

Dubuque Historic Millwork District Master Plan

Executive Summary

Dubuque's Historic Millwork District is a keystone to the region's aggressive economic development strategy. With one million square feet of historic warehouse space ideal for urban mixed-use development, the District is perfectly suited to attract entrepreneurs, designers, residents, institutions, and businesses prepared to fuel Dubuque's globally competitive and sustainable economy.

This Plan is a vision and a roadmap that positions the District for significant growth by building on and reinforcing its strengths: size, unique building stock, proximity to the Mississippi River and Downtown, and healthy and aggressive public-private partnerships committed to making the District a model sustainable community.

New residents and technologies will inhabit old spaces, the arts will flourish, and green technologies will be showcased. The embodied energy of historic buildings will fuel Dubuque's 21st-Century economy and will be the foundation for the vibrant mixed-use neighborhood that offers convenient access to urban amenities and outdoor recreation opportunities.

The execution of this Plan will enable the District to become the creative, innovative, and sustainable place that propels Dubuque ahead of its regional competitors, thereby assuring its health and vitality for generations to come.



Identity: Past & Future

The Historic Millwork District is saturated with history. It imbues the area with authenticity and character while offering valuable lessons about the importance of sustainable urban design strategies. At the turn of the century, the District was the innovative and entrepreneurial center of the region and was the backbone of the regional economy. Dozens of companies, 2,500 employees, a district heating system, and intimate connections to Downtown and the Washington Neighborhood characterized the District.

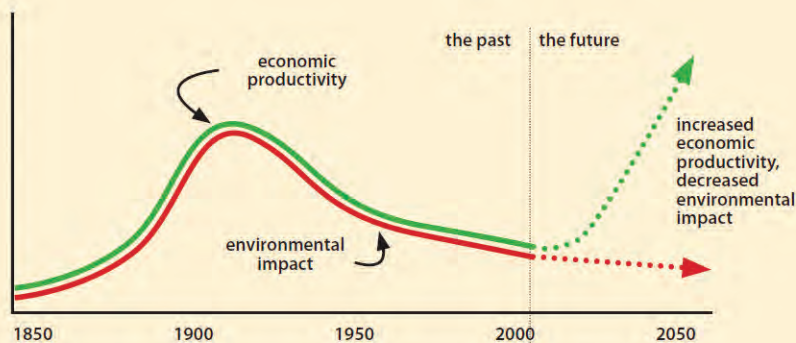
This Plan resurrects the forgotten strategy that connects people, planet, and profit in a mixed-use neighborhood. It offers a vision for a community reconnected with surrounding neighborhoods, reenergized with housing, retail, offices, galleries, entertainment, and employment, and re-imagined as a laboratory for sustainable practices and technologies.



Urban Ecosystems: Infrastructure for a Model Sustainable District



High Economic Value - Low Environmental Impact



Over time, the District will reestablish itself as a regional engine of growth, with a greater awareness of its environmental impact than was the case 100 years ago. Individual properties and the public realm will function as an urban ecosystem, and the District will be a unit with high economic value and low environmental impact. Specifically, the District will strive to stay within its rainfall budget, approach carbon balance, create sustainable jobs and housing, and reinforce the importance of connectivity within the city.

Strengths

- **Existing buildings:** the greenest buildings are those already built; the District has over one million square feet of available space.
- **Access to Downtown and the Port of Dubuque:** the District is well-located between the area's two most vibrant places.
- **Active arts community:** Dubuque's strong creative class is poised to transform the District into the City's "third space": a place for gathering, interconnectivity, and inspiration.
- **Sense of place:** the embodied energy of older buildings offers residents and businesses an authentic environment unique in the region.
- **Untapped Downtown residential market:** Downtown's employment base and amenities create a strong market for Downtown area housing.
- **Healthy public-private partnerships:** much of the District is owned by four developers willing to work with the City to create a consensus vision for the area.

Plan Features



- North
- 182 residential units
- Central
- 396 residential units
 - 135,000 sf office (405 jobs)
- South
- 154 residential units
 - 216,600 sf office (648 jobs)



A) Green streets: Rebuild District streets with high-quality streetscapes, modern utilities, on-street parking, artistic elements, and stormwater management features.

B) New development blocks: Realign Elm and Pine Streets to create three new blocks for development, open space, and stormwater management.

C) Improved connections between the District, the Port, and Downtown: Create pedestrian-friendly conditions along 10th and 7th Streets, the streets connecting Downtown, the District, and the riverfront.

D) Reprogram to two-way or calm one-way streets: Work with IDOT to examine how Central, White, 9th, and 11th Streets can become calmer urban streets.

E) A signature public open space: Build a multi-use, flexible plaza and park in the heart of the District to use for performances, concerts, markets, and to showcase sustainable practices, technologies, and artistic elements.

F) A coordinated parking strategy: Maximize on-street parking and build two medium-scaled garages when required.

G) A mix of uses: Accommodate rental and ownership housing, small and large businesses, and arts and entertainment venues in the over one million square feet already available in the District.

Throughout: Showcase the visual and performing arts, implement sustainable technologies and management solutions.

Places: Streets & Spaces



10th Street

10th Street: Renovated warehouse buildings will animate and define a key pedestrian connection to Downtown. Tenth Street will be a unique urban space, with reused bricks, portals to courtyards, and adapted loading docks.

Jackson Street: Partial reconstruction will include upgrades to utilities and conditions but will enable Jackson Street to retain its inherent character. Existing rail tracks, brick pavers, and other unique features will remain in place where appropriate.

Green Streets: New and reconstructed streets will irrigate landscape by collecting stormwater. On-street convenience parking, well-marked crosswalks, and ample space for amenities such as public art, seating, and lighting will contribute to the pedestrian and environmentally friendly streetscape.

Foundry Square: The Alamo Building and new plaza is a lively, year-round focal point and gathering space in the heart of the District.

Landform Park: Stormwater management, recreation, artistic features, and geothermal opportunities are some of the features Landform Park will offer.

Kirby/Farley Plaza: The plaza pair will define a key address for new commercial and office tenants and will be a significant public space along the 7th Street connection between Downtown, the District, and the Port.

Dubuque Warehouse District Project Group

Steering Committee

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Foundry Square

Next Steps

- Work with property owners to assemble a Phase One Historic Tax Credit
- Application for approximately 200 rental units and 100,000 square feet of non-commercial space.
- Develop a detailed streetscape plan and plaza design.
- Pursue full funding for public infrastructure.
- Work with regional and national partners to develop a comprehensive District Energy Plan.
- Build a small parking deck adjacent to the Alamo Building.
- Work with IDOT to begin the process of rerouting Elm Street.

For more information, visit www.cityofdubuque.org/millworkdistrict