

# Leveraging Transit: *The Set-up Matters*

**Beyond a Committee of Major Stakeholders Around a Station,  
Think Like a Master Development SWAT Team for Place**

**No one wants this...**



**St. Louis, MO: Departing the  
(relatively) new Amtrak Station**

**... or this**



**Waukegan, IL: Commuter rail  
station**

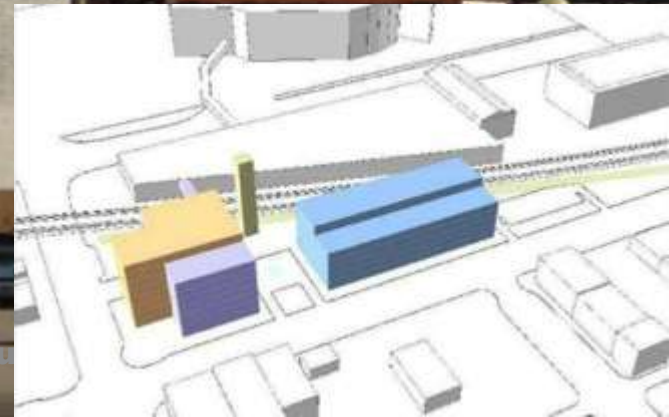
**But this ...**

***An Outcome That Reflects and Benefits All Stakeholders***

**Moline: Quad Cities Multi-Modal  
A Transit-Enhanced Development Opportunity  
on the Mississippi River Anchoring Both a  
Region and a Historic Downtown**

July 2015

Neighborhood Capital Institute



# Moline: Co-Leaders hired a pre-development team

*City Provided Land, Transit Agency Provided Rail Service  
Other Stakeholders Also Active & Engaged  
Strong Developer Response – Rapid Site Activation*

## Situation

- **Tight timeframe to create a station for new Amtrak service**
  - **Tough site**
  - **Many regulators at federal, state and local levels**
- **Smaller market – population of Moline is 44,000**
- **Local interests weren't seeing the full potential**

## Outcomes

- **Site was positioned as part of a major multi-modal hub for the Quad Cities (MSA 400,000)**
- **Competitive regional environment established with three basic design options of 150,000+sf**
  - **Development is proceeding consistent with NCI team options and further new development has been spurred**





# Complex Contexts Require Focused Collaboration Among Stakeholders

## State Place



# Chicago: Opportunity Missed in Selling Land

*No pre-development team for Place. Results:*

- *City set no minimum price in RFP*
- *No development guidelines to maximize TOD hub aspects or stir developer interest*
- *Only 2 Bids, One for \$0*

## Situation: Leveraging Transit

- Located on the site of the former Chicago Police Headquarters, State Place is a complex, mixed-use, full block structure above a Red Line subway stop and adjacent to a major transit hub.

## Outcomes

- State Place includes a 24-story high-rise and three mid-rise condominium structures, with amenities such as an outdoor swimming pool, sundeck and lushly landscaped courtyards
- Below the residential platform are 70,000 square feet of retail and a parking

Former CPD Headquarters



Now State Place



# Pre-Development Oversight for Place

There Must Be a Driver of the Process

