

CITY FOCUS

SUMMER 2010

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Capital Improvement Projects

Meeting Dubuque's
Present & Future Needs

THE CITY OF
DUBUQUE
Masterpiece on the Mississippi





Roy D. Buol
Mayor



Ric Jones
At-Large



David Resnick
At-Large



Kevin Lynch
First Ward



Karla Braig
Second Ward



Joyce Connors
Third Ward



Dirk Voetberg
Fourth Ward

City Manager's Message

On July 1, the City began a new fiscal year, FY2011, and as we do so, you have probably noticed a number of City projects underway throughout our community. This issue of City Focus will highlight some of those projects which represent significant elements of how your money is invested in Dubuque.

The City of Dubuque Capital Improvement Program (CIP) budget represents the City's five-year physical development effort, attempts to address a variety of needs, which the City must meet if it is to maintain its physical facilities, meet its service commitments, and provide for its future development. The CIP budget reflects the City's comprehensive plan and the goals and priorities established by the City Council and is updated each year by the City Council.

The total of the City's adopted five-year CIP is \$305,185,392. There are 23 sources for CIP funds, but more than 90 percent of the funds come from just six: federal funding sources (33.4 percent), revenue bonds from sewer, stormwater, and water utilities (30.6 percent), state funding sources (11.5 percent), local option sales tax (7.5 percent), Dubuque Racing Association (5.2 percent), and general obligation bonds (4.3 percent). Each of the City CIP projects highlighted in this publication will help meet Dubuque's present and future needs. They represent 59 percent of the total five-year CIP (\$180.1 million) and 43 percent (\$77.3 million) is being funded from federal (\$45.1 million) and state (\$32.2 million) sources.

Clearly, public sources are funding most of these projects. Dubuque works hard to foster and maintain partnerships with our federal, state, and other local governments and agencies. Their support of our initiatives and engagement in our improvement projects are critical to our success. However, many of these projects could not be possible without public/private partnerships. The projects highlighted involve numerous local organizations, including the Dubuque Racing Association (Mystique Casino), Greater Dubuque Development Corporation, Community Foundation of Greater Dubuque, Dubuque Initiatives, Dubuque Main Street, Crescent Community Health Center, Operation New View, Dubuque Area Chamber of Commerce, and the East Central Intergovernmental Association.

A vision for the future is critical in budgeting and planning for projects of this scope. Dubuque is fortunate to have a Mayor and City Council that recognizes the need to invest in infrastructure. One of the Mayor and City Council's top priorities is sustainability, defined as a community's ability to meet the environmental, economic, and social equity needs of today without reducing the ability of future generations to meet their needs. The City's CIP projects are a key component in our Sustainable Dubuque initiative because they address each of those three types of needs and will impact our community for years to come.

For more information on the City's sustainability efforts, contact:



www.sustainabledubuque.org
563.690.6038

Michael Van Alstine



North Fork Catfish Creek Stormwater and Sanitary Sewer Improvements

The City of Dubuque spent the last decade proactively seeking out and eliminating the inflow of rainwater and infiltration of groundwater into the City's sanitary sewer system. During major rain events throughout that time, the City was forced to make the calculated decision to pump wastewater from the sanitary sewer into the North Fork Catfish Creek to prevent wastewater from backing up into homes, prevent private property damage, and avoid the acute health risk associated with wastewater in basements. The choice was to either bypass pump wastewater into the creek or let it back up into homes. These efforts have reduced rainwater and groundwater from entering the sanitary sewer, reduced wastewater treatment costs, and reduced the instances of bypass pumping. Unfortunately, they did not eliminate the surcharging sewers and the need to bypass pump, thus the need for the North Fork Catfish Creek Sanitary Sewer Improvement Project.

The North Fork Catfish Creek Sanitary Sewer Improvements Project consists of replacing the existing 12-inch diameter clay sanitary sewer with a 24-inch diameter ductile iron sewer. Doubling the diameter of the sewer pipe actually quadruples the cross sectional area of the pipe.

Therefore, the new 24-inch diameter sewer can carry four times more wastewater than the 12-inch diameter sewer could. Construction began in July of 2009 and the entire project is to be completed by the fall of 2010.

The \$3.1 million project is being funded mostly with contributions from the Federal Emergency Management Agency, the State of Iowa Department of Homeland Security and Emergency Management through the Hazard Mitigation Grant Program, and American Recovery and Reinvestment Act (ARRA) stimulus funds which have been appropriated for the project through the Iowa State Revolving Fund program. ♦



Dubuque Industrial Center West

The City Council has made economic growth for the community a priority for the past several years. In 1997, the City acquired five farms (approximately 900 acres) with approximately 550 acres becoming Dubuque Industrial Center West (DICW) on Chavenelle Drive and Pennsylvania Avenue. In 2009-2010, the last of these farms, known as North Siegart, was developed into an expansion of DICW. With more than 19 business developments in the DICW, the City has seen unprecedented growth, selling over 100 acres in less than two years. Current tenants include: Medline Industries, ITC Midwest, Hormel Foods, Automated Presort, Vanguard, Unison Solutions, Alliant Energy, Art's Way Vessel Inc., DDI, Inc., Dubuque Screw Products, Giese Manufacturing, Kendall/Hunt Publishing Company, McGraw-Hill, Oral Arts Dental Laboratory, The Adams Company, Theisen Supply Inc., Tri-State Industries, Spiegel Family Realty, and American Tank & Vessel. The grading and road construction on the North Siegart Farm will be finished this summer, which will complete construction in DICW. This project is needed to accommodate future development. Greater Dubuque Development Corporation (GDDC) and the City, in cooperation with Prosperity Eastern Iowa (a regional economic development marketing organization), are actively recruiting new industry and are working closely with the Iowa Department of Economic Development and other local partners in the marketing of the industrial park. The \$5.7 million project is funded from a general obligation bond repaid with DICW tax increment financing, land sales, and a State of Iowa



Revitalize Iowa's Sound Economy (RISE) grant. Approximately 200 acres of the DICW property was donated to the City by Dubuque County for further job creation. Dubuque County does receive a portion of land sale revenues. Part of the property was purchased from Ken and Janet Bergfeld and is now home to the John G. Bergfeld Recreation Area. ♦



City-Wide Water Meter Replacement

Project also creates jobs at A.Y. McDonald Manufacturing

By the end of summer 2011, each of the approximately 22,500 water meters in the City of Dubuque will be replaced with new meters. The new meters feature advanced leak indication and automated meter reading (AMR) technology — eliminating the need to manually read each meter every month, which will save the City more than \$144,000 per year.



The water meters were last replaced almost 30 years ago. In that time, not only has technology changed but so, too, has environmental awareness in which there is a greater need to conserve resources such as water. "The existing meters are being replaced due to their age, inaccuracy of reading flows, the desire to save money on meter reading costs, and to provide customers greater access to information about their water usage," said City of Dubuque Water Department Manager Bob Green. The new meters are outfitted with a radio frequency meter interface unit (MIU), which collects meter usage data and remotely transmits the information to data collectors. The MIU and water meter work as a unit to detect intermittent leaks, continuous leaks, reverse-flow situations, and zero-usage situations. The system will automatically transmit meter usage data over radio frequency waves each hour to data collectors placed throughout the community and also allow customers to see their own meter reading.



*New Meter with
Unmeasured Flow
Reducer (UFR)*

The new water meters, manufactured in the U.S. by Neptune Technology Group, are also augmented with an Unmeasured Flow Reducer (UFR), manufactured locally by A.Y. McDonald Manufacturing Company. The UFR assists the new meters in detecting and measuring low-flows, such as leaks and drips that have previously been immeasurable, even by new meters. By utilizing the UFR along with the new meter's digital leak indicator, customers can easily monitor their homes for even the smallest leaks. One customer fixing a 1/20 gallon-per-minute continuous leak can save over 20,000 gallons of previously wasted water per year.

Although many cities across the country are incorporating the UFR into their water systems, Dubuque is the first to do a full city-wide implementation. A.Y. McDonald has exclusive rights to the technology in the U.S. and expects the Dubuque project to be an example for other cities in their efforts to conserve water.



*New radio
frequency meter
interface unit
(MIU)*

The City has contracted with Northern Water Works Supply (NWWWS) to install the new meters by geographic "zones" and customers will receive a notification letter when it is time for them to schedule an installation appointment. NWWWS is also partnering with Jaeger Plumbing and Modern Piping of Dubuque on certain installations.

The funding for the \$8.7 million community-wide, mandatory water meter replacement project comes from a \$7.7 million State Revolving Fund (SRF) loan (repaid through water revenues) and a \$1 million American Recovery and Reinvestment Act (ARRA) forgivable loan. For additional information on the water meter replacement project, visit www.cityofdubuque.org/watermeters or call 589-4144. ♦



RECOVERY.gov

Ladder Truck Replaced



1985 Seagrave ladder truck

In Fiscal Year 2011, the City of Dubuque Fire Department will replace its 1985 Seagrave 100-foot aerial ladder truck. The new ladder truck, a Rosenbauer T-Rex, has an articulating boom that provides a vertical reach of 102 feet and a side-reach of 88 feet with a platform that has a 1,400-pound capacity for firefighting and rescue tasks. The main boom extends 85 feet and a 17-foot jib boom allows for operating up and over objects such as vertical barriers at the edge of a roof, terrace, or other

raised area and for operations below grade. The truck also will have a 2,000 gallon-per-minute pump, 300-gallon water tank, and can carry 700 feet of five-inch diameter hose. This apparatus will also have a 10,000 watt hydraulic generator and will be capable of flowing 1,000 gallons of water per minute from a nozzle mounted on the elevating platform. This is very similar to the City's other ladder truck which was purchased in 2001. The cost of the new ladder truck to be in service in August is \$1,060,000 and is funded from a general obligation bond repaid with a debt-service fund. ♦



New ladder truck before customization

Shot Tower Rehabilitation Project

Constructed in 1856 to manufacture lead shot ammunition, the 117-foot Dubuque Shot Tower is one of only a few remaining shot towers in the United States, and the only one west of the Mississippi River. The Shot Tower produced lead shot from 1856-58, and then was closed. It was used by the Standard Lumber Company as a fire watchtower from the late 1880s until a 1911 lumberyard fire which also destroyed the tower's original wooden interior stairs.

In the summer of 2010, the first phase of the Shot Tower rehabilitation project was completed. Phase I included an archeological survey inside and around the tower, interior and exterior repointing and masonry repairs, and a new roof, door, and windows. Future phases of the project are dependent upon additional funding and include a spiral staircase that will lead to the top of the tower, an observation deck, flagpole, and re-grading the site to open up and provide access to the original door opening. The City of Dubuque has contributed \$239,000 to the project and the City has been awarded \$410,500 in grants to pay for the remaining costs. Central Alternative High School students conducted research, created a calendar, and raised funds for the project. ♦



Bee Branch Creek Restoration

The Bee Branch Creek Restoration project is the phased construction of a 4,500-foot long open waterway from the 16th Street Detention Basin to Comiskey Park. Construction of the first phase, the Lower Bee Branch Creek Restoration Project, will begin this summer and will involve the excavation and handling of approximately 265,000 cubic yards of soil. Before the soil can be excavated, however, 65 residential and 10 commercial properties currently on site must be deconstructed.

City of Dubuque Civil Engineer Deron Muehring described the sustainable efforts being made to deconstruct the properties. "Deconstruction is a process where you systematically take down the properties so you can sort through materials and deal with each to see what can be re-used and recycled. The goal of deconstruction is to re-use and recycle as much of the material as possible so that it does not end up in the landfill," said Muehring.



Rendering of the Lower Bee Branch Creek Restoration Project looking east from 16th & Maple towards Sycamore Street and the 16th Street Detention Basin.

The design of the Bee Branch Creek Restoration Project was based on the input gathered at several citizen workshops. The project includes a hiking/biking path along the proposed waterway and the planting of 485 trees.

The Lower Bee Branch Creek Restoration Project includes the construction of two bridges: a 100-foot long bridge at Sycamore Street and a 110-foot long bridge at 16th Street, as well as the reconstruction of nearly 1,900 feet of the 36-inch diameter Couler Valley sanitary sewer interceptor from the Cedar Street sanitary sewer lift station north to the railroad tracks. This sanitary sewer line will be extended north all the

way to 24th Street with the construction of the next phases of the Bee Branch project to begin in July 2011. The water main along 16th Street will be upsized from an eight-inch diameter main to a 12-inch diameter main. The project includes the construction of 2,180 feet of storm sewer ranging in diameter from 15 inches to 84 inches. The project also includes the dredging of the 16th Street Detention Basin.

Based on citizen input, the City Council approved that the next two phases of the creek day-lighting project will result in the creation of a 200-foot wide green corridor, a linear park through which the 15-foot wide creek will wind. A hike/bike path will run the entire length of the creek. The upper section will also include park benches, an amphitheater, and green space. The entire Bee Branch Reconstruction Project is estimated to cost \$41.3 million and will be completed in 2013. The Drainage Basin Master Plan is funded by general obligation bonds and state revolving loan funds repaid with a monthly stormwater fee. The City is also applying for federal and state assistance. ♦

Riverfront Marina Project

The Port of Dubuque will be getting another new waterfront attraction with the development of the Riverfront Marina Project. Plans are currently underway to expand the existing transient boat dock facility in the Port of Dubuque's Ice Harbor. The existing facility currently features 25 floating courtesy docks consisting of eight 30-foot slips, 15 40-foot slips, two slips for broadside dockage, and full ADA-compliant access. The expanded marina facility in the Ice Harbor will add an additional 43 slips as well as amenities and accommodations such as a dockside restroom, shower and laundry facility; full slip utilities including water and electrical connections; a fuel dock and sanitary pump-out facilities.

The Ice Harbor transient marina facility will provide direct boating access to the numerous attractions and amenities the Port and the City of Dubuque have to offer, opening a new waterfront gateway and providing recreational boaters with a first-class, state-of-the-art facility to explore and enjoy the City. The new transient marina facility will be completed in the summer of 2011. Upon completion, slip fees will be charged for use and a reservation system will be in place.

The City of Dubuque, in cooperation with the Iowa Department of Natural Resources was awarded an unprecedented \$3,037,802 Boating Infrastructure Grant (BIG Tier II) from the U.S. Fish and Wildlife Service to develop the transient boating facility. The current budget for the project is \$4,126,752 and the remaining local match costs will be funded with Dubuque Racing Association (Mystique Casino) distribution and local option sales tax funds. ♦

Southwest Arterial Update

The Southwest Arterial will be a 6.1-mile, four-lane, divided freeway with priority-one access control and will provide an alternative route for traffic through southwestern Dubuque. It will connect the Dubuque Technology Park on U.S. Hwy 61/151 with the Dubuque Industrial Center West and the existing Dubuque Industrial Center near U.S. Hwy 20. The project is currently in the final engineering design phase. Property acquisition and the architectural and cultural resource mitigation phase of the project are also under way.

The first phase of construction will begin in September with the reconstruction of North Cascade Road near the Storybook Hill Children's Zoo. The project will provide for the reconstruction (grading & paving) and realignment of North Cascade Road which will allow the Southwest Arterial to travel under the new North Cascade Road Bridge. The second construction phase, the English Mill Road reconstruction project, is scheduled to begin this winter and will involve side road improvements that will allow the highway to travel under the new English Mill Road Bridge.

Based on current funding levels, an alternate interim phase under consideration would provide for the grading of four-lanes between Highway 151/61 to Highway 20, pave two-lane highway between Highway 151/61 to Highway 20, with interchanges at Highway 151/61 and at Highway 20. The preliminary cost projection for the interim two-lane highway is \$98,300,000. The current available funding for the Southwest Arterial is \$66.4 million, which includes \$32.8 million in federal appropriations, \$17.8 million in state programmed funds, and local funding in the amount of \$15.8 million. The preliminary cost projection for the complete four-lane freeway project is \$125 million. The Southwest Arterial project remains the number one surface transportation priority in the Dubuque area and other funding strategies are being evaluated to ensure that this project continues to move forward. ♦

Rehab of Former Housing Department Building

The building at 18th and Central is the former location of the City of Dubuque Housing Department. Since the department's transfer to the Historic Federal Building in September of 2007, the building has been vacant, but that will soon change. Construction is set to begin in early 2011 to rehabilitate the building which will allow two local non-profits to expand their offices and provide services to neighborhood residents. It is hoped that the facility will become home to Operation New View's HeadStart educational program for low-income youth and to the wellness and health educational services of Crescent Community Health Center.

The two-story, brick structure was built in the 1880s and was once home to the Dubuque Fire Department. The renovation of the building will return the look of the structure to its original facade as Engine House No. 1. Updates to the interior of the building will include installation of an elevator and lobby area to make the building ADA compliant, a kitchenette, and two accessible second-floor bathrooms. General repainting and carpeting throughout the building will complete interior work to support three classroom areas and a multi-purpose meeting room. The building's 18-year old roof membrane will also be replaced. Additionally, windows will be replaced as well as stairs and non-operable "wagon doors" in the first floor window openings will be installed. To historically restore the exterior of the building to resemble the former fire house, the building will be painted, brickwork and original building decoration details will be replaced, full-height second floor windows will be installed, and the parapet masonry triangle and stone coping will be reinstated.

The project, funded with the Dubuque Racing Association (Mystique Casino) distribution funds for a total of \$985,000 and with federal stimulus grant funding of \$161,534 received by the Crescent Community Health Center, is expected to be completed in July 2011. ♦



'Green Alley' and Asphalt Overlay Program

The asphalt overlay project is funded by local option sales tax and road use tax funds. Approximately \$1 million has been budgeted for FY2011 projects. The streets to be milled by a contractor and paved by City crews during this year are:

16th - Iowa to Elm
17th - Locust to Elm
Asbury - 4800 block (Concrete to City limits)
Argyle
Berkley - Primrose to Oakcrest
Blake
Booth - Loras to W. 5th
Brechts Lane
Brunswick - Link to Clinton
Chicago
Clinton - West end to Queen
Dell - Chestnut to Arlington
Dove - Waller to Sunset Park Circle
Eagle Point Drive
Edith - Burden to Sheridan
Elm - 27th to 28th
Excelsior
Fengler - Garfield to Rhomberg
Glen Oak - W. 3rd to Loras
Goethe - Burden to Sheridan
Groveland - Burden to Sheridan
Hedley
Inwood - Salem to end of Walker
Kennedy Court
Kirkwood
Martha
Meggan
Middle Road - Seippel to Mt. Ridge
Miller Road
Nevada - Martha to W. 3rd
Oakcrest - Maplewood to Berkley
Ogle
Olympic Heights
Oneida
Owen Court
Primrose - Kane to Davenport
Putnam - Muscatine to Broadway
Salem
Scenic View
Schiltz Court
Solon - Hill to Alpine
Stoltz - Burlington to Muscatine
Sunset Park Circle
Tina Ridge
Toledo
Vinton
Walker

Construction will begin this summer on the alley between Washington Street and Elm Street, from 15th to 16th Street. This alley will be reconstructed as a "green alley" as part of the City of Dubuque's Green Alley Program. Green alleys allow water to infiltrate the pavement and recharge the water table rather than be diverted to the storm sewer system and discharged to the river. The project cost of \$165,000 is being funded by the stormwater fund, local option sales tax, and a Community Development and Block Grant Recover Funds (CDBG-R). Construction is set to begin this summer and is expected to be completed in October.

The City's annual asphalt milling program provides funds for milling 10 miles of asphalt streets, which are then repaved through an innovative program utilizing the skills of Dubuque's Public Works Department crews. These are the same workers who plow Dubuque's streets each winter. This program includes hiring a private contractor to mill a seven-foot wide pass along the curb or a full-width pass to remove up to 1-1/2 inches of old asphalt material from the street. The millings are then loaded onto City trucks and hauled to the local asphalt plant to be recycled. All milling is done by a private contractor with cleanup and repaving of the street completed by City crews.

Over the last 16 years, the Public Works Department has made great progress in improving Dubuque's street system through its asphalt overlay program. In the beginning, most of the streets overlayed were in very poor condition and needed immediate improvement. Now, the City's program is able to focus its attention on streets in fair condition. The intent is to ensure that the asphalt overlays on these more stable streets last longer. To ensure that longer durability, milling of the old asphalt before paving with new asphalt is required. The City of Dubuque has 309 miles of streets and this program has been responsible for paving over 149 miles of these streets.

This program supplements the City's annual program using private contractors to reconstruct or rehabilitate some streets that are in very poor condition. ♦



Water Pollution Control Plant Upgrade

The City's Water Pollution Control Plant (WPCP) treatment facilities are complex, energy intensive, and involve high replacement costs as equipment reaches the end of its useful life. The original facilities were designed and built over 40 years ago and updated in 1994. The need to replace plant components and the desire to reduce plant operating costs prompted the City to prepare a facility plan to identify the best alternatives for sludge handling, biological wastewater treatment, alternative disinfection methods, and to review other plant needs. Water Pollution Control Plant Manager Jonathan Brown said the current equipment is past its service abilities. "Wastewater treatment is hard on equipment and is considered to have about a 20-year life span. What we're replacing and repairing is over 40 years old," said Brown.

A process of facility planning and request for proposals for the Water Pollution Control Facility Plan were approved by the City Council in February 2007. Consultant selection to prepare the plan was approved in May 2007 and Strand Associates of Madison and IIW Engineers of Dubuque were contracted to proceed with planning. Nine options were considered through a year-long study and planning process. Public input was encouraged, including a meeting with representatives of the business community, and three public information meetings.

Of the nine options considered, three were chosen for further analysis based on initial capital costs, operating costs, and non-monitory issues including odor potential and other environmental issues: anaerobic digestion, incineration (lime back-up), and incineration (incineration back-up). The City Council selected anaerobic digestion as the process to pursue. Brown describes anaerobic digestion as "the process using bacteria, without oxygen, to break down the solids from the waste water treatment." From there, the bio-solids that are created move into the digesters and the methane generated from that process will provide heat for the digesters and electricity for plant use. "Our current process uses fossil fuels, fuel oil, and natural gas, but with this new process we'll be generating energy—which follows along with the city's sustainability goals," said Brown.

Of the three options considered, the anaerobic digestion option had the highest initial capital costs at \$26,788,000, but the lowest annual operating and maintenance costs at \$791,000. Additionally, when the 30-year life of the anaerobic digestion option is taken into consideration, it proves to be the least expensive option at \$44,769,000, compared to a range of costs of \$47 million to \$56.5 million to maintain incineration.

Construction of the new Water Pollution Control Plant will begin in August or September of 2010 and requires four major components: the construction of four new anaerobic digesters and a central control building, adjacent to Julien Dubuque Drive on the west side of the existing WPCP site (each digester will be approximately 70-feet in diameter and 30 feet tall); conversion from chlorine to ultra violet light for disinfection; use of existing structures for flow equalization; and overall upgrade remodeling repairs. A small structure will also be constructed to temporarily store bio-solids, and disposal will be by contract hauling to an off-site storage facility and ultimately to agricultural land application. The project is estimated to cost \$64 million and is expected to be completed by December 2013. The project cost is being funded by state revolving loan funds repaid with sanitary sewer user fees. ♦

E.B. Lyons Interpretive Center Expansion

The E. B. Lyons Interpretive Center located in the Mines of Spain State Recreation Area is owned by the City of Dubuque and managed by the Iowa Department of Natural Resources (IDNR).

The Friends of the Mines of Spain, a non-profit organization chaired by Dr. Douglas Olk that assists the park staff, is coordinating a \$1.6 million expansion of the E. B. Lyons Interpretive Center. The expansion will double the existing center, adding a multi-purpose room for programs and events, a biology lab for school programs, a library for reference and educational materials, and new exhibits interpreting the science and history of the region.

The City is contributing over \$145,000 to the expansion project, in addition to staff support from the Planning Services Department. The Friends of the Mines of Spain has also received commitments from Dubuque County and the IDNR and continues to seek private, state, and federal funds for the expansion project. The E. B. Lyons Interpretive Center expansion and Exhibit and Education Program is scheduled for completion in August with a grand opening event on Sept. 26.



Rendering of WPCP administration building

10th and Central Parking Ramp

Parking in the downtown area was considered a critical need prior to IBM coming to Dubuque in 2009. The City's Parking Division has long maintained a waiting list for parking spots at most of its existing downtown ramps. The 477-space ramp to be built at 10th Street and Central Avenue will support and encourage economic development in Dubuque's downtown. With the potential development of the nearby Historic Millwork District, this ramp will also serve as a stimulus for development in the district.



Rendering of 10th & Central Parking Ramp

The parking ramp design has been reviewed and approved by the City Council, the Historic Preservation Commission, and the State Historic Preservation Office. Sustainable concepts have been incorporated into its design and include electrical outlets for hybrid vehicles and secure bike rack parking for residents to park their bikes while in the downtown area. The design team for the project consisted of Desman Associates, Straka/Johnson Architects and Buesing Associates, City staff, and community representatives.

The parking facility will be considered an open structure, in conformance with International Building Code, and clad with a combination of brick-faced architectural precast concrete and solid-color precast panels to emulate a buff limestone façade containing sufficient openings to provide natural ventilation of all parking areas. Two stair towers will be clad with an aluminum curtain wall on two sides and each tower will have one elevator. The towers will be constructed on the northeast and southwest corners of the facility. This project also includes the addition of three truck bays to the Fire Department headquarters next door.

The City was awarded a \$1.5 million grant from the U.S. Department of Commerce Economic Development Administration toward the \$10.1 million cost of the parking facility and fire department headquarters expansion. The City also sold urban renewal general obligation bonds in the amount of \$9 million (repaid with Greater Downtown tax increment financing receipts) to fully fund the cost of the project. Construction will begin in 2010 and will be completed in 2011. ♦

Millwork District Streetscape Project

Dubuque's Historic Millwork District Master Plan, adopted by the City Council in February 2009, is a critical component of the region's sustainable economic development strategy, which encourages more people to live and work in or near the city center. The plan calls for the redevelopment of one million square feet of historic warehouse space into a mixed use development of over 700 housing units and 300,000 square feet of retail/commercial space. A key part of the Millwork District revitalization plan is to redevelop the area street network using the Complete Streets model and to replace almost the entire underground utility network. The complete streets model will produce a more livable environment by creating an area that is easily used by pedestrians, bicyclists, transit riders, mobility-challenged people and families. Complete streets will showcase best practices that use permeable pavers to manage stormwater runoff, energy-efficient lighting, streetscape furniture such as bicycle racks, street benches and recycling containers. Reconstruction of Jackson Street between 7th and 11th Street, 10th Street between Jackson Street and Elm Street, and the reconstruction of Washington Street between 9th Street and 11th Street will begin in FY2011. The project includes reconstruction of the street pavement and curbs, reconstruction of sidewalks, reconstruction of sanitary and storm sewers, and installation of a new watermain. Cost for the first phase of the project is at least \$6.5 million which is being funded by a \$5.6 million Transportation Investment Generating Economic Recovery (TIGER) grant, as well as water, sanitary sewer, and stormwater general obligation bonds, and an Iowa Great Places grant. ♦



Rendering of Millwork District Complete Streets

Trails System Expanded

Trolley Line Trail

Streetcar traffic served Eagle Point Park beginning in 1912. Union Electric Company constructed the track, turnaround, and waiting station in the area at the park entrance where the eagle statue and flower beds are currently located. The Trolley Line Trail was completed this spring and follows the original trolley line that went from Shiras Avenue to the park's first turnaround where trolleys once changed direction for the return trip and unloaded and loaded passengers.

The Trolley Line Trail is a 10-foot wide paved bike/hike trail that follows a scenic route through a wooded area with limestone outcroppings. This trail provides an off-road alternative to the main entrance road into Eagle Point Park, which is a signed route in the Heritage Trail Riverfront System. The Trolley Line Trail is less steep than the main entrance road, which does not have paved shoulders for bicyclists or pedestrians to use.

The trail is complemented by a wayside resting station and public art completed by Eagle Scout Ian Carstens, a 2010 graduate of Hempstead High School. He received a Mediacom grant and donations to place recycled brick street pavers on the wayside and create three concrete pillars covered with handmade tiles. Each pillar has a mosaic design that relates to the park: gold fish in the pond, an eagle with the Mississippi River in its talons, and a depiction of the old trolley line.

The half-mile trail project was funded through a State of Iowa \$200,000 REAP (Resource Enhancement and Protection) grant and \$38,000 from the City's general fund. ♦



Bergfeld Recreation Area

The John G. Bergfeld Recreation Area initially was developed with a 0.8-mile hard-surfaced walking path around the pond in the Dubuque Industrial Center West (DICW). This trail is completely handicapped-accessible and a great place for those with mobility challenges to enjoy nature. A 1.71-mile bicycle and walking trail was recently completed and is ready for use. This estimated \$527,000 project was funded from an urban renewal general obligation bond repaid through tax increment financing. A trail head parking lot will be constructed along Pennsylvania Avenue. The annual maintenance of DICW, including the John G. Bergfeld Recreation Area, is funded by payments from DICW property owners and tax increment financing. ♦



Iowa 32 Hike/Bike Trail-Phase 2

An additional one-mile trail segment paralleling the Northwest Arterial from Kennedy Road to Plaza Drive is currently under construction. This trail is a 10-foot wide paved trail along the north side of Iowa 32 to the intersection with Plaza Drive. The trail links to Marshall Park and the Dubuque Arboretum and Botanical Gardens via on-street signed routes along West 32nd Street and Arboretum Drive. At its western endpoint, it connects with Plaza Drive in the Asbury Plaza. The estimated total cost for Phase 2 is approximately \$250,000 and is being funded through a State of Iowa \$200,000 REAP grant and the remainder through the City's general fund. ♦



City Projects Spur Private Investment & Jobs

As the City of Dubuque completes the projects featured in this publication and other projects, these community improvements and partnerships with the City are spurring private investments throughout the community. The following is a sampling of private-sector projects recently completed or currently under way that are creating jobs in Dubuque.

Roshek Building Renovation: Dubuque Initiatives, a local non-profit organization focused on job creation and community revitalization, purchased the Roshek Building at 700 Locust Street to provide 132,000 sq. ft. of leasable space to IBM to accommodate the 1,300 employees they plan to hire by the end of 2010. A phased \$43 million renovation of the building is under way. The City is providing a 20-year property tax rebate to Dubuque Initiatives to assist with the project.

National Mississippi River Museum & Aquarium's National River Center Expansion: This recently completed \$40 million, 50,000 square-foot expansion features a RiverWays gallery, Rivers to the Sea exhibit, RiverWorks interactive children's exhibit, and 3D/4D Immersion Theater. The City negotiated a lease with the Dubuque County Historical Society for property along the Ice Harbor to create a connected campus for the two museum properties. The City also was a co-applicant on a successful \$1.23 million Vision Iowa grant for the project.

Progressive Processing/Hormel Foods: As part of a development agreement with the City, Progressive Packaging LLC/Hormel Foods Inc. constructed an \$89 million, 327,000 square-foot, state-of-the-art food processing facility on a 39.55-acre site in Dubuque's Industrial Center West (DICW). Under the agreement, the facility will employ 180 people initially and the City sold the land for a discounted rate and provided tax increment financing (TIF) funds.

Mystique Ice Center: The Dubuque Ice and Recreation Center (DICE) group and four partner organizations are building an \$8 million, 3,000-seat ice arena on Schmitt Island for youth hockey, community ice events, and the Dubuque Fighting Saints. The City is contributing \$200,000 plus the land for the facility, and will improve the McAleece Recreation Complex parking lot as part of the project. The City will own the Mystique Ice Center, but it will be operated by DICE through a lease. The arena is scheduled to open in August 2010.

Downtown Workforce Housing Development: There are currently eight private development projects under way to create 85 additional rental units in the downtown area for Dubuque's growing downtown workforce. These redevelopment and rehabilitation projects include 26 units in two projects on Bluff Street and 59 units in six projects on Main Street. The total cost for the projects is estimated at more than \$14 million. The City of Dubuque is contributing \$1.88 million to the projects in the form of low-interest, no-interest, and forgivable loans, as well as grants.

Additional Housing Developments: In response to the need for additional rental housing, a number of private projects were initiated in the past 12 months to create 215 new apartments, townhouses, duplex units, and condominiums in Dubuque. The larger projects under construction include Dubuque Senior Housing/Applewood II on Pennsylvania Ave. (43 units, \$4.1 million), Radford Place Apartments at Westmark/Radford Rd. (36 units, \$2.8 million), GNZ Properties Condominiums on Wingate Drive (35 units, \$2.27 million), and Kluck Apartments on University Ave. (24 units, \$1.68 million).

Dubuque City Council

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David T. Resnick, At-Large
Kevin J. Lynch, 1st Ward
Karla A. Braig, 2nd Ward
Joyce E. Connors, 3rd Ward
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The Dubuque City Council meets at 6:30 p.m. on the first and third Monday of the month in the Council Chambers on the second floor of the Historic Federal Building at 350 W. 6th Street.

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Feedback

The City of Dubuque welcomes your comments and suggestions. Inquiries must include name, address, and telephone number, or an e-mail address so a response can be provided.

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