



• DUBUQUE •

MILLWORK DISTRICT



Successful urban redevelopment projects share common traits: community support, good design, sense of place, political will, public-private partnerships, and commitment of resources. Real change happens when building development and the development of human capital proceed on a parallel track.

A PLACE TO LIVE, WORK AND PLAY



The Dubuque Millwork District offers authenticity, character, and valuable lessons about the importance of sustainable urban design strategies. At the start of the 20th century, the District was the innovative and entrepreneurial center of the region and was the backbone of the regional economy. The revitalization of the Dubuque Millwork District is renewing the area with a strategy that connects people, planet, and profit in a mixed-use neighborhood.



Revitalization Goals:

- Preserve the millwork history of Dubuque
- Create an urban, mixed-use neighborhood
- Become a model for redevelopment by incorporating sustainable practices
- Attract and retain a quality workforce for Dubuque's growing economy

We very intentionally chose the Millwork District as the location for our business. The vibe here is special, uniquely Dubuque, but with a progressive, big city feel. The authenticity captured here is unlike anywhere else as our space, and the area in general, has been a huge asset to our business. We view the entire district as an extension of our office. We have walking meetings and use the courtyard, as well as other common areas for events—its our own little Googleplex campus! It has helped us attract young creative talent and leaves a great impression on current and potential clients! Gigantic wouldn't be Gigantic anywhere else.

—Sean Murphy, Partner, Gigantic Design
Schmid Innovation Center



EQUITABLE | VIABLE | LIVABLE



A PLACE TO LIVE, WORK AND PLAY



Vision

To create a vibrant Dubuque Millwork District with a diverse, user-friendly environment for residents, businesses, workforce and visitors. The District will enhance the quality of life in the Dubuque area through the creation of an active, spirited neighborhood and cultural destination, in a convenient location in the city of Dubuque for both residents and visitors.

The revitalization of the Dubuque Millwork District will create a mixed-use commercial and residential product not currently available in the Dubuque market through the conversion of buildings into multi-use structures containing businesses, restaurants, shops, recreational facilities, and residences. The revitalization project will capitalize on the historic charm and existing building space in the District to retain its unique character and maintain a link to Dubuque's millwork industrial history. This approach will allow for retention of existing businesses as well as the development and expansion of new businesses in the large warehouse spaces. Additionally, the Dubuque Millwork District status as an establishment with the National Register will be maintained as the industrial warehouses are adapted into office, commercial, and residential space.

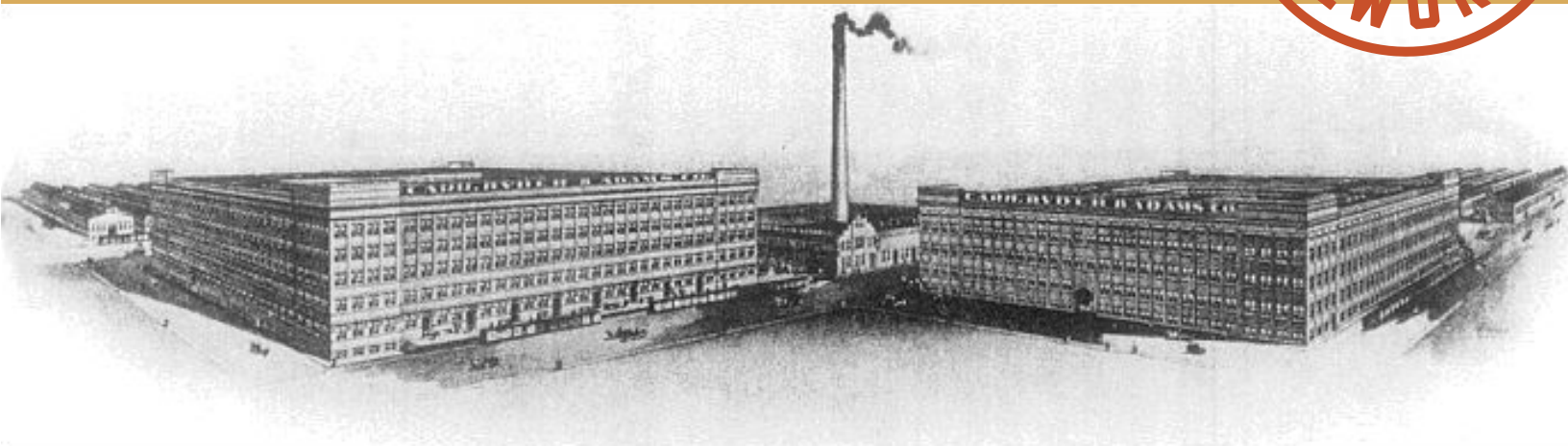


A primary goal of the Dubuque Millwork Revitalization Project includes the creation of a unique neighborhood which offers the opportunity to "live, work, and play" all within the District. To achieve this goal, residential-oriented objectives include the development of a mixed-income neighborhood with both rental and for-sale loft units and upper condo space, establishment of an outdoor central square or plaza, and extension of the Heritage Trail into the District. To complement the residential market, commercial objectives in the District include the development of retail and specialty shops, restaurants, bars, live entertainment venues, and vending items. Additionally, commercial and industrial objectives include the development of artist studios, a museum affiliated with the National Mississippi River Museum and Aquarium, business space for entrepreneurs with shared administration space and support functions, office space including creative loft office space, industrial and manufacturing space, boutique inns, and a community commerce center.





A PLACE TO LIVE, WORK AND PLAY



Phase I:

- The Caradco Complex, the Alamo Building, and 10th street will become the mixed-use center of the District.
- A new plaza developed around the Alamo Building will become the District's year-round gathering place and a showcase of sustainable techniques and technologies.
- Creative designs for the preservation of buildings will both honor the history and prepare them for the future.

Phase II:

- Redevelopment of the Kirby Building, Farley Loetscher Building, and Wilmac Building into office and residential space will infuse the District with a lively daytime population.
- 7th Street will be a critical pedestrian connection between the District, Downtown, and Port of Dubuque.

Phase III:

- The area between 11th Street and 12th Street will become the neighborhood edge to the District.
- Gradually, industrial uses will make way for new residential and mixed-use developments.
- 11th Street will be re-purposed as a significant gateway to the Downtown and a pedestrian-friendly street, lined with both new and renovated buildings.



• DUBUQUE •

MILLWORK DISTRICT

Successful urban redevelopment projects share common traits: community support, good design, sense of place, political will, public-private partnerships, and commitment of resources. Real change happens when building development and the development of human capital proceed on a parallel track.

A PLACE TO LIVE, WORK AND PLAY



MILLWORK COLLECTIVE

Located in the Schmid Innovation Center, the Dubuque Millwork Collective is a dynamic multi-tenant organization supporting non-profits and community initiatives.

- Ark Advocates
- Compass to Care
- Dubuque Chorale
- Gallery C
- Habitat for Humanity
- HEART/Four Mounds Foundation
- It Takes a Village
- Junior Achievement of the Heartland
- NAMI—Dubuque
- Presentation Lantern Center
- Studio Works
- Vision To Learn



OFFICES:

- Delta 3 Engineering
- Design Mill
- Eagle Point Solar
- Enlighten Mystical Minds
- Fleming Law Office
- Gigantic Design Company
- Greater Dubuque Development
- Gronen Properties | Restoration
- The Jule
- KCRG Newsroom

RESIDENTIAL:

- CARADCO Lofts (2012)
 - 72 apartments
- Linseed Lofts (2015)
 - 16 apartments
- Novelty Ironworks (2015)
 - 76 apartments
- Drake House (2015)
 - 3 short-term rentals



RESTAURANTS:

- 7 Hills Brewing Company
- Backpocket Taproom
- Brazen Open Kitchen | Bar
- Charlotte's Coffee House
- Millwork Bread Company
- Foundry Restaurant and Bar
- Inspire Café
- Iron Bar
- The Smokestack
- Jan's Sewtique
- Millwork Marketplace
- Namasté Athleisure Wear
- Novelty Mart
- Pigott
- Pilates Fundamentals
- RF2 Furniture Warehouse
- Rhomberg Furriers
- True. Fitness | Life
- VJM Company
- Zazou's Bridal Boutique



EQUITABLE | VIABLE | LIVABLE