

# Dubuque, IA

## Historic Millwork District



# Dubuque, IA

## Historic Millwork District

### Goals

- Implement 'Complete Streets'
- 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

# Dubuque, IA

## Historic Millwork District



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### **Lessons for Warehouse District**

- Streets – design – ADA/Bikes
- Streets – design - pavers
- Streets – funding
- Loading Docks solutions

# Streets – design – ADA/Bikes

- New concrete roadways
- New concrete sidewalks with ADA ramps and bumpouts
- ADA accessible pavers in pavilion areas
- Installation of 75 bike racks
- Both bike lanes and shared bike lanes
- On-street bike trails that connect the central, north, and west areas of the community

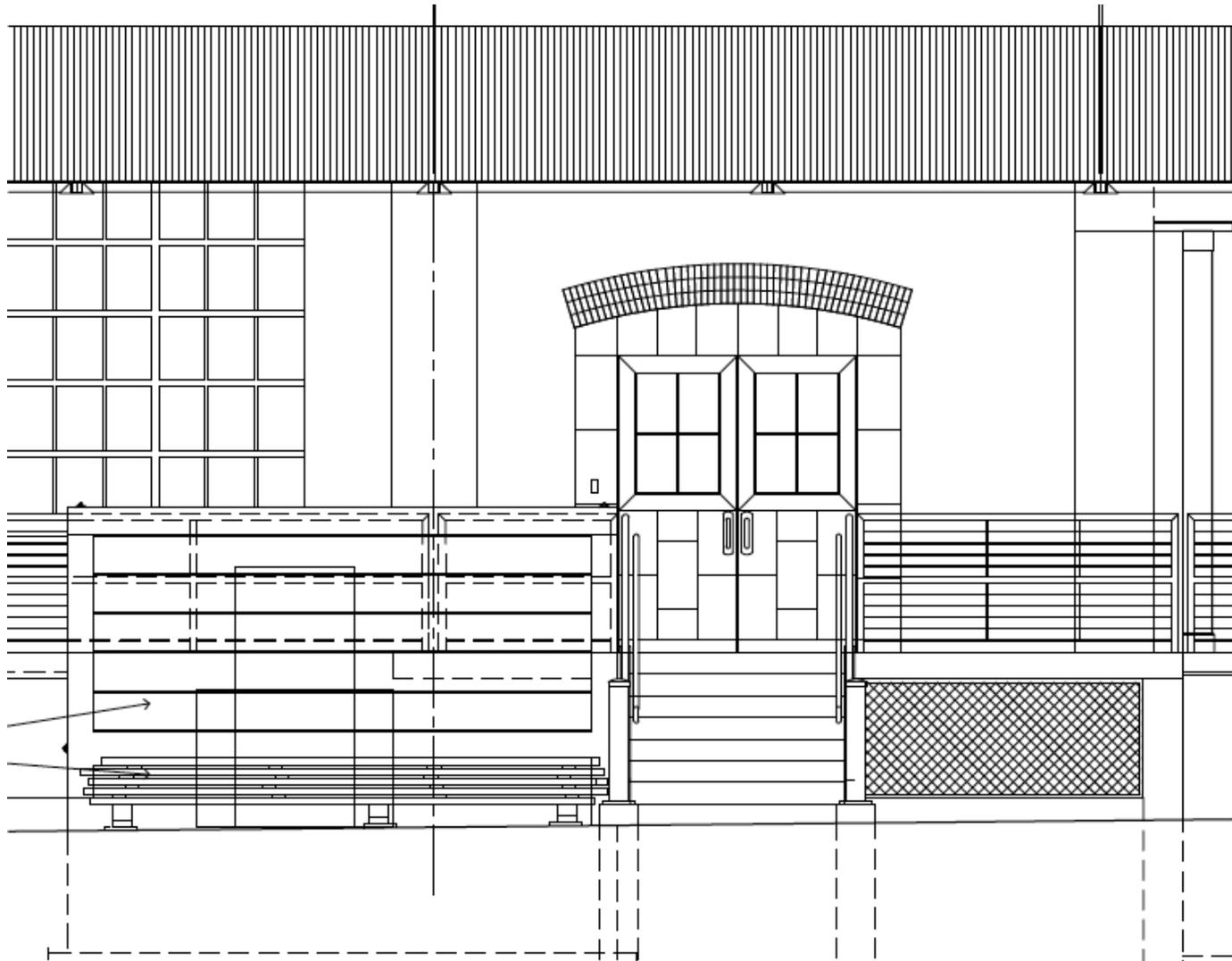


# Streets – design - pavers

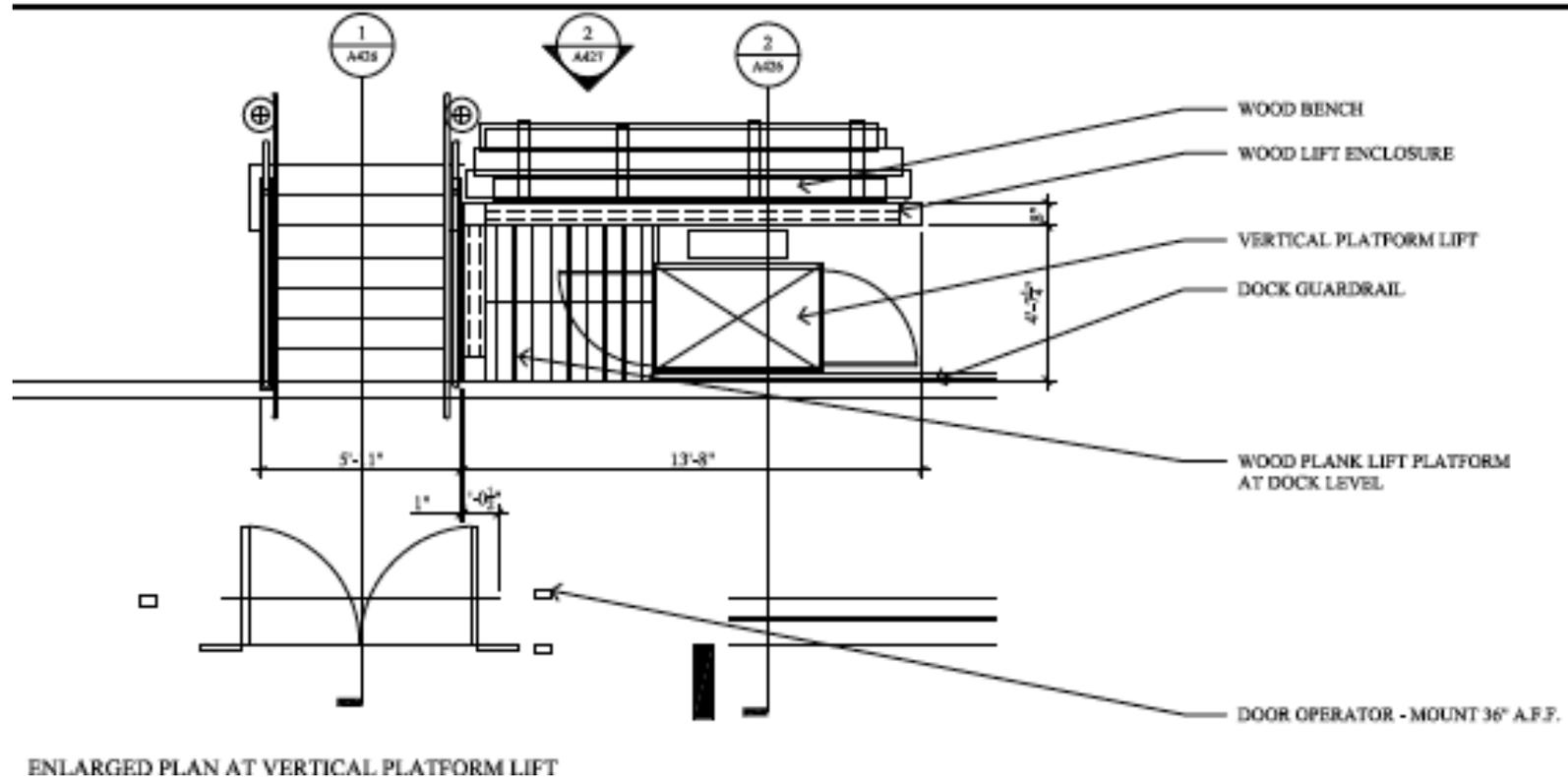
- Removal of all historic pavers in district
- Reset a portion of Jackson St. (interpretation)
- Permeable pavers in parking lanes and alleys
- ADA compliant pavers in pavilions



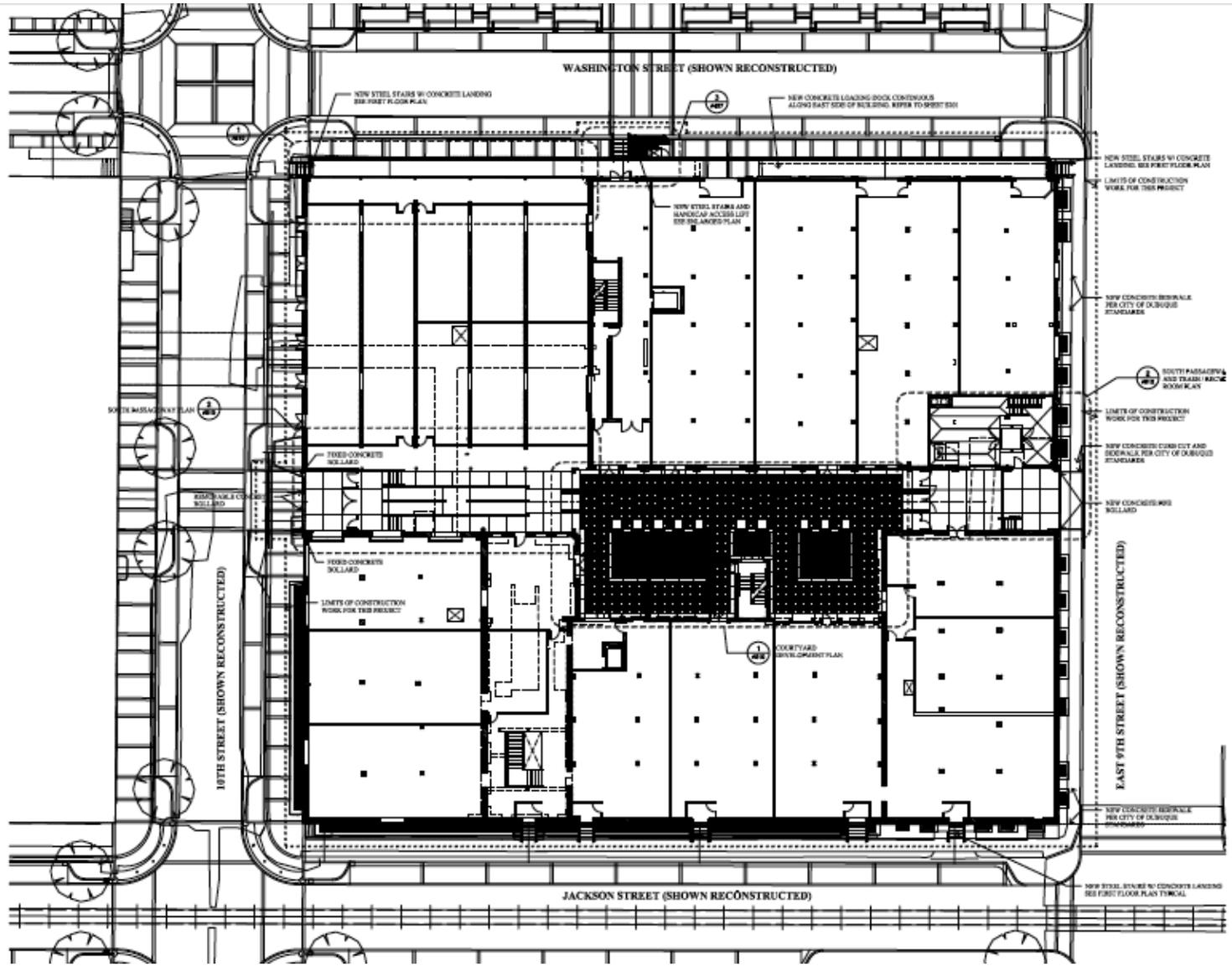
# Loading Docks solutions



# Loading Docks solutions



ENLARGED PLAN AT VERTICAL PLATFORM LIFT



WASHINGTON STREET (SHOWN RECONSTRUCTED)

NEW STEEL STAIRS W/ CONCRETE LANDING  
SEE FIRST FLOOR PLAN

NEW CONCRETE LOADING DOCK CONTAINERS  
ALONG EAST SIDE OF BUILDING. REFER TO SHEET 0301

NEW STEEL STAIRS AND  
HANDICAP ACCESS LIFT  
SEE THE ANCHOR PLAN

NEW STEEL STAIRS W/ CONCRETE  
LANDING. SEE FIRST FLOOR PLAN  
LIMITS OF CONSTRUCTION  
WORK FOR THIS PROJECT

NEW CONCRETE BRICK/PALM  
FOR CITY OF DUBUQUE  
STANDARDS

SOUTH PASSAGEWAY  
AND STAIRS AREA  
SEE ANCHOR PLAN

LIMITS OF CONSTRUCTION  
WORK FOR THIS PROJECT

NEW CONCRETE CURB CUT AND  
SIDEWALK FOR CITY OF DUBUQUE  
STANDARDS

NEW CONCRETE W/ BOLLARD

EAST 9TH STREET (SHOWN RECONSTRUCTED)

NEW CONCRETE BRICK/PALM  
FOR CITY OF DUBUQUE  
STANDARDS

NEW STEEL STAIRS W/ CONCRETE LANDING  
SEE FIRST FLOOR PLAN

JACKSON STREET (SHOWN RECONSTRUCTED)

10TH STREET (SHOWN RECONSTRUCTED)

SOUTH MASSAGE PLAN

ROAD WALK TO  
BOLLARD

FIXED CONCRETE  
BOLLARD

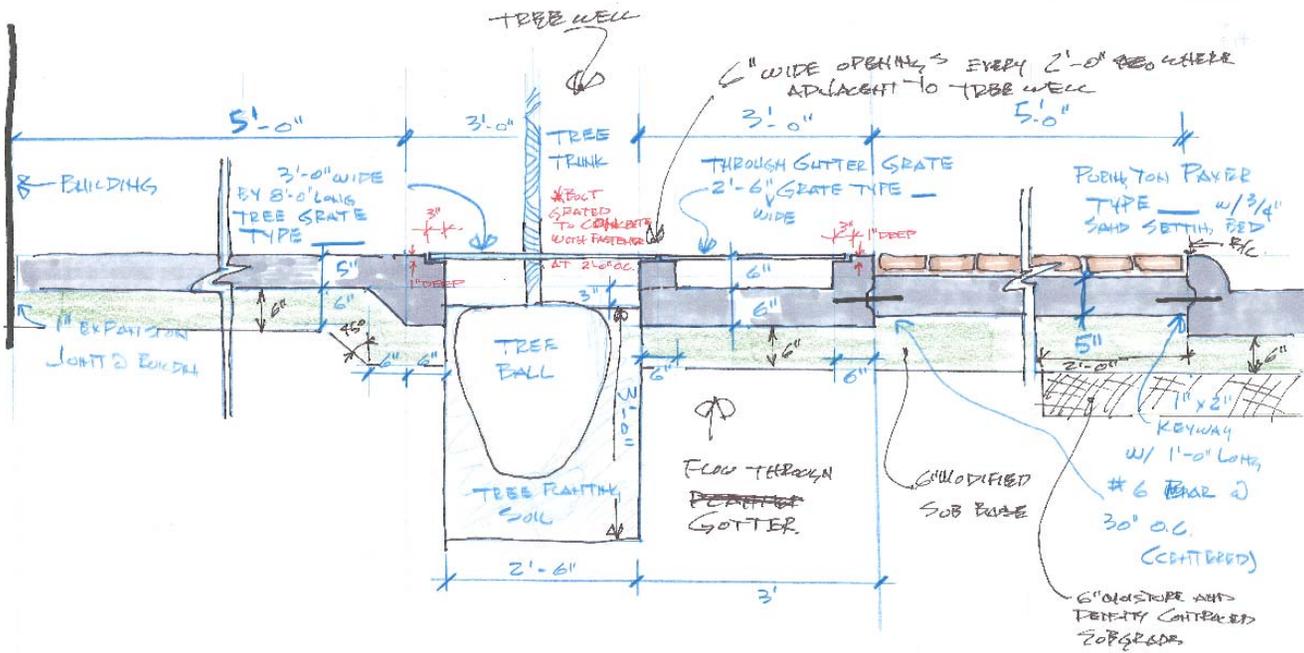
FIXED CONCRETE  
BOLLARD

FIXED CONCRETE  
BOLLARD

LIMITS OF CONSTRUCTION  
WORK FOR THIS PROJECT

COURTYARD  
SEE ANCHOR PLAN

# Storm Water Management



CROSS SECTION BUMPOTS AT ALLEY'S

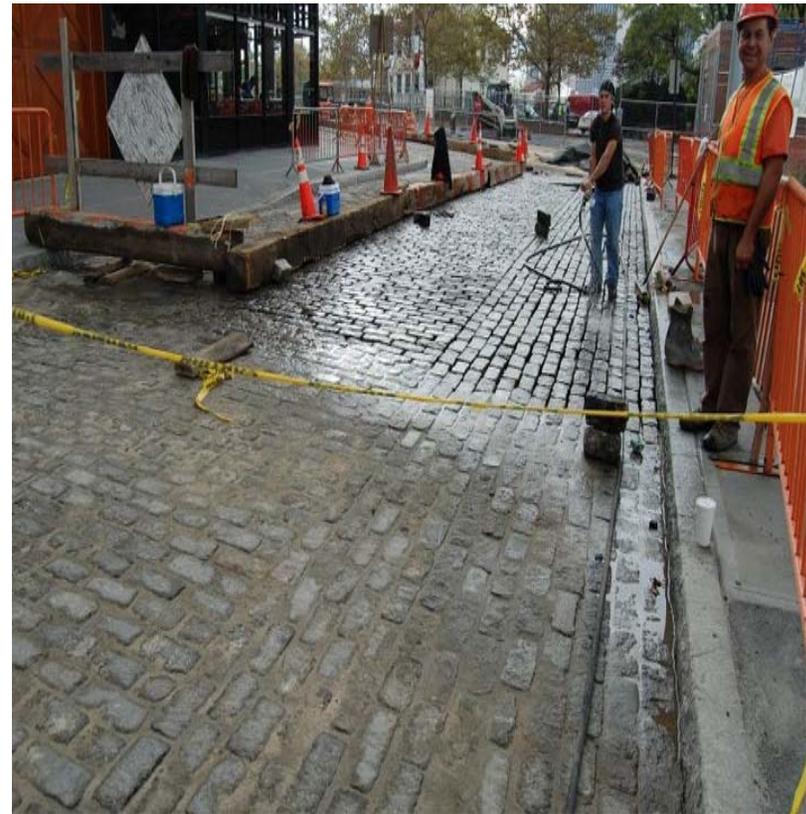
08/27/2010

# Funding

- \$5.6 million US DOT TIGER grant (ARRA funds) to fund “Complete Streets” infrastructure
- 38% of Dubuque’s Historic Millwork Revitalization is being funded through (\$37.8 million) State and Federal Historic Tax Credits
- 28% of revitalization is being funded by Private Developers (\$28.05 million)
- City of Dubuque is currently contributing \$4.4 million

# Brooklyn, NYC, NY

## Dumbo District



# Brooklyn, NYC, NY

## Dumbo District

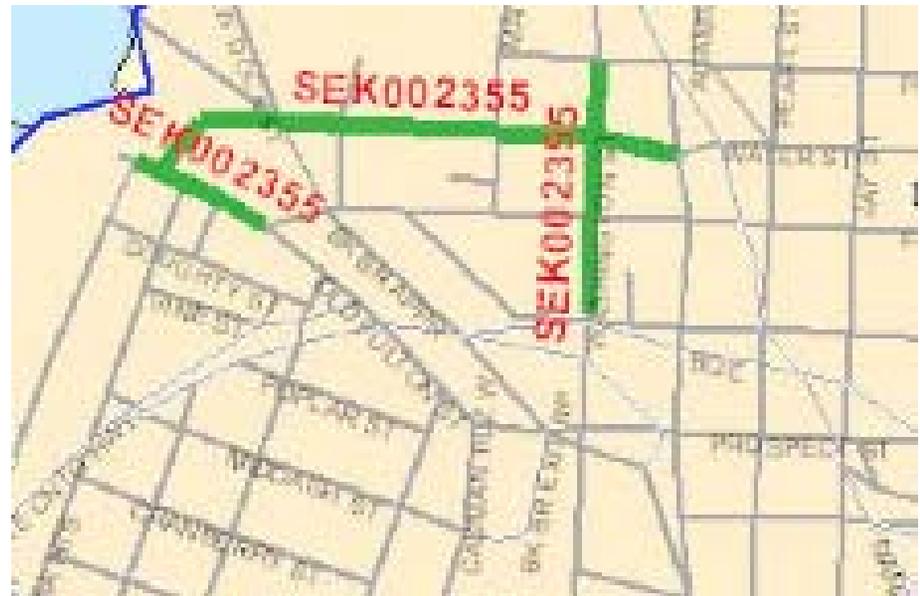
### **Lessons for Warehouse District**

- Streets – design – ADA/Bikes
- Streets – design - pavers

# Brooklyn, NYC, NY

## Dumbo District

- Belgian block restoration is a top priority for The Dumbo Improvement District
- Phase I \$20.6 m.



# Streets – design – ADA/Bikes

- ADA accessible sidewalks
- ADA accessible PED ramps
- ADA accessible granite crosswalks
- Visual delineation between bike lanes and vehicular lanes







# Streets – design - pavers



# Streets – design - pavers



# Philadelphia, PA

## Historic Street Paving Thematic District



# Philadelphia, PA

## Historic Street Paving Thematic District

### **Lessons for Warehouse District**

- Streets – maintenance
- Streets – funding

# Streets – maintenance

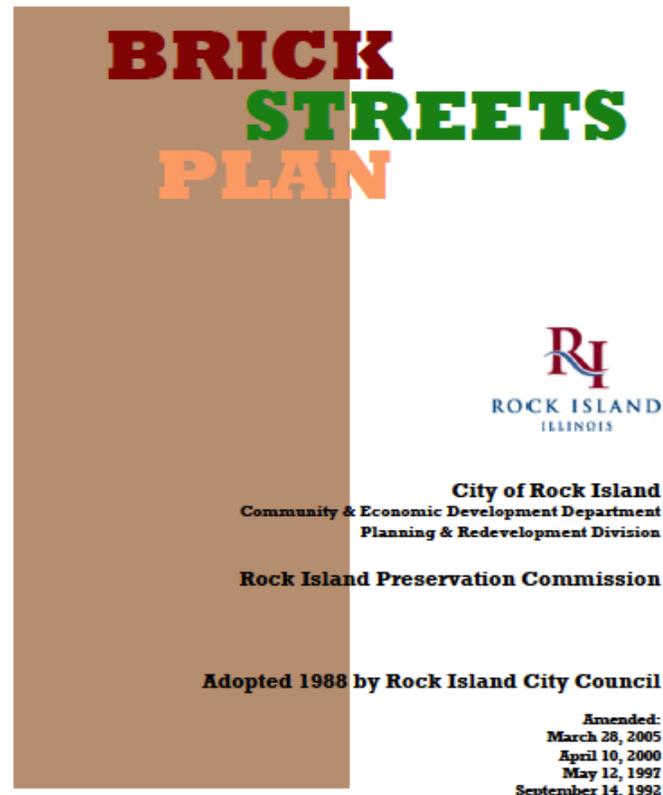
- Designation includes all streets containing at least 30% of original, exposed, historic street paving materials
- Any work performed on designated streets needs approval of the Philadelphia Historical Commission
- Philadelphia Streets Department keeps records of all work performed; every few years a contractor is hired to repair/fix damage incurred

# Streets – funding

- Each year, money is set aside from capital budget for historic street repair and maintenance. In the current capital program, "Historic Streets" is funded at \$400,000 every two years, or \$1.2 million over six years.

# Rock Island, IL

## Historic Brick Streets Plan



*Rock Island.....Preserving the Past, Dedicated to the Future.*

# Rock Island, IL

## Historic Brick Streets Plan

### **Lessons for Warehouse District**

- Streets – maintenance
- Streets – funding

# Streets – maintenance

- Creation of a “Brick Streets Plan”
  - Identification of streets
  - Analyzation and Categorization of streets (levels 1-4)
  - Preservation prioritization list
  - Implementation of maintenance program
  - Recommendations for reconstruction policies



# Streets – funding

- 5% of annual budget for street maintenance is set-aside to remove patches and potholes, level surfaces and generally do surface improvements

# Wichita, KS

## Old Town



# Wichita, KS

## Old Town

### **Lessons for Warehouse District**

- Streets -- ADA/Bike
- Streets – maintenance
- Streets – funding

# Streets -- ADA/Bike

- Elimination of Curbs
- ADA accessible sidewalks
- Preservation of boardwalks





# Streets – maintenance

- Evaluation and ranking of all streets with historic materials
- Mandatory utility cut replacement
- Brick salvage policy



# Streets – funding

- TIF district for Old Town improvements - Wichita and Sedgwick County contributed \$4 million to start street improvements, pedestrian-level lighting, sidewalks, parking facilities, and rehabilitation
- Property owners paid for 50% of the streetscape improvements

# Sacramento, CA

## R Street Corridor



# Sacramento, CA

## R Street Corridor

### **Lessons for Warehouse District**

- Streets -- design
- Loading Docks solutions

# Sacramento, CA

## R Street Corridor

- R street was never fully improved to include comprehensive sidewalks, gutters and drainage. As a result it is a working street for truck and rail functions with patches of asphalt as necessary to reduce major pot holes, little or no sidewalks and limited drainage facilities. R Street also contains a number of under-utilized buildings and older warehouses

# Streets -- design

- Planned improvements include:
  - Raised walkways
  - New roadway surfaces
  - Designated on-street parking
  - Safe corners and crosswalks
  - Pedestrian-style street lighting
  - Preservation of historic elements (e.g., rail lines)
  - New drainage systems
  - ADA compliant accessibility



# Streets -- design

- Because R Street is still an active warehousing district, special design considerations are necessary. A five-foot pathway along one side of R Street (but at the same level and with the same texture as the rest of the roadway) would be created which will be universally accessible.
- On-street industrial activities are maintained, such as the loading and unloading of freight trucks.

# Streets -- design

- A minimum 5' wide ADA-accessible pedestrian path will be provided on at least one side of the street throughout the entire corridor. The pathway may jog mid-block from one side of the street to the other side. The mid-block crossing will be ADA compliant.

# Streets -- design

- Loading docks converted into overflow space for retail and restaurants
- Streetscape elements such as a steel trellis/shade structure, "I"-beam bollards, and utilitarian street lighting
- No traditional curb and sidewalk

# Loading Docks solution



# Loading Docks solution

