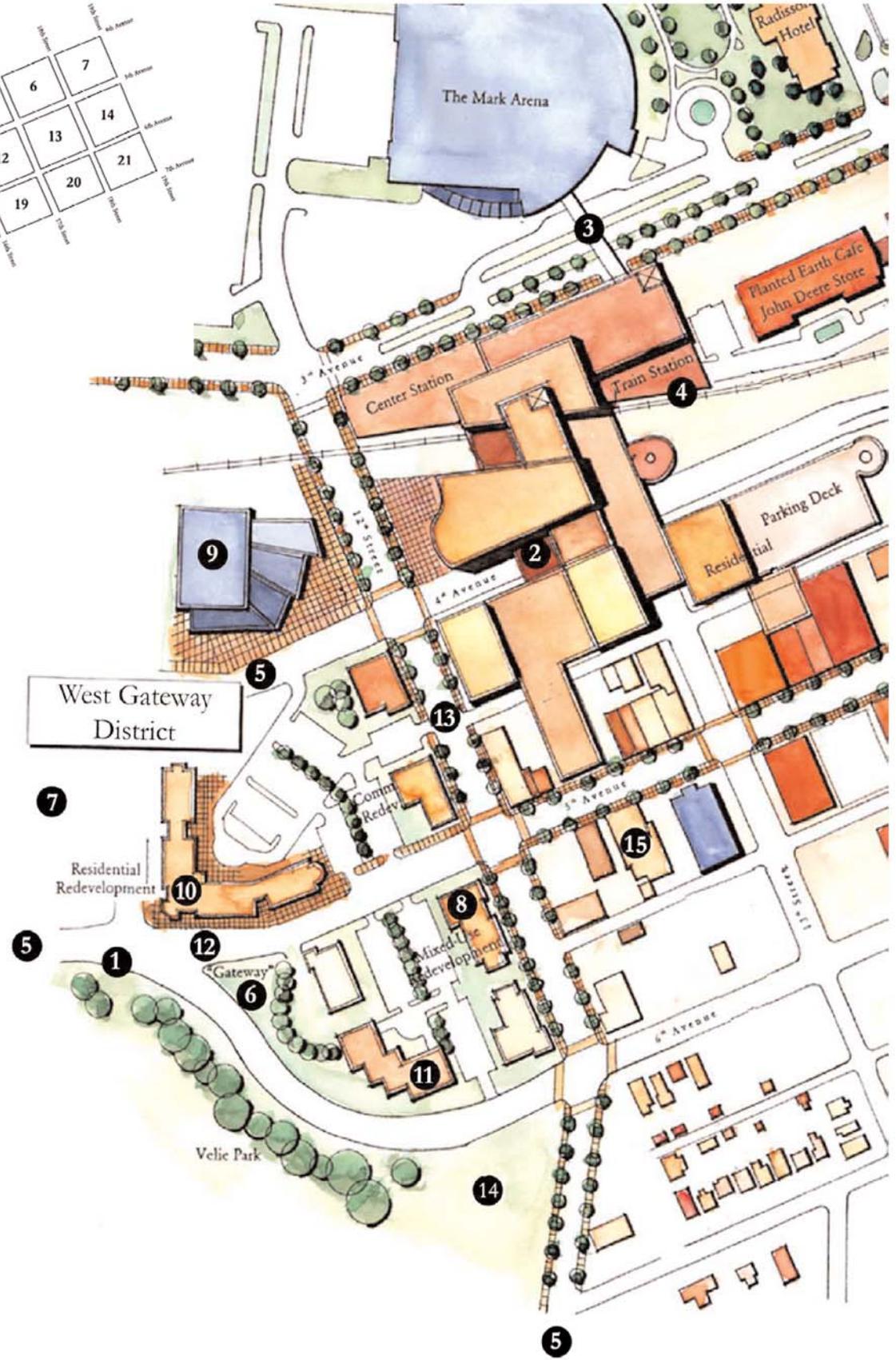
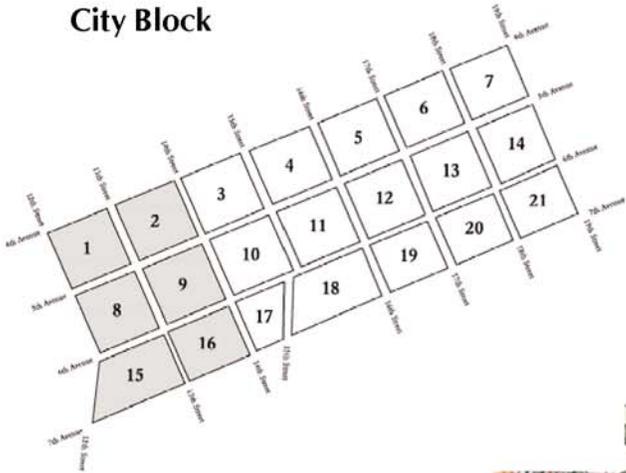
In addition to a TOD, the *Moline Centre Master Plan Update* calls for adaptive reuse and redevelopment of higher-density residential buildings (two to four story structures) combined with first floor commercial uses along 12th Street. This will serve to increase the downtown housing stock and will promote siting the regional rail line through Moline. Streetscape enhancements along the intersection of 12th Street and 5th Avenue would also create a welcoming gateway to Moline Centre. The plan also emphasizes the need to create a greater diversity of housing opportunities for Moline residents within the West Gateway District.

A final redevelopment priority in West Gateway as developed in the *Moline Centre Master Plan Update* is creating a community center and marketplace plaza. This redevelopment concept seeks to connect the Floreciente neighborhood with the downtown by providing recreation, learning, and shopping opportunities for area residents in developments that support and celebrate the Hispanic heritage of the Floreciente neighborhood

Over the past year, the City and Renew Moline have been in active negotiations with a prospective developer for a mixed-use project on the former "bus transfer site" that is co-owned by the City and MetroLINK. This large, vacant parcel (located between 4th and 5th Avenues just east of 11th Street) was identified in the *Moline Centre Plan Update* as the catalyst site for initiating redevelopment within the district and the western end of 5th Avenue shopping district. Accordingly, 42 potential brownfield parcels in the West Gateway Area were included in the study, including the former bus transfer site itself, mostly due to their proximity to that parcel. A map of these parcels is included in Appendix D.

West Gateway District

City Block



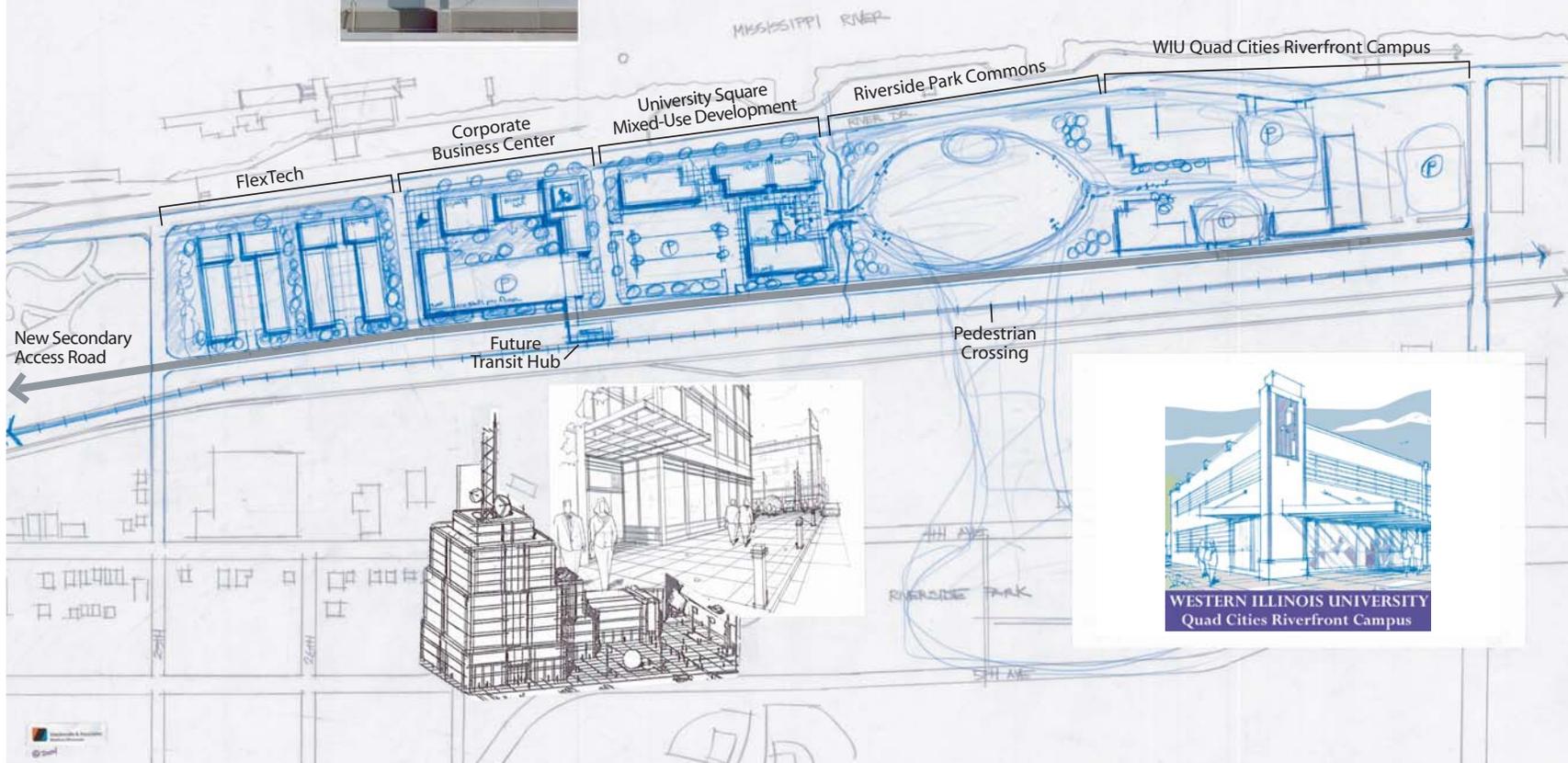
Urban Tech Corridor: RiverTech Area

The RiverTech Area was identified as a target brownfields redevelopment area due to its history of industrial activity and its future as a key activity center in Moline. Redevelopment in this area is centered on the new Western Illinois University (WIU) campus and City-owned land along the riverfront. Since the adoption of the *Moline Centre Master Plan Update*, the City and Renew Moline have aggressively moved forward to redevelop this prime riverfront area of Moline by engaging in discussions with property and business owners in the area and by working with VANDEWALLE & ASSOCIATES to develop a vision which has been articulated in three draft documents: *Moline RiverTech* (July 2004), *Mississippi River Urban Technology Corridor* (July 2005), and *Moline Intellectual Property Management Institute* (June 2005). Together, these documents illustrate a vision for RiverTech based on improving educational opportunities, building Moline's technology infrastructure, increasing transportation options, and strengthening real estate values in the downtown. Following the discussion of the IT Business Zone is a map of the Urban Tech Corridor from the July 2005 plan.

More detailed planning and implementation of the vision for RiverTech has been steadily moving forward. Western Illinois University is developing a new Quad Cities campus within RiverTech, which will begin with an \$8.8 million renovation of an existing 40,000 square foot building. The campus will specialize in technology-oriented disciplines and will offer an MBA program.

The City and Renew Moline are also further delineating plans for RiverTech, focusing on three specific areas immediately west of the WIU campus: University Square, a Corporate Business Center, and Flex Tech. A plan delineating these areas is included following this section. A site plan has been developed for the mixed-use University Square development adjacent to WIU, which would include the Intellectual Property Management Institute as well as retail, office, and residential space geared toward students, faculty and researchers. The Corporate Business Center immediately west of University Square would provide space for a larger corporate anchor in RiverTech. Flex Tech North (west of the Corporate Business Center along River Drive) and Flex Tech South (south of Flex Tech North across the railroad tracks), would provide space designed to foster the growth of technology businesses and would entail new construction as well as potential rehabilitation of a vacant industrial property. Finally, plans for new residential and retail spaces south of the WIU campus are being explored to complement the business and university developments planned in RiverTech. The parallel development of the WIU campus with the overall RiverTech redevelopment creates the opportunity for the university, the City, and businesses to collaborate on facility use, infrastructure development, technology connectivity, and the development of mixed-use amenities to meet the needs of students, researchers, businesspersons, and residents.

In addition to its significant planning efforts for the area, the City also has purchased half of the 20-acre parcel immediately west of the WIU campus and has a lease and purchase option for the remaining half. This parcel's direct proximity to the WIU campus makes it the key, private development site to complement development of the campus. Altogether, 23 potential brownfield sites were identified in the Rivertech Area, including this one and those adjacent to it to the west and south. A map of these parcels is included in Appendix E.



Urban Tech Corridor: IT Business Zone

The IT Business Zone is another targeted brownfields redevelopment area in downtown Moline which makes up the western half of the Urban Tech Corridor “barbell.” The IT Business Zone was identified in the *Moline Centre Master Plan Update* as the LeClaire Web Support District, named after the historic hotel in the area which has since been retrofitted into affordable rental housing. The area was further considered as the Web Support District and 19th Street Corridor in *Moline RiverTech* (2004), and the concept was further developed into the IT Business Zone in *Mississippi River Urban Technology Corridor* (2005).

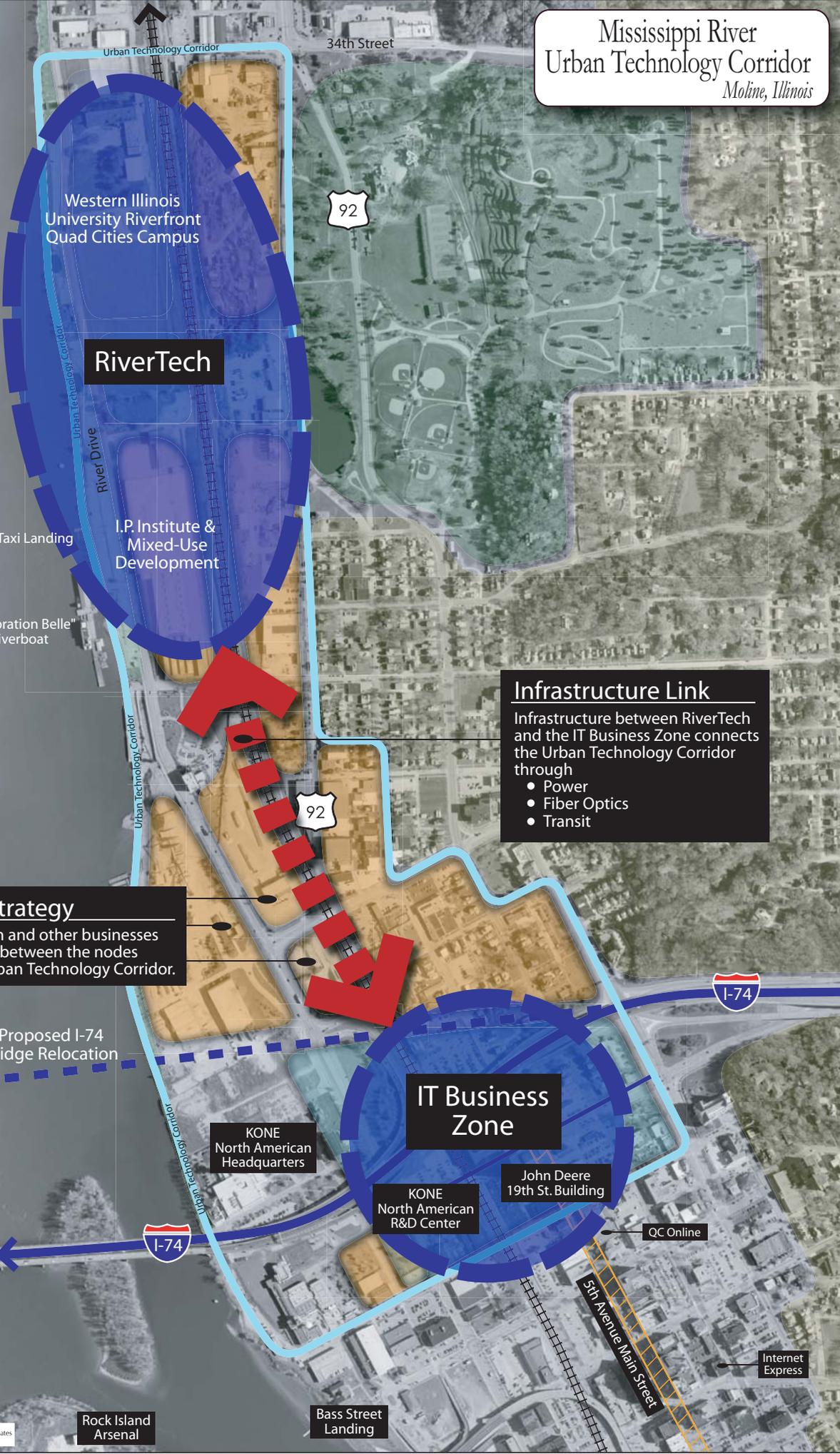
This area lies on the eastern edge of the central business district. Successful redevelopment of this area will take advantage of the area’s existing assets, including high-tech infrastructure due to the presence of Deere & Company as well as the Kone R&D facility. This infrastructure includes wide band-width fiber optics and a reliable and redundant power supply. Redevelopment in the IT Business Zone, therefore, centers on attracting new businesses that rely on high-technology infrastructure.

Additional uses planned for this area include daycare facilities to serve downtown office workers, new urban housing at an increased density of two to three stories, streetscape enhancements throughout but particularly focused on the Stephens Square Park gateway, and space for Deere & Company’s existing facility to expand. The IT Business Zone is particularly ripe for development due to its proximity to successful downtown redevelopment projects including the 5th Avenue shopping district, the John Deere Commons, and Bass Street Landing.

Redevelopment of the area poses several challenges in that the area currently contains mostly one-story buildings and miscellaneous commercial uses such as gas stations and automotive garages. Along the 19th Street corridor are a string of underutilized and/or blighted properties. Because this corridor serves as a main entry point into downtown from I-74, this area has been prioritized for redevelopment and reinvestment. Accordingly, the City has purchased several key parcels near the Deere & Company building and is pursuing discussions with the owner of the LeClaire about the redevelopment potential for some of their parking areas. Due to the relatively small parcel sizes and fragmented ownership pattern in the district, 48 potential brownfield parcels were identified along 19th Street and the east end of 5th Avenue. A map of these parcels is included in Appendix F.



Mississippi River Urban Technology Corridor *Moline, Illinois*



Western Illinois University Riverfront Quad Cities Campus

RiverTech

I.P. Institute & Mixed-Use Development

Water Taxi Landing

"Celebration Belle" Riverboat

Infrastructure Link

Infrastructure between RiverTech and the IT Business Zone connects the Urban Technology Corridor through

- Power
- Fiber Optics
- Transit

Infill Strategy

High-tech and other businesses will fill in between the nodes of the Urban Technology Corridor.

IT Business Zone

KONE North American Headquarters

KONE North American R&D Center

John Deere 19th St. Building

QC Online

Internet Express

Rock Island Arsenal

Bass Street Landing

5th Avenue Main Street

Coyne Block

The Coyne Block is a targeted brownfield redevelopment area containing eighteen parcels on both sides of 5th Avenue between 22nd and 23rd Streets. The block contains a mix of residences and businesses within buildings from different decades representing a range of architectural style and quality. This block was identified as a Neighborhood Commercial Zone in the Mixed-Used District of the *Moline Centre Master Plan Update* and is just south of the Mississippi River Urban Tech Corridor.

The redevelopment of this block will foster more viable commercial uses within more architecturally consistent and attractive buildings to serve both neighborhood residents as well as students and workers in Urban Tech Corridor. Uses may entail flexible business space for start-up or expanding businesses, amenities suitable for a campus such as bookstores and coffee shops, as well as uses tailored to meet the daily needs of local residents. Redevelopment within the Urban Tech Corridor will help to further catalyze redevelopment in the Coyne Block, which already shows evidence of redevelopment interest due to the recent renovation of a building on the block. A map of parcels in the Coyne Block is included in Appendix G.

Sylvan Island Trailhead

The furthest western site identified for potential brownfield redevelopment is referred to as the Sylvan Island Trailhead site, which contains two parcels. This City-owned site is adjacent to a pedestrian bridge which leads to Sylvan Island and lies along the Ralph B. Birks Bicycle Trail – the Moline segment of the Great River Trail. The site, which was formerly used by a towing company and as a storage yard, is now vacant and unwelcoming to trail users.

Sylvan Island was once home to a steel mill, and now contains a wooded area with mountain biking and hiking trails. A great opportunity exists to redevelop this site as a trailhead, including parking, restrooms, and recreational space, to attract more residents and visitors to the park. By enhancing trails and other recreational opportunities in Moline, more bicyclists will use the Moline segment of the trail and spend time in downtown Moline. Redevelopment of the Sylvan Island Trailhead will support Moline in its efforts to enhance tourism opportunities, a primary economic development goal outlined in the *Moline Centre Master Plan Update*. A map of the Sylvan Island Trailhead parcels is included in Appendix H.

TIF District #3

The thirteen potential brownfield sites identified in this targeted brownfield redevelopment area all lie within the boundaries of the City's TIF District #3 (adopted in 2004), known as the *Old Moline High School Redevelopment Project Area*. A portion of this area is also included in the *Moline Centre Plan* as part of the Municipal District, the focus of which is on strengthening and redeveloping downtown civic uses and buildings including City Hall, the Moline Police and Fire Headquarters, and the public library.

TIF District #3 was created due to the existence of outdated and blighted buildings, incompatible land uses, and the need for focused attention and reinvestment in this area at the edge of downtown Moline. The TIF #3 project plan and the *Moline Centre Plan* both envision the future of this area as including a mix of public, commercial, office, and residential uses. Specific improvements called for in the TIF #3 project plan include the adaptive reuse of the old Moline High School and the former Manual Arts Building, demolition of the Moline Emergency Center, street reconstruction, improvements to the public utility system, drainage improvements, and parkland acquisition and improvements. Redevelopment within TIF #3 is already underway, including a \$10 million project

to rehabilitate the old Moline High School for low- and moderate-income rental housing. A map of the parcels identified in this District is included in Appendix I.

Jacobs Energy Property

This final potential brownfield site lies to the east of downtown along 4th Avenue, and includes two parcels. While the site is outside of downtown and is not within a TIF district, it was considered in this process due to its potential for near-term redevelopment, its proximity to the riverfront, and the potential for a great positive impact on the surrounding residential neighborhood due to redevelopment.

This privately owned site lies on the north side of 4th Avenue and is just across the railroad tracks from a marina (a map is included in Appendix J). The site was originally used as a woodworking facility, and has most recently been used for recycling railroad ties and other waste wood. The site is referred to as Jacobs Energy due in part to its owner (Jacobs) and the potential it had at one time to produce energy from waste wood. However, since the State of Illinois changed its incentive structure for energy facilities in 2000 to exclude this type of waste-to-energy plant, the owner and the City have engaged in discussions about the potential redevelopment of this site into a mixed-use riverfront project.

BROWNFIELD SITE IDENTIFICATION AND PRIORITIZATION

A multi-step process designed by VANDEWALLE & ASSOCIATES was used to identify and prioritize the City's brownfield sites. The process began with a meeting attended by the City, Renew Moline, VANDEWALLE & ASSOCIATES, and Missman, Stanley & Associates to identify the five potential redevelopment target areas and two additional sites described in the *Brownfield Redevelopment Opportunities* section. The team based its determination of these brownfield redevelopment target areas and specific potential brownfield sites on four primary factors: inclusion in a City plan; inclusion in a City TIF district; location outside of the I-74 bridge realignment zone, the future of which is uncertain until IDOT determines its realignment scheme; and inability or difficulty to redevelop without some form of City assistance or attention.

In addition, some potential brownfield sites which do not adhere to all of these factors were chosen due to additional characteristics making them prime redevelopment candidates.

After these areas were identified, VANDEWALLE & ASSOCIATES applied the evaluation criteria (which were based on redevelopment feasibility and ownership status) to each of the 151 identified potential brownfield sites, resulting in a *Redevelopment Feasibility* score for each site. Next, the community's redevelopment values were assessed through exercises conducted with the Brownfields Advisory Committee. Each site was then scored based on its ability to achieve each of these redevelopment goals, resulting in a *Community Values* score for each site. Lastly, these two scores were then combined to produce a final ranking of sites.

This prioritization process typically considers potential environmental concerns at each site based on a professional review by the City's environmental consultant. Unfortunately, the City was unable to procure funding for this tier of analysis. However, the results of the prioritization process still provide the City with a very useful tool to prioritize near and long term redevelopment implementation steps based upon both the professional redevelopment feasibility analysis and the community's redevelopment goals. The results of these two evaluation analyses are described in further detail below.

Redevelopment Feasibility Analysis

VANDEWALLE & ASSOCIATES first analyzed the sites within each target area to determine their redevelopment potential. This analysis produced a *Redevelopment Feasibility* score for each property. The criteria used to determine redevelopment feasibility included common development determinants, such as access to major transportation networks, adjacent uses, site size, infrastructure provision, as well as the site's immediate potential to have a positive impact on the surrounding neighborhood and community as a whole. The complete list of criteria is included in Appendix A accompanied with a legend that demonstrates how the criteria were applied to each site. Additionally, a ranking of all identified sites based solely on *Redevelopment Feasibility* scores is included in Appendix A. The top scoring sites are identified below in Table 1.

Table 1: Priority Brownfield Redevelopment Sites Based on Redevelopment Feasibility

Site #	Current Use/Owner	Address	Score*	Rank**
WG20	Former MetroLINK Bus Transfer Site (partially City-owned)	1101-1111 5th Ave	63	1
RT21	Hendricks Property (half City-owned)	2500 River Drive	63	1
IT42	Deere & Co. Parking Lot	1811 4th Ave	60	3
IT43	Deere & Co. Parking Lot	1811 4th Ave	60	
IT21	City-owned Former O'Rourke Property	1919-1925 5th Ave	58	
IT22	City-owned Property	1909 5th Ave	58	
IT23	Mike's Auto	428 19th St	58	
IT24	LeClaire Parking	1819 5th Ave	59	4
IT25	LeClaire Parking	1815 5th Ave	59	
IT26	LeClaire Parking	1801 5th Ave	57	
IT44	Riverstone Group Parking	1701 5th Ave	59	5
IT32	Riverstone Group Building	1701 5th Ave	47	
WG28	City-owned Vacant Lot	1122 4th Ave	58	6
WG27	Occupied Rental Housing	1124 4th Ave	52	
WG29	Occupied Rental Housing	1118 4th Ave	52	
RT01	Midland Iron & Steel	3301-33 4th Ave	57	8
RT22	Riverstone Redi Mix	2310 3rd Ave	57	8
WG10	Former Esterdahl's Site	1216 5th Ave	56	10
WG32	O'Rourke Warehouse	1201-1205-1209 4th Ave	56	10
IT19	City-owned Parking Lot	1818 5th Ave	56	10
IT45	Kone Inc. - Vacant Land	1829 River Drive	56	10
IT46	Kone Inc. - Vacant Land	1809 River Drive	56	
IT47	Kone Inc. Regional Service Center	1801 River Drive	53	
IT48	Kone Inc. - Vacant Land	121 19th St	56	
* Out of a possible 65				
** Some parcels have been grouped together for the purpose of this prioritization because it is recommended that they be redeveloped concurrently. When parcels have been grouped, the site with the highest total score was used to determine the final rank for the group.				

Redevelopment of these properties is viable in the near term and could catalyze the redevelopment of neighboring parcels.

VANDEWALLE & ASSOCIATES further analyzed the redevelopment potential of these sites in reference to a cursory review of ownership. This analysis demonstrated that of the highest ranking sites based on redevelopment feasibility, the top two sites are both partially City-owned, parcels within two additional sites are also City-owned, and the remaining sites are privately-owned.

Community Values Analysis

The 151 identified potential brownfield sites were evaluated in relation to each site's ability to achieve the community's redevelopment goals. The initial list of commonly held community values was developed by VANDEWALLE & ASSOCIATES and was then refined to include goals adopted by the City of Moline. The complete list of values is available in Appendix B, and includes goals that the community might have such as tax base generation, job creation, provision of civic amenities, and historic preservation, among others.

Two exercises were conducted at a Brownfields Advisory Committee (BAC) meeting in order to determine the degree to which the community holds each of these values. The BAC's membership includes: the City of Moline, Renew Moline (non-profit redevelopment organization), MetroLINK (the Rock Island County Metropolitan Mass Transit District), CACUP (City of Moline Citizens Advisory Committee on Urban Policy), Deere & Co., Moline Township, The MARK of the Quad Cities (arena and convention center), Moline Historic Preservation Commission, MidAmerican Energy (electric and natural gas utility), The Moline Dispatch (newspaper and internet service provider), Project NOW Community Action Agency, Moline Community Center, First Lutheran Church, and Moline Centre Partners (downtown business association).

Meeting attendees were asked to represent each of their respective organizations in their responses as opposed to considering only their personally-held values. The first exercise produced an independent score for each value, and the other ranked the values in relation to each other. The results of these two exercises were then combined, resulting in a weight for each community value, so that values that were regarded highest by the community had a greater influence on the community values ranking than values deemed less significant. The highest ranked values included fixing up/removing run-down properties; creating opportunities for business recruitment, expansion, and retention; creating new jobs; and creating or maintaining livable neighborhoods.

High participation in these exercises is critical to the development of a community values analysis based in a broad representation of community interests. Due to a lower-than-expected attendance at the BAC meeting, the City asked absent BAC members to complete and return to the City both of the exercises after the meeting. This successful outreach effort resulted in a larger, more representative ranking of community values.

After the fifteen community values were weighted, each potential brownfield site was scored by VANDEWALLE & ASSOCIATES based on its ability to help the community achieve each of the community goals. A ranking of all identified sites based solely on *Community Values* scores is included in Appendix B. The sites that achieved the highest scores are summarized below in Table 2.

Table 2: Priority Brownfields Redevelopment Sites Based on Community Values

Site #	Current Use/Owner	Address	Score*	Rank**
WG20	Former MetroLINK Bus Transfer Site (partially City-owned)	1101-1111 5th Ave	50	1
JE01	Jacobs Energy Property	5027 4th Ave	47	2
JE02	Jacobs Energy Property	215 50th St.	47	
RT23	Riverstone Barge Facility	200 23rd St	45	3
RT01	Midland Iron & Steel	3301-33 4th Ave	43	4
RT21	Hendricks Property (half City-owned)	2500 River Drive	43	5
WG24	Tempo Marine	1224 4th Ave	41	6
WG25	Tempo Marine	1202 4th Ave	41	6
WG33	Tempo Marine Storage Yard	315 12th St	41	8
WG34	Tempo Marine Storage Yard	1121 4th Ave	38	
RT02	Western Structural Co.	3201 4th Ave	40	9
WG13A	Skills	1122 5th Ave	40	10
WG13B	Skills	1122 5th Ave	40	
WG13C	Skills	1122 5th Ave	40	
* Out of a possible 65				
** Some parcels have been grouped together for the purpose of this prioritization because it is recommended that they be redeveloped concurrently. When parcels have been grouped, the site with the highest total score was used to determine the final rank for the group.				

GENERAL BROWNFIELD REDEVELOPMENT IMPLEMENTATION STEPS

The development of this Brownfields Prioritization Strategy is an important first step toward successful brownfields redevelopment in Moline. The following is a list of next steps that the City and Renew Moline can use as a guide for implementing Moline's brownfields redevelopment initiative.

- *Continued Brownfield Redevelopment Planning.* To build on this prioritization strategy, the City and Renew Moline should focus their attention on the top ten priority sites by developing more detailed redevelopment plans and reuse strategies for these sites that are intimately tied to the site's physical capacity to be redeveloped in both a use- and site-specific manner. In order to do so successfully, it will be important to engage property owners and other stakeholders in the planning process.
- *Resource Procurement.* In order to ensure the successful redevelopment of these sites, considerable capital must also be raised for remediation and redevelopment. The City and Renew Moline should seek out funding assistance from state, federal, and other public agencies, as well as from non-profit and foundation sources. A current listing of funding sources for brownfield redevelopment projects is included in Appendix K.
- *Environmental Assessment.* Successful redevelopment of brownfields is not possible without a thorough understanding of the environmental conditions present on the site. The first step is to conduct a Phase I Environmental Site Assessment (ESA) which entails an analysis of potential environmental concerns at the site determined from a search of historical records of ownership and uses as well as from a visual inspection of the site. Following a Phase I ESA is a Phase II ESA which includes soil and groundwater sampling to determine the existence and extent of the perceived potential contamination.
- *Site Control.* Successful brownfield assessment, cleanup, and redevelopment hinges on access to the site. This can be achieved either through a cooperative relationship with the property owner, or through purchase of the property by the municipality. Some funding sources, particularly Brownfield Cleanup grants, require that the municipality own the site. Consequently, the City and Renew Moline should work with property owners to negotiate property access or acquisition and to determine a relocation strategy, when necessary, to meet the needs of all stakeholders.
- *Developer Recruitment and Enrollment in the State's Voluntary Site Remediation Program.* The City and Renew Moline should seek out developers whose skills and portfolios best meet the end use and site specific requirements of each brownfield redevelopment project. A determination of a developer's desire of a No Further Remediation (NFR) letter from the Illinois EPA's Site Remediation Program (SRP) should be made early in the discussions, and enrollment in the SRP should occur early to facilitate IEPA buy-in to the project, if an NFR letter is required by the developer.
- *Environmental Remediation and Construction.* Once issues of site control have been adequately dealt with, environmental remediation, if necessary, should occur. Remedial actions are often developed most efficiently when a developer has been secured for the site, so that new construction can be used as a remedial method.

SITE-SPECIFIC IMPLEMENTATION RECOMMENDATIONS FOR MOLINE'S HIGHEST PRIORITY SITES

Ten sites emerged as the highest priorities for redevelopment based on a combination of redevelopment feasibility and community values. This section provides recommendations for next steps that the City and Renew Moline should pursue as they work to promote the redevelopment of these sites. The top ten priority sites are listed in Table 3 below, and are depicted in the following map. The ranking of all 151 sites is included in Appendix C.

Table 3. Top Ten Priority Brownfield Redevelopment Sites

Site #	Current Use/Owner	Address	Zoning	Use*	Ownership**	Redevelopment Feasibility Score (out of 65)	Community Values Score (out of 65)	Total Score (out of 130)	Final Ranking***
WG20	Former MetroLINK Bus Transfer Site (partially City-owned)	1101-1111 5th Ave	B2	C	CO/PO/MO	63	50	113	1
RT21	Hendricks Property (half City-owned)	2500 River Drive	M2	C	CO/PO/MO/TL	63	43	106	2
RT01	Midland Iron & Steel	3301-33 4th Ave	M2	I	PO/SO	57	43	100	3
RT23	Riverstone Barge Facility	200 23rd St	M2	C	PO/SO	55	45	100	4
JE01	Jacobs Energy Property	5027 4th Ave	M2	I	PO/SO/TL	48	47	95	5
JE02	Jacobs Energy Property	215 50th St.	M2	C	PO/SO/TL	51	47	98	
RT22	Riverstone Redi Mix	2310 3rd Ave	M2	C	PO/SO	57	39	96	6
IT44	Riverstone Group Parking	1701 5th Ave	B2	C	PO/SO	59	36	95	7
IT32	Riverstone Group Building	1701 5th Ave	B2	C	PO/SO	47	31	78	
IT42	Deere & Co. Parking Lot	1811 4th Ave	B2	C	PO/SO	60	34	94	8
IT43	Deere & Co. Parking Lot	1811 4th Ave	B2	C	PO/SO	60	34	94	
IT21	City-owned Former O'Rourke Property	1919-1925 5th Ave	B2	C	CO/SO	58	31	89	
IT22	City-owned Property	1909 5th Ave	B2	C	CO/SO	58	31	89	
IT23	Mike's Auto	428 19th St	B2	C	PO/SO****	58	31	89	9
IT24	LeClaire Parking	1819 5th Ave	B2	C	PO/SO	59	35	94	
IT25	LeClaire Parking	1815 5th Ave	B2	C	PO/SO	59	35	94	
IT26	LeClaire Parking	1801 5th Ave	B2	C	PO/SO	57	35	92	
WG10	Former Esterdahl's Site	1216 5th Ave	B2	C	PO/SO	56	38	94	10

*** Use:**

R: Residential
 C: Commercial
 I: Industrial

**** Ownership**

CO: City Owned MO: Multiple Owners
 PO: Privately Owned TR: Held in Trust
 SO: Single Owner TL: Tax Lien

*** Some parcels have been grouped together for the purpose of this prioritization because it is recommended that they be redeveloped concurrently. When parcels have been grouped, the site with the highest total score was used to determine the final rank for the group. For sites with the same total score, the site with a higher Redevelopment Feasibility score achieved a higher rank.

**** The City has planned to acquire this property.

Priority Brownfield Parcels

Moline, IL



Priority Parcels

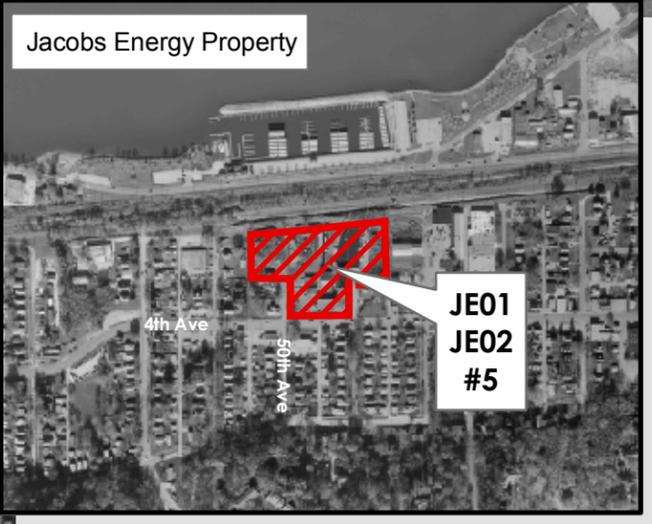


Project Parcel Number and Priority Number



Date: October, 2005
Source: City of Moline

0 100 200 400 600 Feet



Priority Site #1: WG20 (Former MetroLINK Bus Transfer Site)

1101 – 1111 5th Avenue

Background

This site was formerly a MetroLINK bus transfer site. The parcel is owned by the City of Moline (the northeastern three-quarters) and MetroLINK (the southwestern one-quarter). Environmental assessment has been completed at the site, and a draft No Further Remediation (NFR) letter was received from the Illinois Environmental Protection Agency (IEPA) for a now-defunct redevelopment proposal for an assisted living project. Under the terms of the draft NFR, the site improvements associated with the redevelopment project (such as paving) were sufficient to meet most of the remedial requirements.

A new developer is currently working with the City and Renew Moline on a plan for a mixed-use redevelopment of the site in line with the *Moline Centre Master Plan Update*, which includes a gateway plaza, commercial uses, second floor offices or residential units, an outdoor neighborhood market, and parking. The preliminary concept plan has many similarities to the assisted living project, so it is hoped that additional remediation activities will not be necessary and the terms of the draft NFR will not change significantly.

Recommendations

- Once a plan for the new redevelopment project is complete it should be forwarded to the City's environmental consultant to determine if the terms and conditions of the draft NFR letter are still applicable.
- If additional remediation activities beyond those specified in the draft NFR letter are required, the City should amend the scope of its Illinois Municipal Brownfields Redevelopment Grant (BRG) to include them.
- If no additional remediation activities are necessary, then the draft NFR should be updated to reflect the new project plan.
- Following redevelopment of the site, the final closure documents should be submitted to the IEPA and a final NFR letter obtained.

Priority Site #2: RT21 (Hendricks Property)

2500 River Drive

Background

This site, commonly known as the Hendricks Property, is currently half-owned by the City of Moline (the eastern half) with an option to purchase the western half in the future (currently owned by Hendricks). Both Phase I and Phase II Environmental Site Assessments were commissioned for this site by Hendricks and were conducted by Terracon. The results of these assessments indicate that environmental remediation may be possible via construction as opposed to active remediation. In September 2005, the City amended its Illinois Municipal Brownfields Redevelopment Grant to include the City-owned portion of this site.

The site is being actively planned for as part of the overall RiverTech redevelopment area. Plans for this site include space for high-tech businesses and mixed uses supporting the adjoining Western Illinois University Quad Cities Riverfront Campus.

Recommendations for the City-owned portion of the site

- The site should be enrolled in the Illinois EPA Site Remediation Program if it has not already been enrolled; this is necessary in order to use the City's IEPA BRG for expenditures on the site.
- The City should work toward site closure by commissioning the following necessary environmental assessment and remediation steps:
 - Site Investigation Report (SIR)
 - Remedial Objectives Report (ROR)
 - Remedial Action Plan (RAP)
 - Develop a site plan
 - Draft No Further Remediation Letter
 - Finalize site plan and implement remediation steps as outlined in the RAP
 - Remedial Action Completion Report (RACR)
 - Final No Further Remediation Letter

Recommendations for the Hendricks-owned portion of the site

- The City and Renew Moline should continue their discussions with Hendricks to determine if the company will ultimately maintain ownership and redevelop the property itself, or if the City will exercise its right to purchase the remainder of the property. If Hendricks will maintain ownership, the City and Hendricks should discuss the level of City participation in environmental assessment, remediation, and redevelopment. The City should consider that it would be ideal for environmental assessment to occur on the entire site at one time.

Priority Site #3: RT01 (Midland Iron & Steel)3301 – 3303 4th AvenueBackground

This site lies between 4th Avenue and the railroad tracks, just south of the new Western Illinois University campus. The site is owned by Midland Iron and Steel Company. Environmental investigation at the property has been conducted up through a limited Phase II Environmental Site Assessment, commissioned by the owner.

Recommendations

The City and Renew Moline have initiated discussions with the property owner about the future redevelopment of this site. These discussions should ultimately result in an understanding of the costs that each party will be responsible for. To contribute to the assessment and/or cleanup of the site, the City could request that the scope of its BRG be amended to include this site. In order to do so, the site would have to be enrolled in the Illinois Site Remediation Program (SRP). The next steps that the City, Renew Moline, and the property owner should discuss include:

- Complete environmental assessment at the site and determine Potentially Responsible Parties (PRPs).
- Enroll the site in the Illinois Site Remediation Program (SRP).
- Potential City purchase of the property and subsequent relocation of Midland. Any City expenditures on environmental assessment and/or remediation should be factored into a purchase price for the property.
- Conduct any necessary environmental cleanup at the site.

Priority Site #4: RT23 (Riverstone Barge Facility)

200 23rd Street

Background

This large, privately-owned riverfront site is currently used by Riverstone as a barge facility for gravel storage. The size and location of this site lend considerable redevelopment potential to the property. However, this site is within a swath of land being considered for the future realignment of the I-74 bridge. As a result, the site did not rank as highly for redevelopment feasibility (#14). Nevertheless, the site was elevated to the #4 overall priority brownfield redevelopment site due to its high community values score given its redevelopment potential for providing new housing, positively impacting the neighborhood, and providing increased access to the Mississippi riverfront.

Recommendations

Although future redevelopment of this large riverfront site is a clear priority, the City and Renew Moline should delay the development of more concrete plans for this site until the final realignment of the I-74 bridge is known. The City and Renew Moline are both active in the realignment process and should continue to evaluate the impact of that project on this site to determine the optimal timing to begin serious redevelopment planning efforts.

Priority Site #5: JE01 & JE02 (Jacobs Energy Property)5027 4th Avenue and 215 50th StreetBackground

The Jacobs Energy property lies east of downtown on the north side of 4th Avenue, just across the railroad tracks and River Drive from the Marquis Yacht Basin, a public marina undergoing significant renovations. The site was originally used as a woodworking facility, and has most recently been used for recycling railroad ties and other waste wood. The site did not rank as highly for redevelopment feasibility due primarily to its location outside of a TIF district, and the potentially high redevelopment costs due to potential environmental concerns. However, the site ranked second for community values because of its potential for positive impact in the neighborhood, potential for new housing, and potential to eliminate blight, among other factors.

The City and Renew Moline have been approached by the property owner to discuss the potential redevelopment of this site as a mixed-use development with river views. The property owner also has attracted the interest of investors for this potential redevelopment project.

Recommendations

The City and Renew Moline should continue to develop their relationship with the property owner, discussing the future of the property both with the owner and the interested investors. The group should discuss the next steps for redevelopment, out of which a Memorandum of Understanding should be developed to delineate the responsibilities, financial or otherwise, that each party (the City, the property owner, and any investors) will be responsible for in the environmental assessment, cleanup, and redevelopment of the site. More specifically, the MOU would include any commitments made by the developer such as a timeframe, guarantee of property tax increment, or quality of development, in exchange for the use of City funding (via brownfield grant resources) to hasten redevelopment of the site. Because the City does not currently have grant funding allocated to this site, the City should call out the site in a USEPA community-wide brownfield assessment grant application this fall.

Priority Site #6: RT22 (Riverstone Redi Mix)2310 3rd AvenueBackground

This site lies east of 23rd Street between River Drive and the railroad tracks. The property is owned by the Riverstone Group and leased by Redi Mix Concrete. The site is strategically located within the Urban Tech Corridor, just west of RiverTech. The long-term plan for this site calls for a mix of uses, focusing primarily on residential. The site, however, is located within a swath of land that is currently being considered for the future realignment of the I-74 bridge.

Recommendations

Although future redevelopment of this large site along River Drive and within the Urban Tech Corridor is a clear priority, the City and Renew Moline should delay the development of more concrete plans for this site until the final realignment of the I-74 bridge is known. The City and Renew Moline are both active in the realignment process and should continue to evaluate the impact of that project on this site to determine the optimal timing to begin serious redevelopment planning efforts.

Priority Site #7: IT44 & IT32 (Riverstone Group Office Building and Parking Lot)

1701 5th Avenue

Background

These two sites, located between 4th and 5th Avenues east of 17th Street, are owned by the Riverstone Group and serve as the corporate headquarters building and associated parking lot. The sites are within a block identified in the *Moline Centre Master Plan Update* for comprehensive redevelopment to catalyze the development of downtown businesses, services, shopping, and housing.

Recommendations

These sites were elevated to the top of this prioritization due to their ability to have a strong positive impact on downtown if redeveloped. Redevelopment of these parcels should occur in conjunction with sites IT42 & IT43 (a portion of priority site #8) and sites IT24, IT25 & IT26 (priority site #9), all of which are within the block between 4th and 5th Avenues and 18th and 19th Streets. The City and Renew Moline should develop a partnership with the Riverstone Group to devise a redevelopment plan that both improves these sites and enables Riverstone Group to maintain its offices downtown. While these sites are a redevelopment priority for downtown Moline, they are not a priority for environmental assessment since there is no knowledge of previous industrial uses at either parcel.

Priority Site #8: IT42 & IT43 (Deere & Co. Parking Lots) and IT21, IT22, IT23 (City-owned Properties)

1811 4th Avenue, 1919-1925 5th Avenue, 1909 5th Avenue, and 428 19th Street

Background

The City owns IT21 & IT22 and is in the process of purchasing IT23. All three parcels are immediately south of the Deere & Company building located on the southeast corner of 19th Street and 4th Avenue. A Phase I Environmental Site Assessment (ESA) has already been conducted on these parcels.

Deere & Company owns IT42 & IT43 located to the west across 19th Street, which it uses for employee parking.

Recommendations

Sites IT42 & IT43 are within the same block as parcels identified as priority sites 7 and 9. Consequently, these sites are ideally suited for redevelopment in conjunction with these other parcels within the block. The City has purchased sites IT21, IT22 and IT23 in anticipation of a possible land swap with Deere & Company for sites IT42 & IT43. This would result in a consolidation of Deere's parking on the same side of the street as their building and provide them with the potential to expand their existing facility if needed at a later date. Further, this would provide the City with control of the properties adjacent to the LeClaire and LeClaire parking lots (priority site 9) as well as Riverstone (priority site 7). With ownership and control of these properties, the City will be in a stronger position to work with and motivate Westdale to undertake additional redevelopment efforts around the LeClaire.

In order to facilitate this land swap, the City and Renew Moline should prioritize environmental assessment and any necessary cleanup of these properties. The City and Renew Moline should assess the Phase I ESA that has already been conducted and determine the need for a Phase II ESA of its properties. If a Phase II is deemed necessary, the City should determine if funds are available in its BRG for assessment at this site. If so, the City should request that the grant's scope be amended to include this site. Additionally, the City should call out this site in its application for USEPA community-wide brownfield assessment grant funds in the event that the BRG budget is not sufficient to fully fund assessment at the site.

Priority Site #9: IT24, IT25, IT26 (LeClaire Parking)

1819, 1815, and 1801 5th Avenue

Background

These three parcels are in the block between 4th and 5th Avenues and between 18th and 19th Streets. The parcels are owned by Westdale Asset Management (Kimberly Clark) and are used for parking at the adjacent LeClaire apartment building, also owned by Westdale.

Recommendations

Redevelopment of these parcels should occur in conjunction with sites IT44 & IT32 (priority site #7) as well as with sites IT42 & IT43, (a portion of priority site #8) all of which are within the block between 4th and 5th Avenues and 18th and 19th Streets. The City and Renew Moline should rekindle their discussions with Westdale to encourage the company to pursue the redevelopment of these properties in line with the *Moline Centre Master Plan Update*. The plan calls for the development of new housing and structured parking to complement the LeClaire apartments, as well as other uses, to support the development of the IT Business Zone. The City may choose to help catalyze the redevelopment by contributing City funds (including grant resources) for environmental assessment or other activities. In exchange, the City and the property owner should develop a Memorandum of Understanding (MOU) which would include any commitments made by the developer such as a timeframe, guarantee of property tax increment, or quality of development.

Priority Site #10: WG10 (Former Esterdahl's Site)

1216 5th Avenue

Background

This privately-owned site is located on the south side of 5th Avenue in the middle of the block between 12th and 13th Streets. The building which was previously located on the site has been demolished, and the property owner has expressed interest to the City in redeveloping the site.

Recommendations

The City and Renew Moline should resume discussions with the property owner to promote redevelopment of the site. In order to contribute to the assessment and/or cleanup of the site, the City could request that the scope of its Illinois Municipal Brownfields Redevelopment Grant (BRG) be amended to include this site. In order to do so, the site will have to be enrolled in the Illinois Site Remediation Program (SRP). In exchange, the City and the property owner should develop a Memorandum of Understanding (MOU) which would include any commitments made by the developer such as a timeframe, guarantee of property tax increment, or quality of development, in exchange for the use of BRG funds.