History and Demographics

- Oldest city in Iowa
- Population – approximately 59,000
- Located on the banks of the Mississippi River
- Formerly a fur-trading post, lead mining community, manufacturing center, and meatpacking hub
- Significant brownfields contamination
- Strong sustainability and historic reuse ethic
Port of Dubuque

* By the 1990s, the 120-acre waterfront area was plagued by a host of environmental issues due to the mix of heavy industrial uses
* City was physically and psychologically disconnected from Mississippi River
* Dubuque residents developed a revitalization vision through a number planning processes
Reclaiming Dubuque’s Waterfront
The North Port Story

**Challenges**

- Homes to Boatbuilding and repair facilities, railroads, bulk petroleum and coal storage operations, food processing plants, farm machinery manufacturers, and lead mining activities
- Suffered from hazardous waste and petroleum contamination
EPA Resources

* Brownfield resources were among the earliest dollars raised for the North Port redevelopment
  * 2002 Brownfields Assessment Grant – 12 Phase I and 6 Phase II environmental site assessments
  * 2003 Brownfields Cleanup Grant – Remediation of petroleum plume
Leveraging Success

* EPA Brownfields dollars helped to unlock resources for the North Port’s revitalization
* More than $800 million leveraged in public and private support
* Significant federal and state funding
* Created a community model for accomplishing big goals
North Port’s Revitalization

Other Federal Dollars

* **Institute for Museum and Library Services:** More than $100,000 to support riverfront restoration planning

* **Economic Development Administration:** Land prepared and infrastructure upgraded with Public Works funding

* **U.S. Department of Housing and Urban Development:** $800,000 for the Riverfront Discovery Center

* **National Fish and Wildlife Service & National Park Service:** Over $1 million for the Riverfront Development Center and other activities

* **U.S. Department of Health and Human Services:** $3 million for the development of exhibits at the River Discovery Center
State Resources

* $48 million in grants from community tourism, “Vision Iowa,” and other state programs to support riverfront development, the Mississippi River Museum and Aquarium, and other key components of the North Port project
Private Sector Support

- Developers and other private sector interests have dedicate more than $300 million to the North Port revitalization
The North Port Today

Major Renewal

Photo montage of North Port after revitalization
The North Port Today

Major Renewal
Replicating the Model

**Other Successes**

- Main Street
- Historic Millwork District
  - Recipient of EPA’s Smart Growth Achievement Award
- South Port
  - Awarded $200,000 EPA Brownfields Area-Wide Planning Grant
Replicating the Model
EPA Brownfields AWP Grant
South Port Focus Area
South Port Concepts

- Entrance features
- Signature local restaurant with outdoor dining on plaza
- Rooftop terrace
- Waterfront specialty retail with views above
- Marina for residents and retail users
- Incorporate Existing Historic Structures
- Event Plaza with Spray Pad
- YWCA building, pool and gym on ground floor. Upper floors have south facing glass wall that overlooks river for work out rooms, common areas, offices, etc.

Parking

Roundabout/Drop off circle from terminus to plaza

US 20 Bridge and IDOT ROW

Boardwalk and Overlook

South half of site to be developed as open space including wetlands for storm water management

3-5 story residential buildings with parking on lower level

Trailhead
**Important Steps**

- Strong local leadership
- Engaged citizenry
- Planning, planning, planning
- Municipal investments
- Clear funding requests
- Relationships at all levels
- Celebrating successes