

“TOD” Development Opportunity
Case Studies for Reference
&
Historic Preservation Opportunities

Moline, Illinois

October 18, 2011



Agenda

- Case Studies – Overview
 - King Street Station, Seattle, Washington
 - Multimodal Center, Normal, Illinois
 - Union Depot Multimodal, St. Paul, Minnesota
 - Wabash Train Station, Columbia, Missouri
 - Christman Building, Lansing, Michigan
- Historic Preservation Regulations & Resources
- Orouke Building & Moline Design Guidelines

King Street Station Seattle, Washington

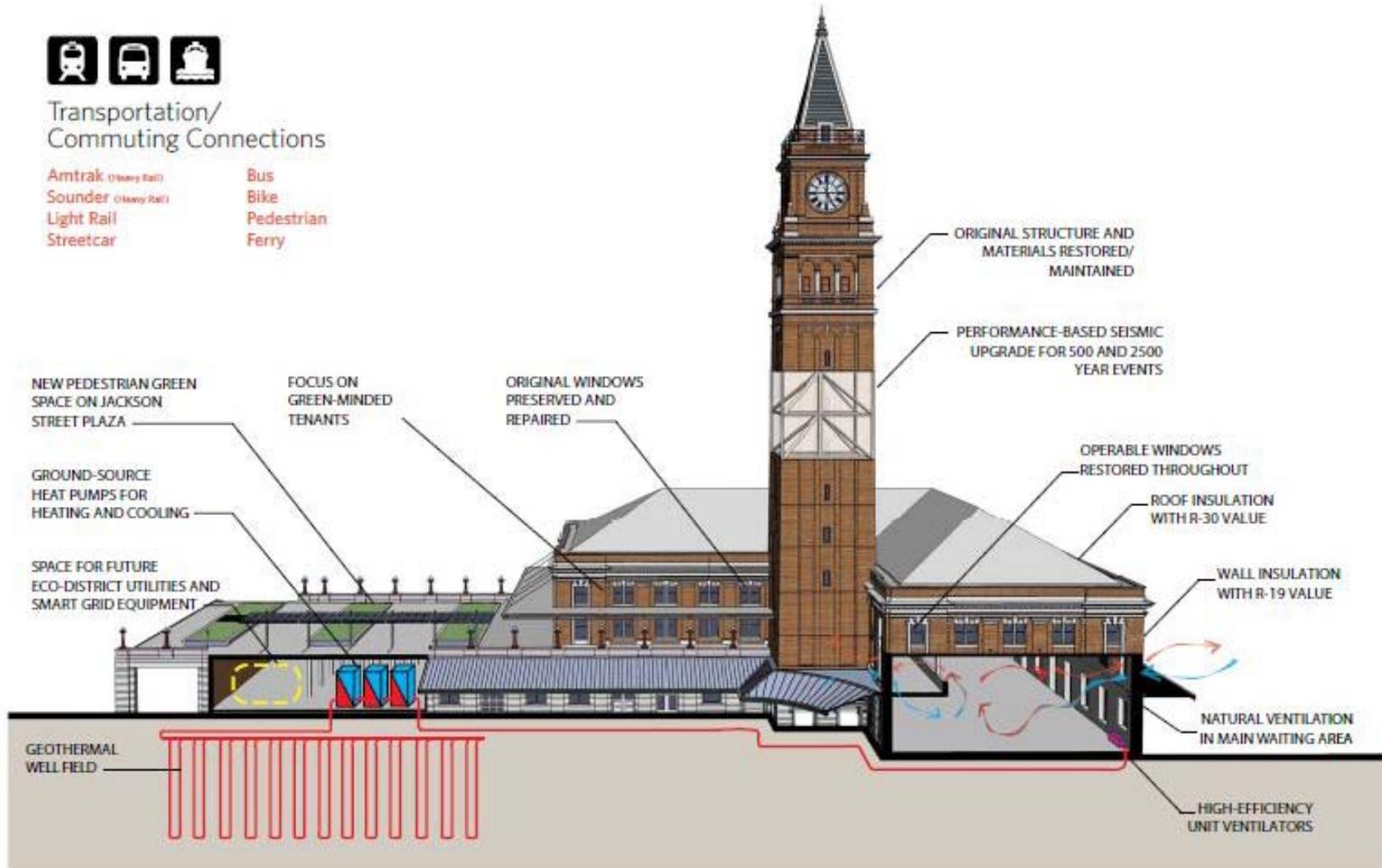
Transit
Historic
Green



Transportation/
Commuting Connections

Amtrak (Heavy Rail)
Sounder (Heavy Rail)
Light Rail
Streetcar

Bus
Bike
Pedestrian
Ferry



King Street Station

Seattle, Washington

- **Size of Community Served:**
 - Seattle population = 608,660
 - 2.7 million passenger boardings in 2007 Served by Amtrak trains and Thruway Motorcoach, and Sounder commuter rail
- **Current Owner:** City of Seattle
- **Square Footage of New, Renovated, Adaptive Reuse:** 88,500 (building and clock tower)
- **Original Construction Date:** 1906
- **Historic Designation:** National Register of Historic Places (1973)
- **Project Completion Date:** Spring 2013
- **Construction and Project Costs:** \$50 million (project cost)
- **LEED or Other Green Certification:** Targeted LEED NC Silver – expected to achieve Platinum

Multimodal Center Normal, Illinois

Transit
Historic Community
Green



Multimodal Center

Normal, Illinois

- **Size of Community Served:**
 - McLean County 2010 = 168,611
 - Within 50 Miles = 903,465
- **Current Owner:** Town of Normal
- **Square Footage:** 68,000 SF + 400 stall parking
- **Original Construction Date:** N/A
- **Historic Designation:** N/A
- **Project Completion Date:** 2012
- **Construction and Project Costs:** \$35 Million Building Construction, \$47.4 Project Cost
- **LEED or Other Green Certification:** Targeted LEED 2009 NC Silver

Union Depot Multimodal St. Paul, Minnesota

Transit
Historic
Green

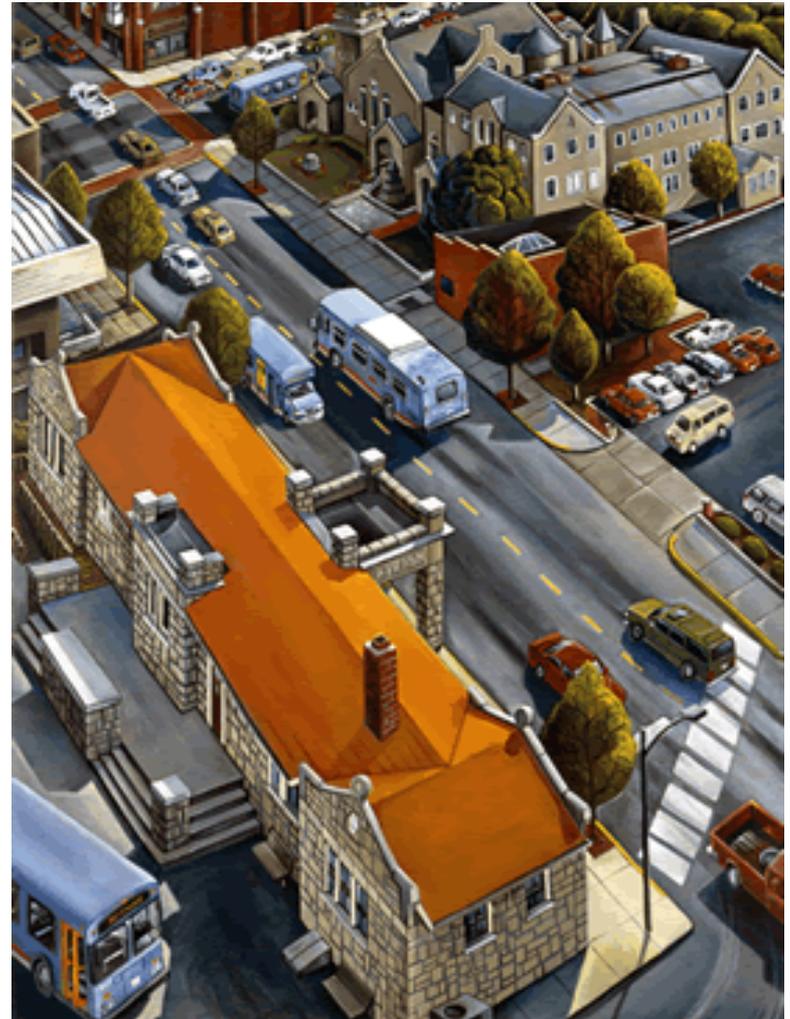


Union Depot Multimodal St. Paul, Minnesota

- **Size of Community Served:**
 - St. Paul population = 287,151
- **Current Owner:** Ramsey County Regional Railroad Authority
- **Square Footage:** to be confirmed
- **Original Construction Date:** 1924
- **Historic Designation:** National Register of Historic Places (1973)
- **Project Completion Date:** 2012
- **Construction and Project Costs:**
- Construction Cost: \$148 Million
- Total Project Cost: \$243 Million
- **LEED or Other Green Certification:** Targeted LEED 2009 NC Silver

Wabash Station Columbia, Missouri

Transit
Historic
Green



Wabash Station

Columbia, Missouri

- **Size of Community Served:**
- Columbia population = 100,000
- **Current Owner:** City of Columbia
- **Square Footage of New, Renovated, Adaptive Reuse:** 2,900 GSF renovation from train station to bus station; 1,600 GSF new addition; 3,900 GSF bus loading canopy
- **Original Construction Date:** 1910
- **Historic Designation:** National Register of Historic Places (1979)
- **Project Completion Date:** 2007
- **Construction and Project Costs:** \$2.5 million
- **LEED or Other Green Certification:** LEED Certified

Christman Building Lansing, Michigan

Developer
Historic
Green – Triple LEED



**WORLD'S FIRST
TRIPLE PLATINUM
LEED CERTIFIED BUILDING**

GREEN IT'S HOW WE WORK
CHRISTMAN

LEED Facts	
The Christman Building Lansing, MI	
LEED for Existing Buildings Certification issued October 12, 2009	
Platinum	72*
Sustainable Sites	10/10
Water Efficiency	10/10
Energy and Atmosphere	24/30
Materials and Resources	10/14
Indoor Environmental Quality	14/19
Leadership in Design	10
*Out of a possible 100 points	

LEED Facts	
The Christman Building Lansing, MI	
LEED for Core and Shell Certification issued May 1, 2008	
Platinum	49*
Sustainable Sites	10/10
Water Efficiency	10/10
Energy and Atmosphere	11/16
Materials and Resources	10/11
Indoor Environmental Quality	11/17
Leadership in Design	10
*Out of a possible 100 points	

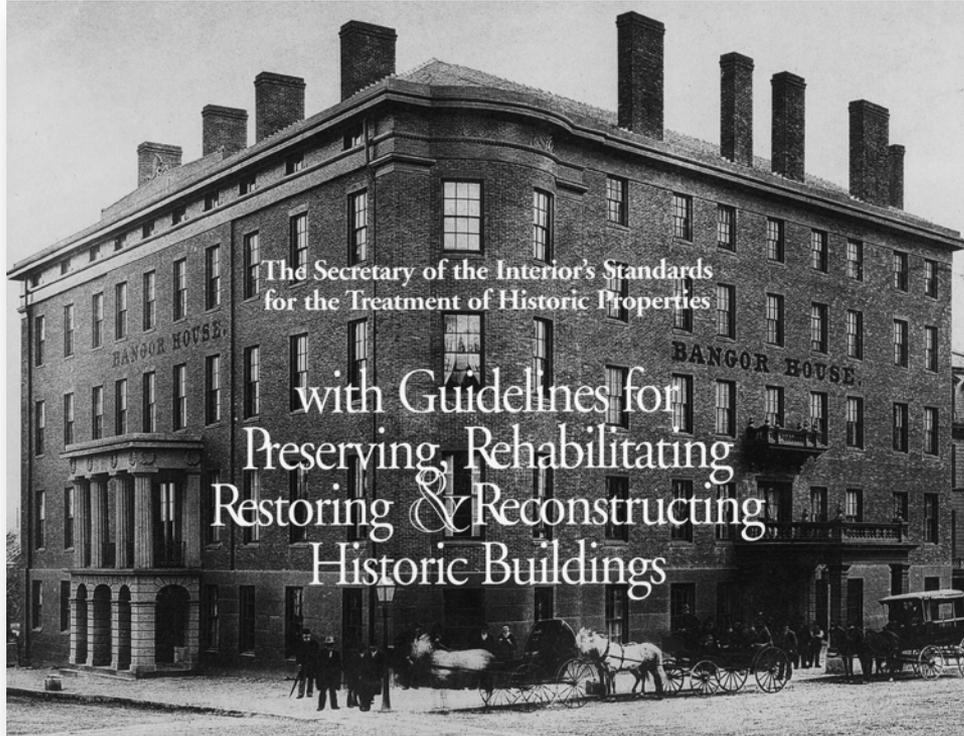
LEED Facts	
The Christman Company National Headquarters Lansing, MI	
LEED for Commercial Interiors Certification issued April 7, 2008	
Platinum	47*
Sustainable Sites	10/10
Water Efficiency	10/10
Energy and Atmosphere	10/12
Materials and Resources	10/14
Indoor Environmental Quality	10/17
Leadership in Design	10
*Out of a possible 100 points	

Christman Building

Lansing, Michigan

- **Size of Community Served:** NA
- **Current Owner:** Christman Company
- **Square Footage:** 60,000 SF
- **Original Construction Date:** 1928
- **Historic Designation:** National Register of Historic Places
- **Project Completion Date:** 2008
- **Construction and Project Costs:** \$12 million
- **LEED or Other Green Certification:** LEED Core and Shell Platinum, LEED Commercial Interior Platinum, LEED Existing Building Platinum

Secretary of the Interior's Standards for the Treatment of Historic Properties



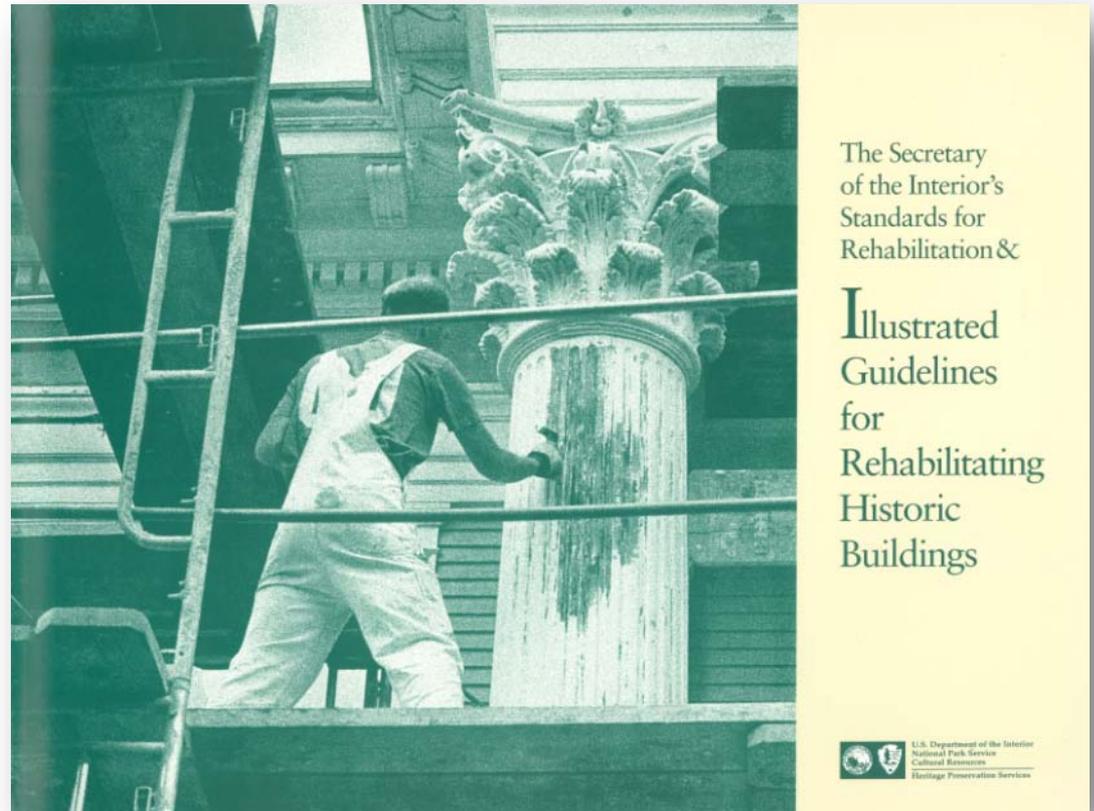
Four Treatments

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

In 1978 the National Park Service first published the Secretary of the Interior's Standards for Historic Preservation Projects. They were created to advise Federal Agencies, and to guide work undertaken on historic properties. There are four treatment Standards, Preservation, Rehabilitation, Restoration, and Reconstruction. These are meant to guide preservation practice on the many types of historic preservation projects.

Illustrated Guidelines for Rehabilitating Historic Buildings

- Developed to aid property owners, developers and Federal managers apply the Standards
- Unlike the Standards, Guidelines are not codified as program requirements
- “Recommended” and “Not Recommended” format



The rehabilitation Standards are used most often, by local historic commissions and for federal programs such as the tax incentives. the Rehabilitation Standards are the most flexible standards and allow for the most change.

Secretary of the Interior's Standards for Rehabilitation

- Apply to all properties, all building types, sizes, uses, materials
- Apply to exteriors AND interiors
- Apply to the building site and environment, landscape, attached and adjacent new construction
- All 10 Standards must be met to comply with regulations

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed.

When the Standards are Regulatory

- Used to determine the appropriateness of:
 - Grant-in-aid projects
 - Tax credit projects- state and federal
 - Federal agency historic preservation activities
 - State and local review of rehabilitation proposals
- Adopted by historic district and planning commissions all over the United States
 - Most changes to a property require review by local historic preservation body

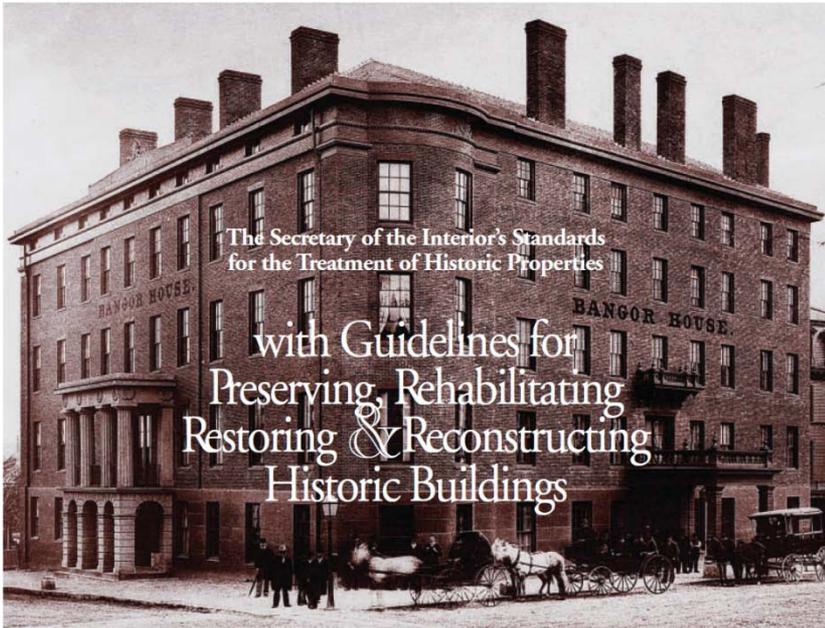
10 Standards- 3 Basic Principles

1. Retain and repair historic materials, features, spaces
2. Retain historic character, even if use changes
3. Design compatible, reversible additions, alterations



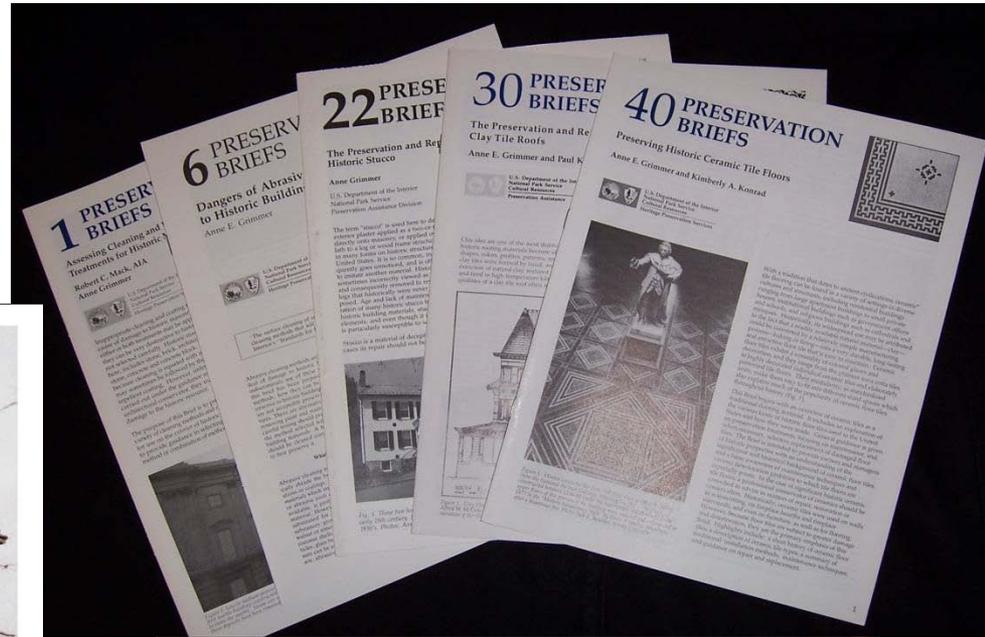


Technical Preservation Services



The Secretary of the Interior's Standards
for the Treatment of Historic Properties

with Guidelines for
Preserving, Rehabilitating
Restoring & Reconstructing
Historic Buildings



National Park Service
U.S. Department of the Interior

Incentives!

A GUIDE TO THE FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM FOR INCOME-PRODUCING PROPERTIES

Program Essentials | Application Basics | The Review Process | Meeting the Standards for Rehabilitation | Avoiding Incompatible Work

Incentives!

Technical Preservation Services (TPS) has developed this information program to assist historic building owners, preservation consultants, community officials, architects and developers.

- Program Essentials answers questions about the 20% federal tax credit for rehabilitating historic buildings.
- Application Basics and The Review Process provide general guidance on the preparation and submission of application forms, documentation requirements, timing, reviews, and the overall decision-making process.
- Meeting the Standards for Rehabilitation explains how the Secretary of the Interior's Standards for Rehabilitation are applied to project work.
- Avoiding Incompatible Work shows examples of compatible and incompatible approaches to rehabilitation work.

This website provides basic information on the 20% tax credit. It is not intended to replace the more complete TPS program material [online](#).

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Special Requirements for Renovation and Construction Projects as required by Section 106 of the National Historic Preservation Act

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects that their federally funded activities and programs have on significant historic properties.

The State Historic Preservation Officer (SHPO) reviews project plans to determine whether any historic properties or resources will be affected by the proposed project.

Historic Preservation Tax Incentives



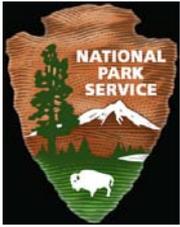
Easements

- Donation of specified property rights to protect a historic structure or site in exchange for tax benefits

Tax Credits

- 10% tax credit for the rehabilitation of older non-historic buildings
- 20% tax credit for the certified rehabilitation of certified historic structures





Daylighting

Recommendations:

- Retain features that provide natural light
- Re-open historic windows
- Add compatible skylights, lightwells, and atriums to enhance daylight
- Limit new openings to non-character-defining secondary facades



Skylights should not be added on decorative roofs or highly visible locations.



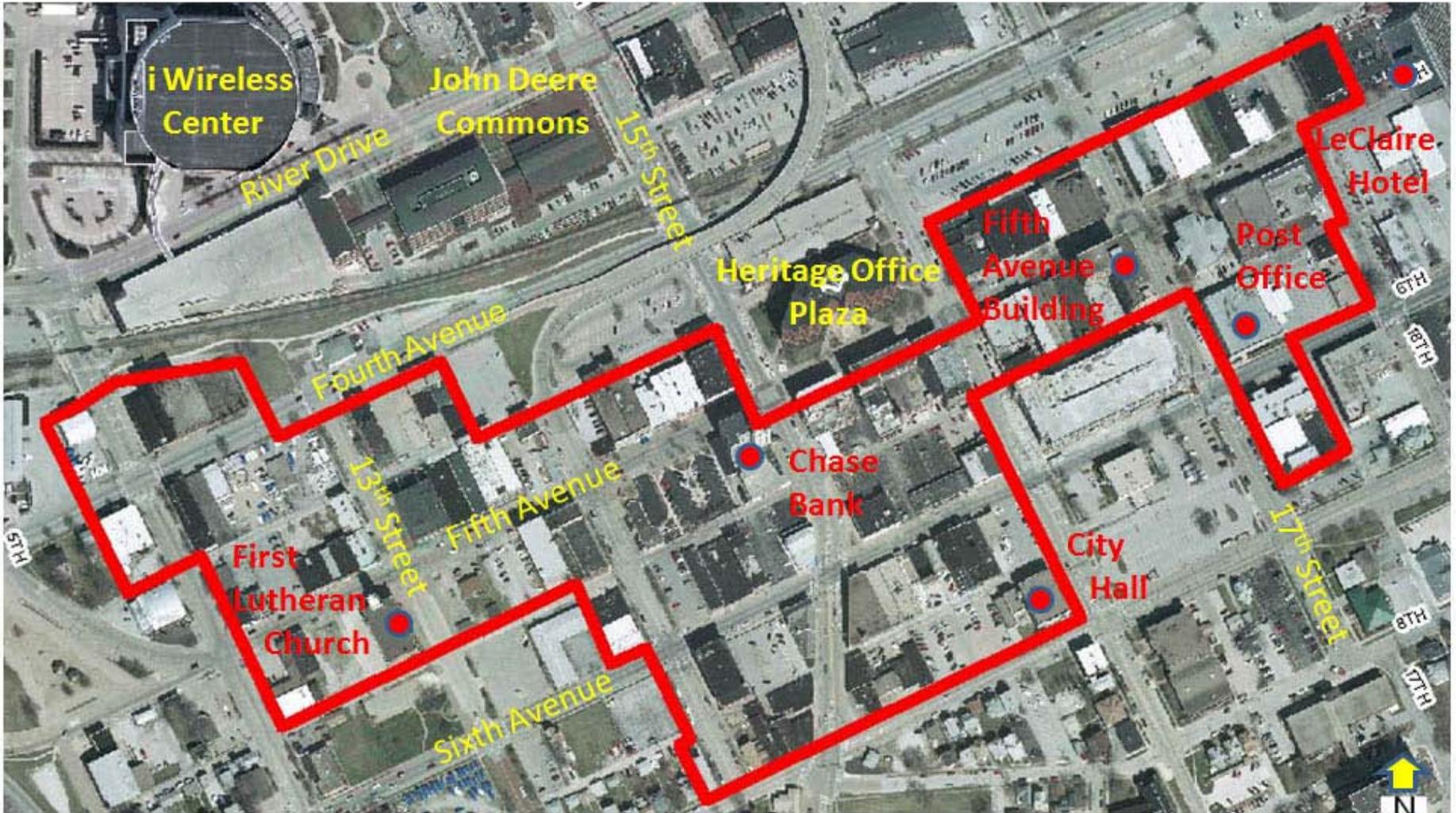
Adding compatible windows on secondary elevations can bring more light to the interior.



Appropriate use of skylights and selective floor cuts can bring added daylight into a historic building.



Take advantage of existing historic light control features such as skylights.



Moline Downtown Commercial Historic District

Orouрке Building



Orouke Building

- 1201-1205-1209 4th Avenue, Sears Roebuck Warehouse (1917; 1950 addition): This massive six-story Art Deco brick anchor block warehouse retains most of its integrity with modifications limited to its loading dock. Occupants: Sears Roebuck & Company Warehouse, Orouke Brothers Inc., GemVision.