



2013

## A Message from...

### EPA Administrator Gina McCarthy

Gina McCarthy  
Administrator

U.S. Environmental Protection Agency



As the 13<sup>th</sup> Administrator of the U.S. Environmental Protection Agency (EPA), it is my pleasure to congratulate the 2013 winners of the National Award for Smart Growth Achievement. This year's winning projects show that smart growth approaches are having a visible impact on communities across the country—large and small, cities and suburbs, towns and rural places. They show that the choices communities make about how they develop can protect people's health and the environment while contributing to local economic growth. Most importantly, they show other communities that the path to a sustainable future is just around the corner.

One of my major commitments at EPA is to make a visible difference in America's communities. We want to support communities that are fostering healthy local economies and strong neighborhoods through strategies including using green infrastructure to manage stormwater, prioritizing cleanup and redevelopment of hazardous brownfield sites, providing transportation choices that reduce air pollution, and considering the impacts of development decisions on all community members. I am proud to say that our 2013 winners have masterfully employed these techniques and more. They have developed and implemented creative, flexible, and sustainable smart growth solutions that will curb carbon pollution, protect public health, and safeguard the environment.

President Obama and I know that smart growth strategies are smart for the environment, smart for our economy, and smart for our communities. Please join me in once again congratulating the winners of the 2013 National Award for Smart Growth Achievement and the communities they represent.

# CITY OF DUBUQUE

## DUBUQUE, IOWA

### Partners:

Community Foundation of Greater Dubuque

Dubuque Area Chamber of Commerce

Dubuque Main Street

East Central Intergovernmental Association

HUD-DOT-EPA Partnership for Sustainable Communities

Four Mounds HEART Program  
Greater Dubuque Development Corporation

Gronen Restoration  
Iowa Economic Development Authority

Iowa Finance Authority

National Endowment for the Arts

National Trust for Historic Preservation

U.S. Department of the Interior  
U.S. Economic Development Administration

Washington Neighborhood Development Corporation

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# Corridor or Neighborhood Revitalization

## ***Historic Millwork District and Washington Neighborhood***

Once a bustling center of regional economic activity, Dubuque, Iowa's Millwork District sat vacant for decades after it fell victim to the economic shifts that touched much of the Midwest in the mid-1900s. The adjacent Washington Neighborhood was affected by the Millwork District's decline, facing disinvestment and neglect when the mills began to shutter their doors and residents moved away from downtown. Today, thanks to strong community partnerships, public engagement, and an overarching citywide commitment to sustainability, Dubuque is successfully restoring both the Millwork District and Washington Neighborhood to the vibrant neighborhoods they once were.

In 2006, Mayor Roy D. Buol and the Dubuque City Council identified sustainability as their top community priority, prompting a citizen task force to create a new sustainability initiative—Sustainable Dubuque. Reinvestment in Dubuque's historic Millwork District and neighboring Washington Neighborhood were key to the community's plan.

The Millwork District covers 11 city blocks, including more than 1 million square feet of formerly vacant warehouse space, and sits prominently between Dubuque's downtown core and the Mississippi River. Its redevelopment builds upon the city's sustainability vision and capitalizes on the district's existing assets to create a compact, walkable environment where over 1,000 new residents will inhabit the refurbished

warehouses. The rehabilitation of the anchor building—the old Caradco factory—is already complete. The building incorporates a variety of retail, commercial, social, art, and civic spaces, which has brought culture and vibrancy back to the area. This type of multi-use development is the model for the district's future growth. The district includes innovative green infrastructure and energy-efficiency technologies to improve environmental quality and public health for the neighborhood's residents and Dubuque as a whole.

The Millwork District's success directly affects the revitalization of another central Dubuque neighborhood. The adjacent 128-acre residential Washington Neighborhood, one of the city's oldest and most economically challenged areas, has used the progress made in the Millwork



The arts community has been a catalyst for redevelopment. A rehabilitated warehouse hosts rotating art exhibits, live performances, and other cultural events, bringing new energy to downtown.



The Millwork District contains affordable and market-rate apartments, retail space for small businesses, art studios, and many of Dubuque's nonprofits.



Original elements of the old mill buildings, such as open staircases, south-facing windows, and thick, insulating exterior walls, showcase the district's character while creating energy-efficient spaces.

District to catalyze its own redevelopment. No longer geographically cut off from downtown by vacant factories, Washington Neighborhood residents can now easily walk, bike, or ride the bus to Dubuque's central business area, including the retail and social services in the Caradco Building. As part of the citywide sustainability initiative, community groups in the Washington Neighborhood, many of which have office space in the Millwork District, have restored dozens of homes, providing downtown housing options. Other projects in the neighborhood, including community gardens, parks, and public art, have improved quality of life for residents. The community has also reduced the flood risk to over 1,100 flood-prone properties by "daylighting" Bee Branch Creek, uncovering and redirecting the creek so that it now flows above ground. By restoring the creek to its native path, the city avoided having to spend millions of dollars to build new storm sewers because the creek performed the same

function in a natural way. Daylighting the creek not only saves money but provides residents of nearby neighborhoods an attractive community park.

The goals of Sustainable Dubuque have come alive through these revitalized central neighborhoods. The converted Caradco Building and surrounding streetscape combine environmentally friendly technologies and complete streets with the reuse of existing assets—an inherently sustainable approach. A renewed feeling of community has emerged as a result of the Millwork District's focus on the arts through festivals, classes, and gallery space. The mixed-income apartments and single-family homes in both neighborhoods bring people from all socioeconomic backgrounds together downtown. By catalyzing redevelopment of these great places, Dubuque demonstrates that nothing is more sustainable than strengthening existing neighborhoods.

***"I have lived in this neighborhood since I was 8 years old. I have seen what it was, and I can honestly say that with the programs and projects in place, I have never seen the homes and neighborhood look so good."***

— Gary Carner  
Washington Neighborhood Resident

# Past Winners

## ARIZONA

- City of Tempe—*Smart Growth and Green Building* (2009)

## CALIFORNIA

- City of Pasadena Planning and Development Department—*Policies and Regulations* (2005)
- Sacramento Area Council of Governments—*Community Outreach and Education* (2004)
- City and County of San Francisco—*Civic Places* (2010)
- San Francisco Housing Authority and Mercy Housing California—*Equitable Development* (2008)
- City/County Association of Governments of San Mateo County—*Policies and Regulations* (2002)
- City of Santa Cruz Department of Housing and Community Development—*Policies and Regulations* (2004)
- Department of the Navy—SW Division (San Diego)—*Built Projects* (2003)
- City of Lancaster—*Overall Excellence* (2012)
- Metropolitan Transportation Commission (Bay Area)—*Programs and Policies*, Honorable Mention (2012)

## COLORADO

- Town of Breckenridge Planning Department—*Built Projects* (2002)
- Denver Urban Renewal Authority—*Overall Excellence* (2005)
- City of Lakewood and Lakewood Reinvestment Authority—*Built Projects* (2005)
- Denver Housing Authority—*Equitable Development* (2012)

## CONNECTICUT

- Town of Redding—*Small Communities* (2005)

## FLORIDA

- City of Orlando—*Military Base Redevelopment* (2005)
- The Housing Authority of the City of Fort Lauderdale—*Equitable Development*, Honorable Mention (2012)

## GEORGIA

- Atlanta Regional Commission—*Policies and Regulations* (2008)
- Georgia Department of Community Affairs—Office of Quality Growth—*Community Outreach and Education* (2003)

## ILLINOIS

- Chicago Department of Planning and Development—*Equitable Development* (2006)
- Chicago Housing Authority—*Built Projects* (2009)
- Town of Normal—*Civic Places* (2011)

## KANSAS

- City of Wichita—*Built Projects* (2006)

## MAINE

- Gateway 1 Communities and Maine Department of Transportation—*Rural Smart Growth* (2010)

## MARYLAND

- Baltimore City Department of Housing and Community Development—*Smart Growth and Green Building* (2010)
- Silver Spring Regional Center—*Overall Excellence* (2008)

## MASSACHUSETTS

- Town of Barnstable—*Waterfront and Coastal Communities* (2007)

## MASSACHUSETTS

- Massachusetts Office for Commonwealth Development—*Overall Excellence* (2006)
- Massachusetts Executive Office of Environmental Affairs—*Community Outreach and Education* (2002)
- Urban Edge Housing Corporation—*Built Projects* (2008)

## MINNESOTA

- Metropolitan Council (Minneapolis-St. Paul)—*Overall Excellence* (2003)

## MISSOURI

- City of St. Louis and the Old North St. Louis Restoration Group—*Overall Excellence* (2011)

## NEW MEXICO

- City of Albuquerque—*Smart Growth and Green Building* (2011)
- San Juan Pueblo Office of the Governor—*Small Communities* (2004)

## NEW YORK

- Borough of Manhattan—*Equitable Development* (2007)
- New York City Departments of Transportation, Health, Design and Construction, and City Planning—*Overall Excellence* (2010)
- University at Buffalo School of Architecture and Planning—*Main Street or Corridor Revitalization*, Honorable Mention (2012)

## NORTH CAROLINA

- Charlotte Department of Transportation—*Policies and Regulations* (2009)
- Town of Davidson Planning Department—*Overall Excellence* (2004)
- City of Greensboro Department of Housing and Community Development—*Built Projects* (2004)
- City of Raleigh and Wake County Public School System—*Public Schools* (2003)

## OHIO

- Cuyahoga County Treasurer's Office—*Policies and Regulations* (2003)

## OREGON

- Housing Authority of Portland—*Overall Excellence* (2007)
- Metro (Portland)—*Programs, Policies, and Regulations* (2010)

## PENNSYLVANIA

- Lancaster County Planning Commission—*Overall Excellence* (2009)
- Pennsylvania Department of Community and Economic Development—*Policies and Regulations* (2006)

## SOUTH DAKOTA

- Miner County Development Corporation and the Rural Learning Center—*Rural Smart Growth* (2011)

## TEXAS

- City of El Paso—*Programs, Policies, and Regulations* (2011)

## VERMONT

- City of Winooski—*Small Communities* (2006)
- State of Vermont—*Policies and Regulations* (2007)
- Vermont Housing and Conservation Board—*Main Street or Corridor Revitalization* (2012)

## VIRGINIA

- Arlington County—*Overall Excellence* (2002)
- City of Portsmouth—*Programs and Policies* (2012)

## WASHINGTON

- Seattle Housing Authority—*Built Projects* (2007)



For more information about the  
National Award for Smart Growth Achievement  
and EPA's other smart growth activities, visit:  
[www.epa.gov/smartgrowth](http://www.epa.gov/smartgrowth)

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