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December 2, 2014

U.S. Army Corps of Engineers
Attn: CECW-CE (Lisa Kiefel)
441 G Street NW
Washington, DC 20314-1000

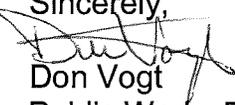
RE: Proposals From Non-Federal Interests for Proposed Feasibility Studies and Proposed Modifications to Authorized Water Resources Development Projects or Feasibility Studies for Inclusion in the U.S. Army Corps of Engineers (USACE) Annual Report

Dear Ms. Kiefel:

On behalf of the City of Dubuque, Iowa, the sole non-Federal interest acting as the sponsor and contributor towards the non-Federal share of the proposed feasibility studies and modifications, the attached proposals are submitted for your consideration and possible inclusion in the USACE's February 2015 Annual Report.

If you have any questions regarding this submittal, please contact me at your earliest convenience at the address and phone number noted above – or by email at dvogt@cityofdubuque.org.

Sincerely,


Don Vogt
Public Works Director

Attachments

Lake Peosta Recreational Channel Feasibility Study

1. Project Sponsor: City of Dubuque
2. This proposal is for the City of Dubuque to conduct a Feasibility Study in support of the outcomes from the July 2014 Chaplain Schmitt Island Master Plan
3. Project Purpose: The Chaplain Schmitt Island Master Plan recommends that the western edge of the island and the Peosta Channel become a water-based environmental habitat restoration and recreation area. In order to accomplish this, investments have to be made to create a stable and calm water environment and reestablish native habitat for fishing, boating, swimming and other outdoor recreational activities. For more details see the attached Chaplain Schmitt Island Master Plan.
4. The total cost of the proposed study is estimated to be \$220,000. This will provide funding to study the hydraulics of the channel, explore natural habitat restoration, and general site development options for the area.
5. The anticipated monetary and non-monetary benefits are described in the attached Chaplain Schmitt Island Master Plan.
6. Local Support – The Chaplain Schmitt Island Master Plan was developed after a thorough public stakeholder engagement process was conducted. The master plan was formally adopted by the Dubuque City Council on July 21, 2014(see attached).
7. The City of Dubuque has funding sources available to cover the non-federal share cost of this feasibility study.
8. Letters of Support - The Chaplain Schmitt Island Master Plan was developed after an extensive public stakeholder engagement process was conducted. The effort involved residents, area business and key community organizations. If desired, documentation from the stakeholder engagement process can be provided to substantiate support for this project by community stakeholders.

Preparer: Laura Carstens, City Planner Address: 50 W. 13th Street, Dubuque, IA 52001 Telephone: 563-589-4210
Return to: Kevin Firnstahl, City Clerk Address: 50 W. 13th Street, Dubuque, IA 52001 Telephone: 563-589-4121

RESOLUTION NO. 224-14

RESOLUTION ADOPTING THE CHAPLAIN SCHMITT ISLAND MASTER PLAN

Whereas, the City of Dubuque and Mystique Casino / Dubuque Racing Association (DRA) have jointly funded the creation of a Master Plan for Chaplain Schmitt Island; and

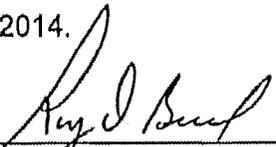
Whereas, the Master Plan identifies opportunities and partnerships for development and improvements, including an economic feasibility/market study; and

Whereas, the 2012 Dubuque Comprehensive Plan includes goals and objectives for riverfront development.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

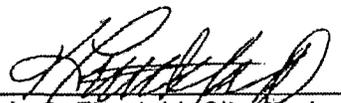
Section 1. That the City Council hereby adopts the Chaplain Schmitt Island Master Plan as it is consistent with the Dubuque Comprehensive Plan.

Passed, approved and adopted this 21st day of July, 2014.



Roy D. Buol, Mayor

Attest:

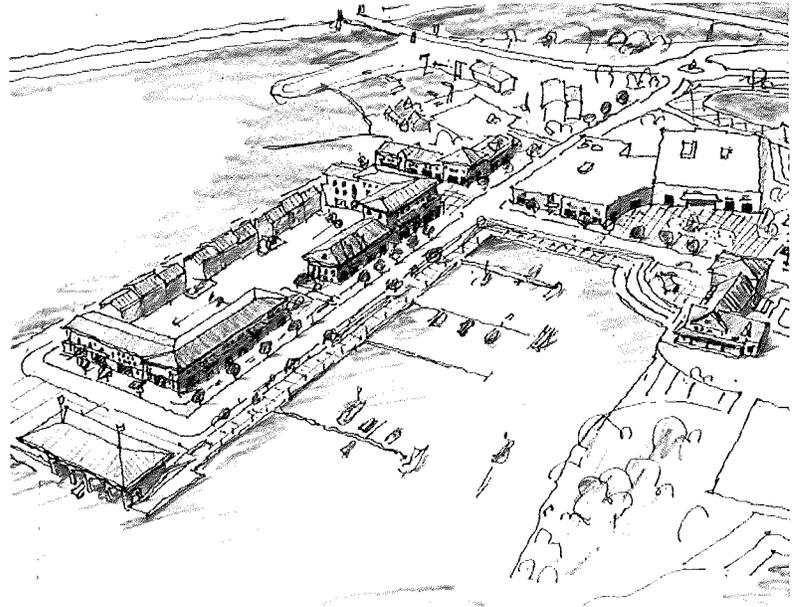


Kevin S. Firnstahl, City Clerk

Chaplain Schmitt Island Master Plan

Dubuque, Iowa

Adopted by Dubuque City Council on _____



Prepared for:
The City of Dubuque

Prepared by:
Cunningham Group Architecture, Inc.

Acknowledgements

Steering Committee

Laura Cartens, *Planning Services Manager*
Brian Southwood, *Mystique Casino/DRA*
Kyle Kritz, *Associate Planner*
Maurice Jones, *Economic Development Director*
Marie Ware, *Leisure Services Manager*
Steve Brown, *Project Manager, Engineering*
Nate Kieffer, *Land Surveyor, Engineering*
Ken Tekippe, *Finance Director*

Consultants

Cunningham Group Architecture, Inc.
AECOM Technical Services, Inc.
Barr Engineering Company
Kimley-Horn and Associates, Inc.

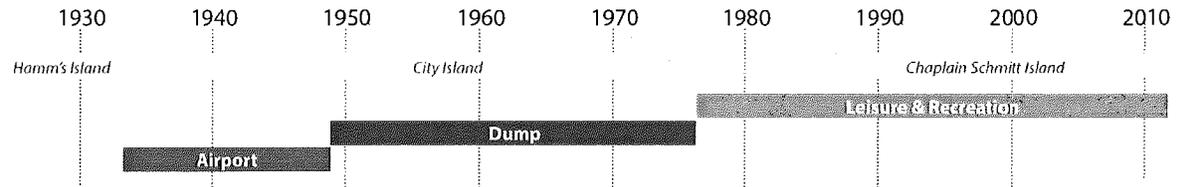
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2. Site Analysis
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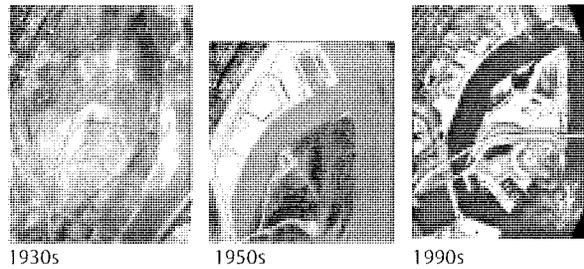
1. Executive Summary

Site History & Analysis

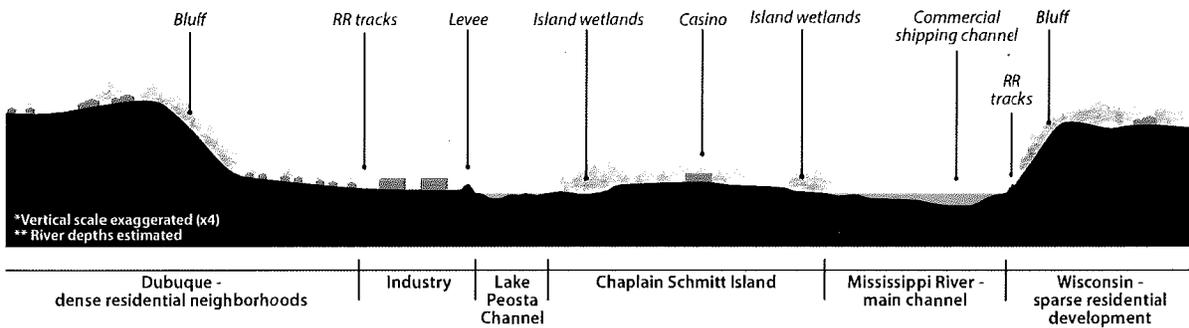
History



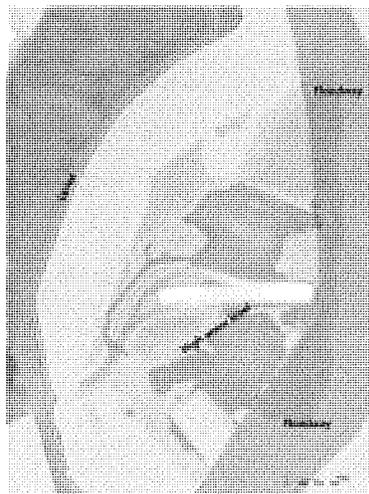
Chaplain Schmitt Island, located on the Mississippi River in the City of Dubuque, Iowa, was carved from a channel backwater in the 1930s to allow river access for an industrial district. The island began life as an airport during WWII and was then used as a dump through the 1970s. Beginning in the 1980s, it became the city's catch-all for a great variety of uses and activities, including recreation, gaming, and remembrance.



Location/Site Analysis



Chaplain Schmitt Island's location on the Mississippi River is responsible for both the site's amenities (views, recreation, wildlife) as well as its challenges for development (flooding, regulations). While much of Dubuque is protected from the river's fluctuating water levels by a levee system, portions of the island are frequently inundated. Two different channels lend different characteristics and opportunities to the two sides of the island.



High Water Levels

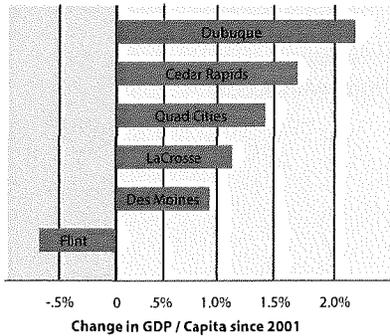


Two River Channels

Economic Base

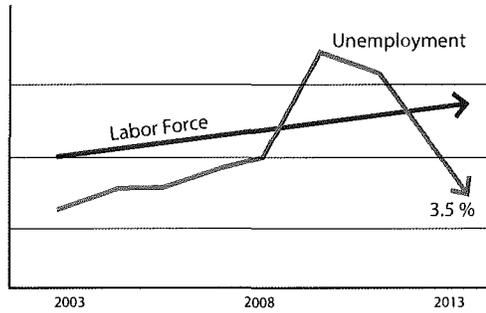
Dubuque's Workforce is strong, productive, competitive, and growing. The City is attracting people from other areas to shop and eat. Despite these positive indicators, the housing production remains comparatively low.

Workforce Productivity



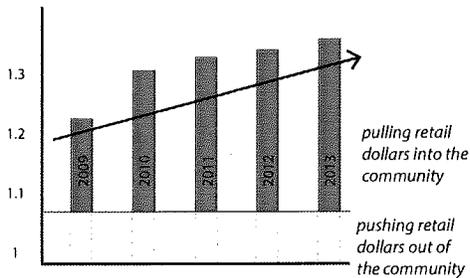
Dubuque plays above it's weight: Compared to peer cities, Dubuque workforce has been increasingly more productive than its neighbors.

Labor Force and Unemployment



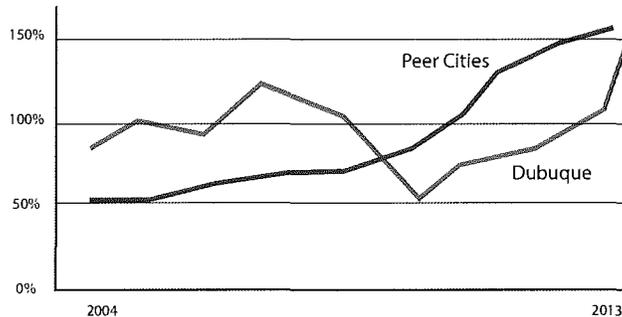
Dubuque's Labor force is strong and growing: Compared to peer cities, Dubuque workforce has been increasingly more productive than its neighbors.

Retail Market Performance



People are coming to Dubuque to shop and eat. The retail sector has become increasingly strong over the past several years.

Housing Permits as an % of 10 yr Avg

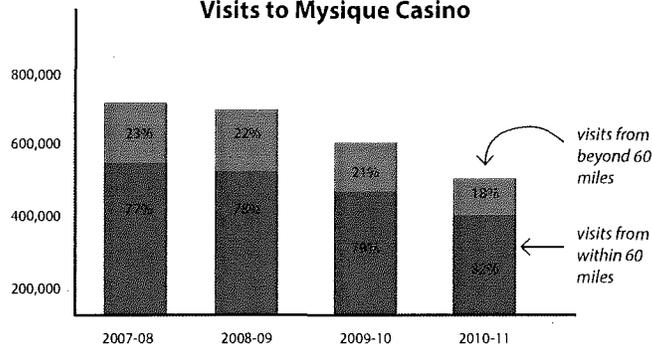


The rates of housing production remain below average despite the strong employment and retail sectors

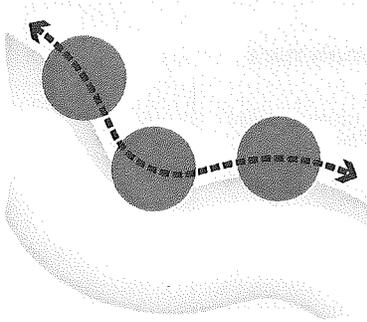
Casino Implications

Despite Diamond Jos expansion in 2009 from 17,000 to 27,000 sf, Mystique has maintained a competitive position. The greater threat is the growth of VGAs in Illinois and other gaming opportunities from beyond 60 miles. As a result, in the future, Mystique is likely to rely on a more local audience.

Visits to Mysique Casino

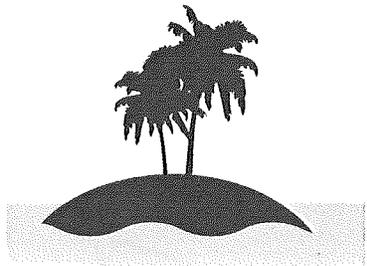


Goals



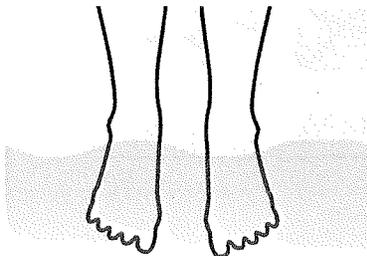
Connect the riverfront.

- Make the island part of the larger regional walking and biking trail system.
- Make the island part of the larger river trail.
- Connect walkable areas along riverfront, with special focus on new investment areas.



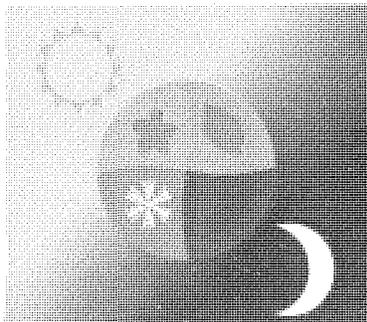
Celebrate the island's "islandness".

- Highlight special island characteristics that will make it a unique place to visit and stay.
- Accept frequent flooding - plan for and with it.
- Clean up the river for plants and animals.



Put your feet in.

- Improve accessibility to the river's edge.
- Expand opportunities to get out on the river.
- Allow access to special river habitats for education.



Spend the day - and night! Visit in any season.

- Bring new visitors to the island with new, complimentary development.
- Interconnect existing and future uses so that visitors can spend more time on the island.
- Consider activities and events for all seasons, so visitors can use the island all year-round.

Master Plan: Three Areas

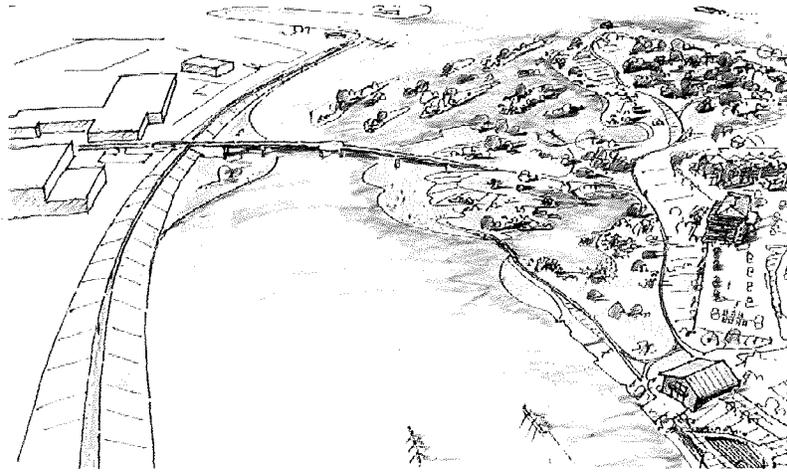


This Plan recommends three different areas on Chaplain Schmitt Island, each with its own characteristics and uses.

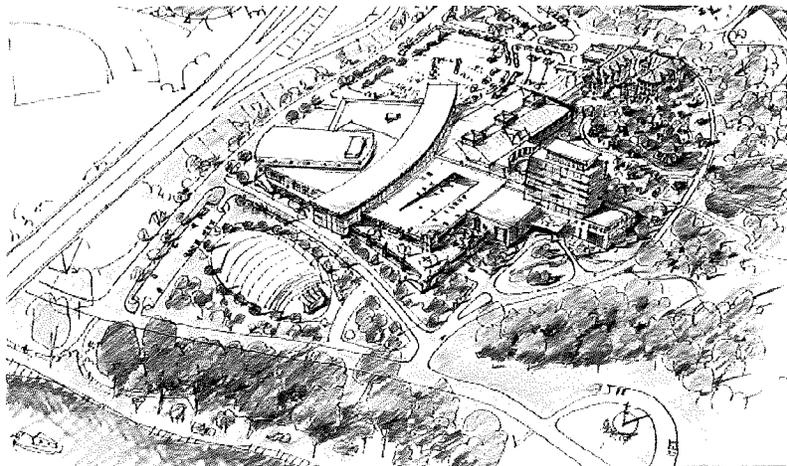
Within the Lake Peosta Recreational Channel, the wooded, natural feel of the inner channel and Miller Riverview Park will be maintained and enhanced. Opportunities to explore the woods and the water are expanded with hiking paths, habitat islands, a new boathouse and fishing piers.

The Casino will be expanded with meeting and ball rooms, hotel, restaurants, and spa, creating a destination resort and event center. The building and landscape will reach out toward and embrace the river and the adjacent wetlands, integrating itself with the island environment.

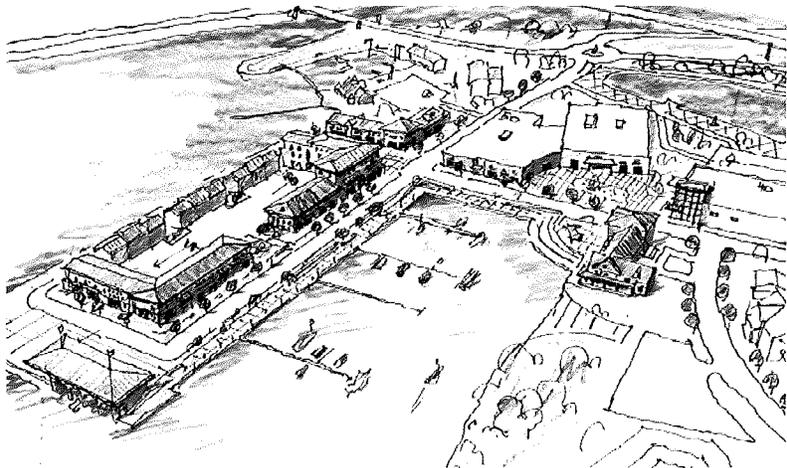
Along the southern tip of the island, retail, housing, and recreation are mixed together to create a walkable, vibrant village. The open river views along the river walk create a friendly space where people will meet, eat, live and play.



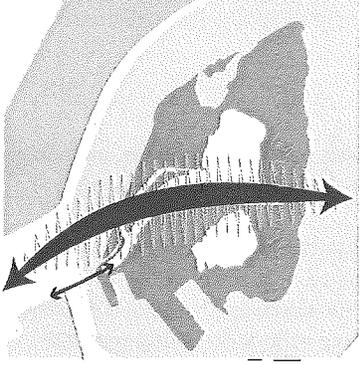
Lake Peosta Recreational Channel



Island Resort



Marina Village

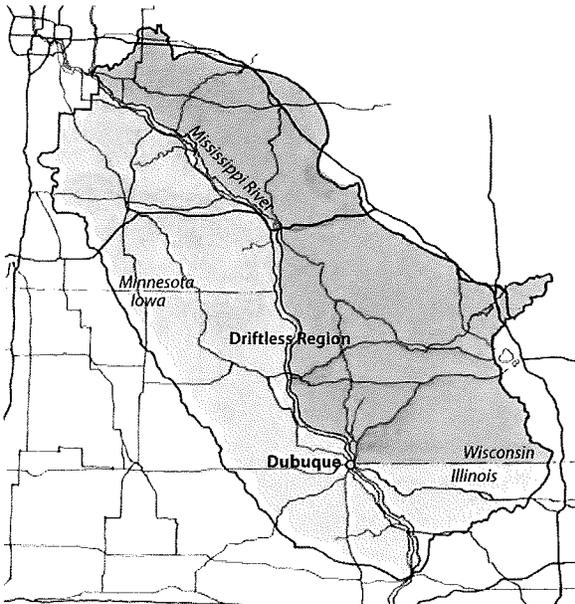
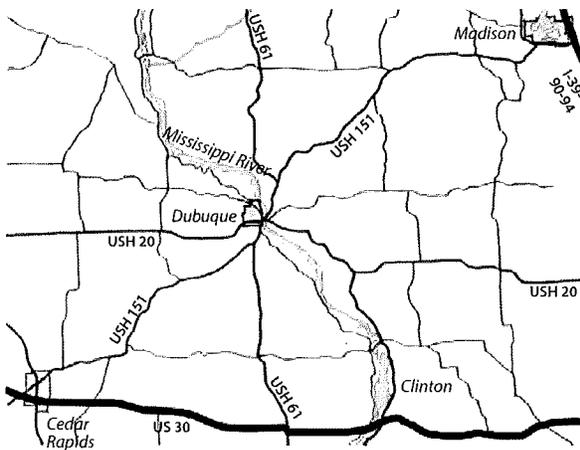


1. Site Context & Analysis

Site Context

Regional Context

Dubuque is located on the Iowa side of the Mississippi River, across from the Illinois and Wisconsin border and almost halfway between Cedar Rapids, Iowa, and Madison, Wisconsin. The U.S. Highway system links Dubuque to these regional destinations. Dubuque's



Regional Setting: Dubuque is located approximately halfway between Madison, Wisconsin, and Cedar Rapids, Iowa (left, top). Dubuque is located on the Mississippi River within the Driftless Region (left, bottom). Schmitt Island is Dubuque's only island in the Mississippi River (right, bottom)

downtown accommodates four U.S. highways, including one that passes through and bisects Schmitt Island.

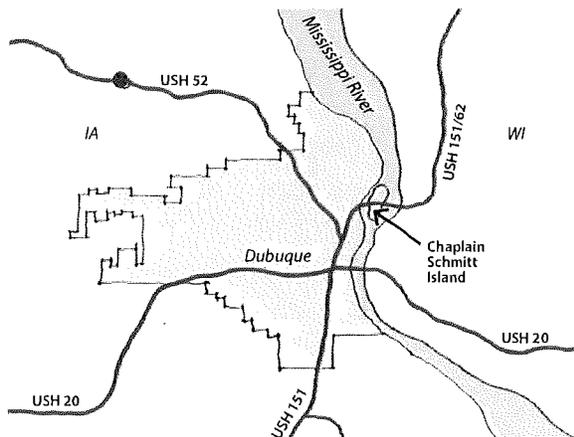
Dubuque is found within the Driftless Region, a 16,000 square mile area untouched by glaciers in the last glacial period. This scenic landscape is characterized by steep river bluffs and deep valleys, attracting regional tourists interested in hiking, biking, fishing, and other recreational activities.

Mississippi River

The Mississippi River and the bluffs are Dubuque's most prominent natural features. Each reinforces the sense of place that distinguishes Dubuque and each has contributed to the area's visual, recreational, commercial, and community appeal throughout the years. Dubuque's bluffs give added topographical definition and identity to the city. They rise 300 feet in less than a mile, with some reaching 900 feet above sea level.

The Mississippi River is valued not only for its scenic beauty, richness of habitat, and recreational opportunities, but also for its role in the region's commercial and industrial success. The riverfront is home to both cultural and industrial activity, and serves as part of a major migratory flyway.

Schmitt Island is Dubuque's only island in the Mississippi River; therefore, what happens in the District should highlight this unique attribute.



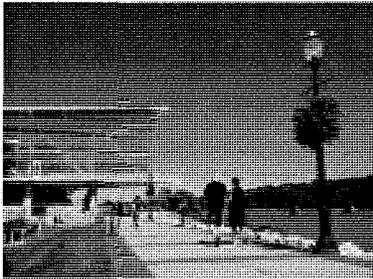
Site Context (continued)

City Investment

After the record high unemployment rate of the early 1980s, the City of Dubuque worked to diversify their economy and came back in 2005 to be named one of the fastest-growing cities in the Midwest. In the last few years, the City has been building upon this success by investing in award-winning development and revitalization projects along the riverfront.

Projects such as the Bee Branch Creek Restoration and the Washington Neighborhood Green Alley program has put Dubuque on the map as a model city for sustainability. New development projects such as the

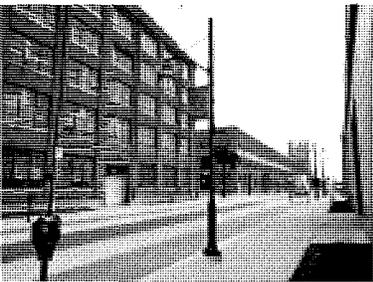
Historic Millwork District and the Port of Dubuque show a strong dedication to reinvesting in under-performing sites and bringing increased population and revenue to the city. These and other upcoming projects point toward continued progress and provide an exciting context for the future of Chaplain Schmitt Island. Not only do these investments build upon each other and share momentum, they can also be physically connected with public infrastructure, ultimately creating a walkable riverfront environment worthy of the "Masterpiece on the Mississippi".



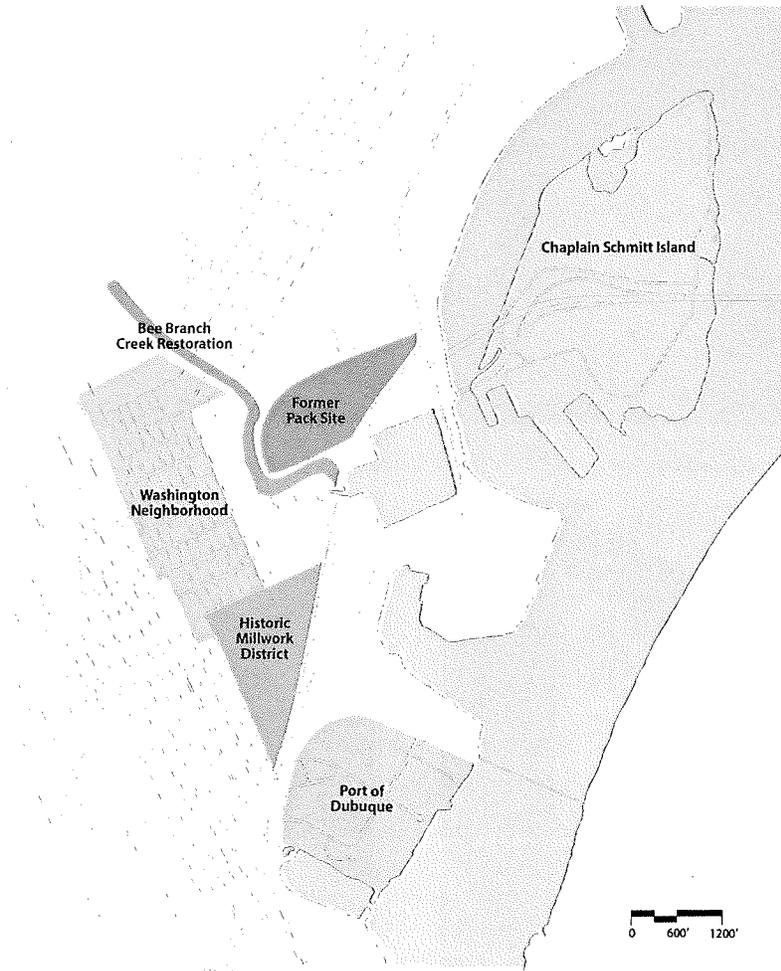
The Port of Dubuque



Bee Branch Creek Restoration



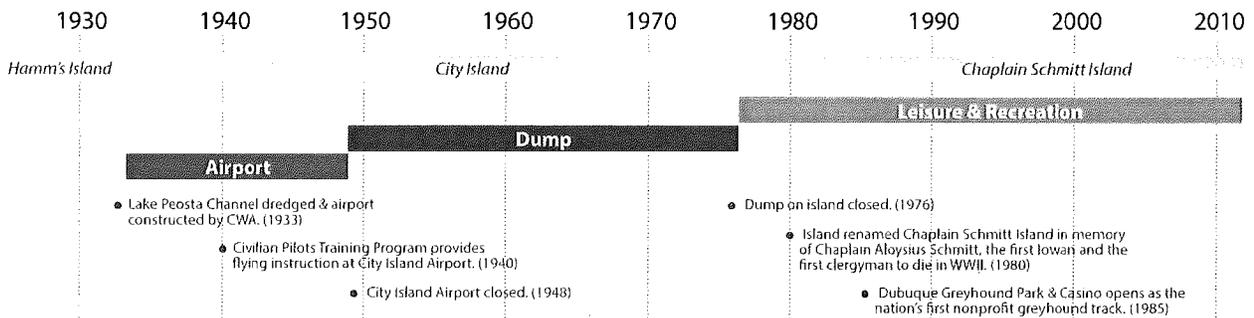
Millwork District



City Developments: New development and revitalization projects along the Dubuque riverfront provide a vibrant and progressive context for Schmitt Island

Site Context (continued)

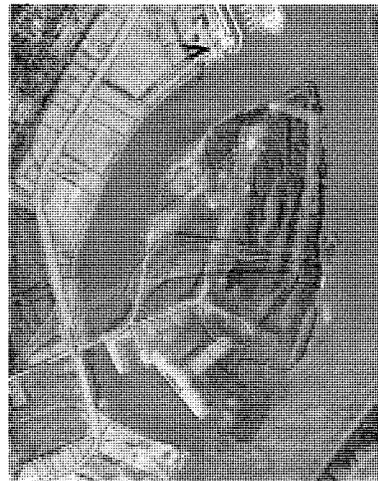
Site History



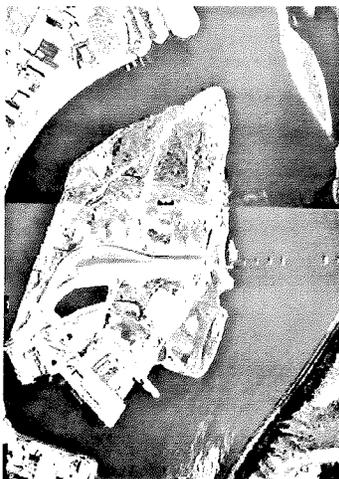
1930s: Island prior to the dredging of the channel. Airport built in 1933.



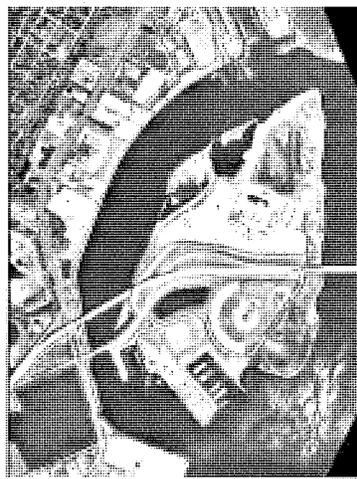
1950s: Channel dredged for industry along the river. Airport closed in 1948.



1960s: Dumping of garbage and dredge material in island wetlands until 1976.



1981: Construction of highways and bridges connect Dubuque to the world.



1996: Recreational and leisure facilities and memorials built on the island.



2007: Recreational & leisure uses dominate island use.

Site Analysis



Site Analysis (continued)



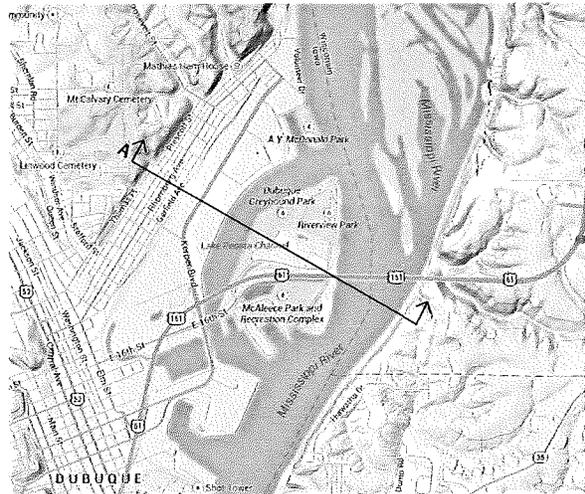
Lease Area Boundaries

Site Analysis (continued)

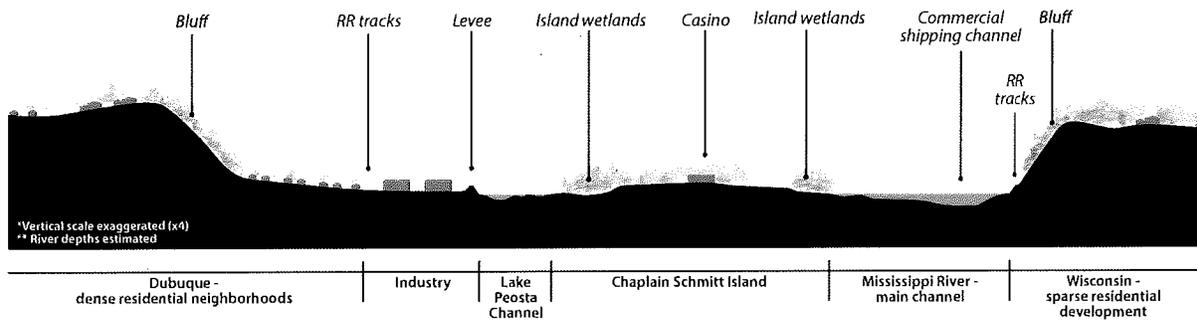
Topography



Island Topography The island is relatively flat, except where the land has been built up for highway bridges and ramps. Low-lying land around the perimeter are frequently flooded wetlands.



Regional Topography The island lies in the center of the Mississippi River floodplain. Dramatic bluffs flank either side.



Section A

Site Analysis (continued)

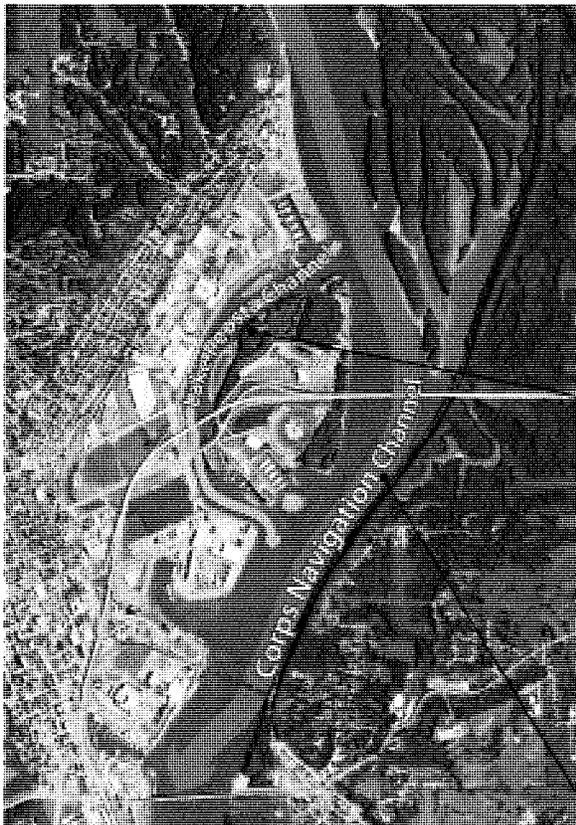
River Channels & Siltation

Chaplain Schmitt Island is flanked by two interconnected but characteristically and behaviorly different channels of the Mississippi River. The channel to its east is the river's main path and is maintained by the US Army Corps of Engineers as a commercial shipping corridor. Wide and fast-flowing, it is flanked by a high bluff. Lake Peosta Channel to the west, by contrast, is a former backwater that was widened to create river access for the industrial land uses to its west. The water here is relatively narrow and calm.

The waters of the Mississippi River carry a great deal of sand and silt, which can collect over time. The Army Corps dredges (removes) this material in the shipping channel, but along the edges of both channels, especially in Lake Peosta Channel, islands and sandbars are forming. This siltation can have both positive and negative impacts on ecological habitat and recreational access.



Island forming off Chaplain Schmitt Island



Two Mississippi River Channels



Lake Peosta Channel Calm, manmade backwater.



Main Channel Large shipping channel.

Site Analysis (continued)

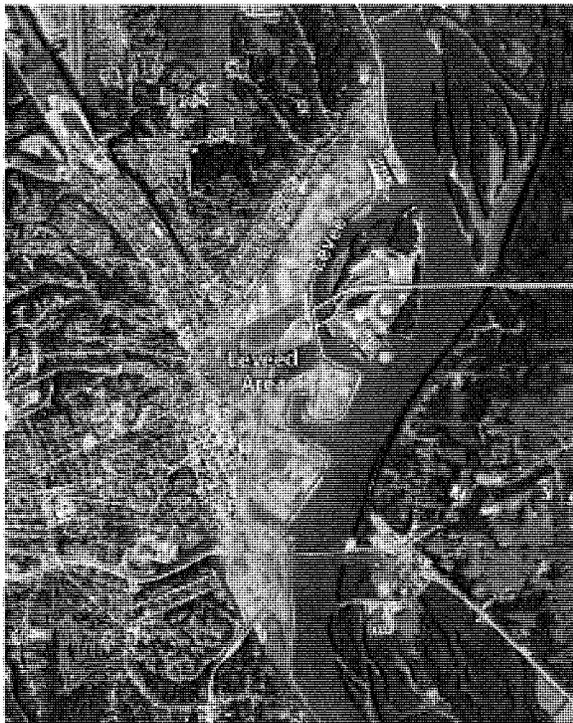
Flooding

Much of Dubuque is protected from river flooding by levees but Chaplain Schmitt Island is outside of the leveed area, meaning that it is subject to the river's "bounce", or the up and down movement of water levels throughout the year. Historically the island has flooded only in spring, but more frequent (2-3 times/year) and longer flood events are being reported for the area.

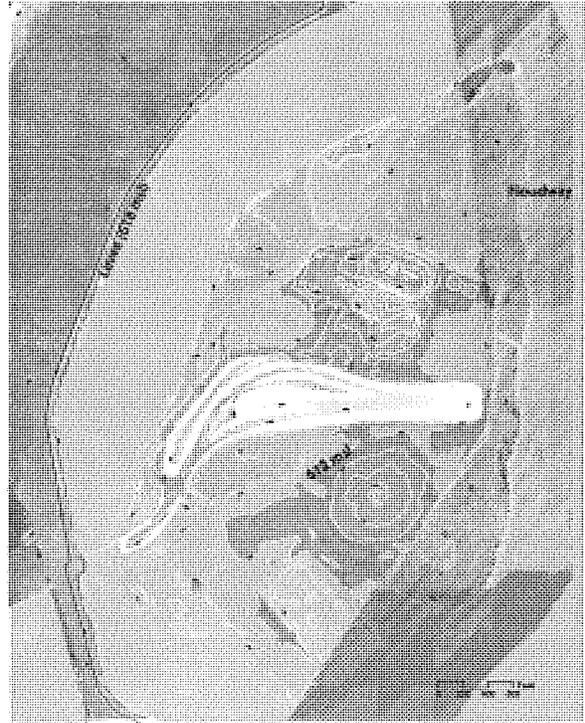
Federally-backed flood insurance is made available by FEMA in communities that agree to regulate development in their 100-year floodplain. According to these regulations, new buildings must have finished floor elevations a minimum of one foot above the 100-year flood level, though communities may want to consider building higher than this, given the changing nature of the Mississippi River. The eastern edge of the island is located within the regulated floodway. Development here must be regulated to ensure that there are no increases in upstream flood elevations.



Flood Event 2011 aerial photograph of a flood event on island.



Levees & Leveed Areas Much of Dubuque is protected from river flooding by levees, while Chaplain Schmitt Island is not.



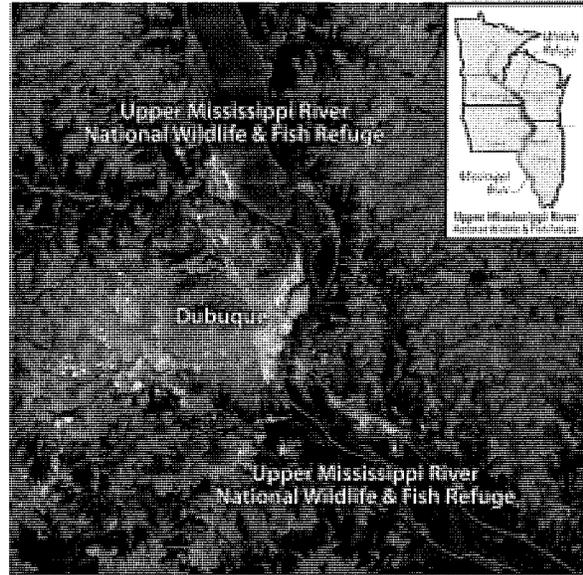
Flood Levels Shown here is the record high water level on the island (set in 1965 & 2001) and the 100-year flood level, which both happen to be around the same elevation (612 mean sea level).

Site Analysis (continued)

Protected Natural Resources

Chaplain Schmitt Island is part of the much larger natural system of the Upper Mississippi River Valley, portions of which are reserved and managed by the US Fish & Wildlife Service as refuge areas for birds, fish, plants, and other wildlife. While the island itself is not protected as part of this refuge system, certain areas or habitats may be protected. For example, the lower portion of Lake Peosta Channel is home to a large mussel bed that includes an endangered species called Higgins' Eye mussels.

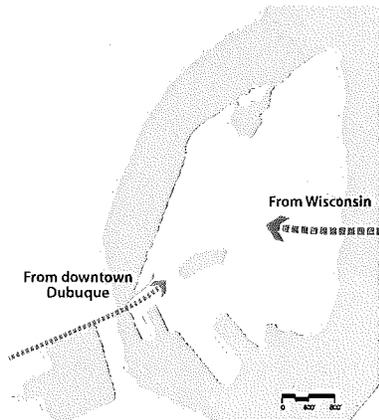
Similarly some of the wetlands that line much of the island edges may be protected as well. For example, much of the north end of island is a wetland that was restored, meaning that it is protected and likely cannot be modified. Before moving forward with any projects that may impact possible protected habitats on Chaplain Schmitt Island, the City of Dubuque will have to work closely with regulating agencies.



Upper Mississippi River National Wildlife & Fish Refuge

Site Analysis (continued)

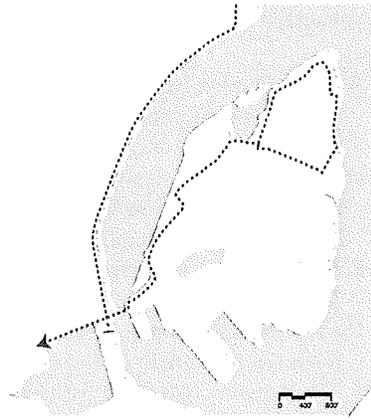
Access & Use



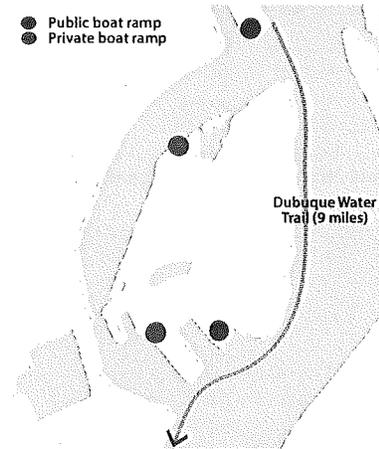
Vehicular Access There are currently two access points to the island, one from the west and one from the east.



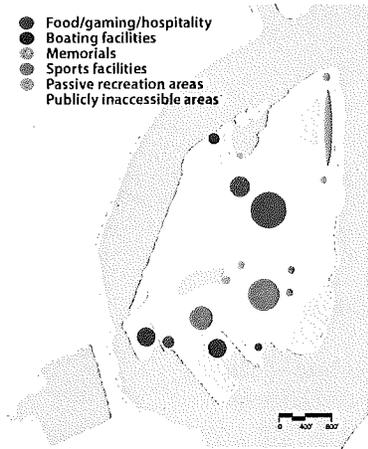
Circulation The island is served by one circulation road from which driveways lead to various buildings and activity areas.



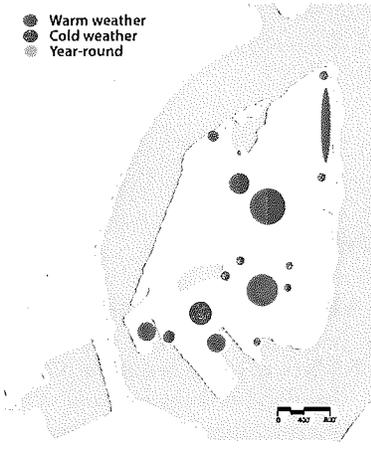
Bike/Pedestrian Trails A walking and biking trail, connected to the mainland trails via the E. 16th St. bridge, loops around the north half of island.



Public Boat Access There are two private boat access points on the island and one public boat ramp. The Dubuque Water Trail begins just upstream of the island and continues south.



Activity Areas by Use The edges of the island that are publicly accessible are used for boating and passive recreation. The interior of the island is used for sports, gaming, and memorials.



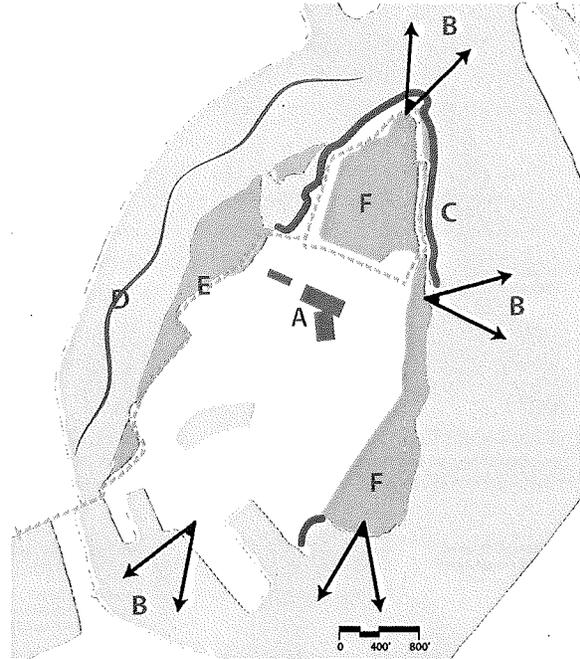
Activity Areas by Seasonal Use Most activities on the island require warm weather but some areas are used year-round.



Site Analysis (continued)

Strengths

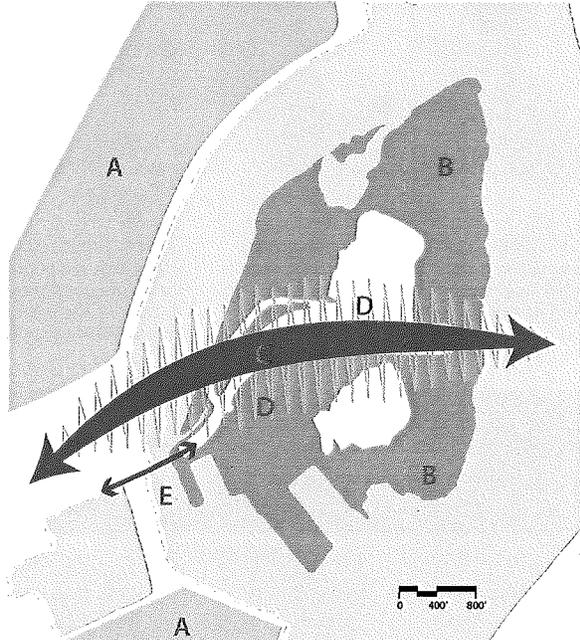
- A The casino (and adjoining hotel) are successful and, as a non-profit, contribute monetarily to the city. They are located on prime real estate.
- B Views from the island - up and down the river, across to the bluffs in WI, and to downtown Dubuque - are unparalleled.
- C Direct access to the river's edge - very few in Dubuque.
- D Lake Peosta Channel is calmer and quieter than the main river channel.
- E Good quality bike/walk pathway on north point.
- F Natural areas along river edges - few others accessible in Dubuque.



Strengths Chaplain Schmitt Island's strengths mostly exist along the edges of the island. These areas should be highlighted and enhanced.

Weaknesses

- A Industrial land surrounding island may limit accessibility.
- B Much of island lies in the floodplain, an area which has flooded in the past and in which new buildings must comply to FEMA regulations.
- C Highway bisects island, limiting connections between north and south sections.
- D Highway noise can be heard throughout the island.
- E Only one access point to Dubuque.

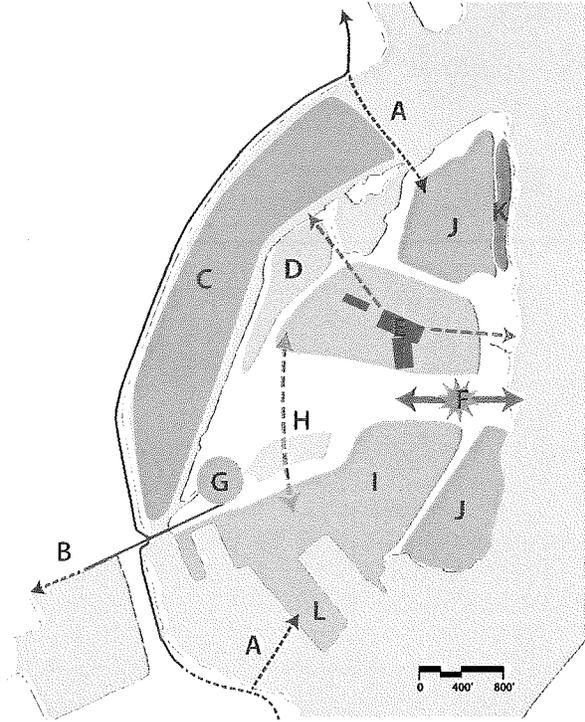


Weaknesses The Island's weaknesses stem from the highway bisecting the island and its location on a river, which means frequent flooding and limited accessibility.

Site Analysis (continued)

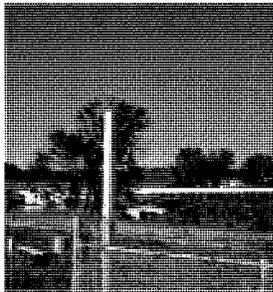
Opportunities

- A Extend riverside trail system and connect to island.
- B Better connect island to the city.
- C Modify channel for increased recreation and/or habitat.
- D Enhance/expand boating opportunities.
- E Expand/rethink casino facilities and better connect it to the river.
- F Create a gateway to the city.
- G Improve traffic patterns.
- H Better connect uses on both ends of the island.
- I Potential for new or enhanced development/uses.
- J Introduce educational programming and/or habitat enhancement.
- K Enhance camping opportunities.
- L Take advantage of views to downtown and along river.



Opportunities New land use, accessibility, and programming opportunities exist throughout the island.

Existing Site Character



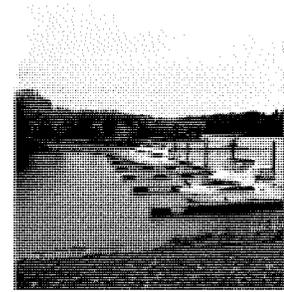
Marina storage



Casino & hotel parking



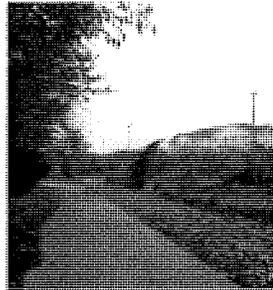
Campground



Marina



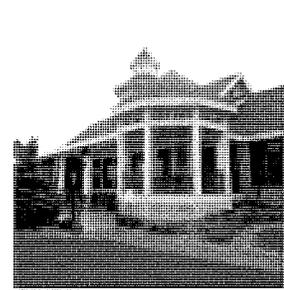
Veterans Memorial



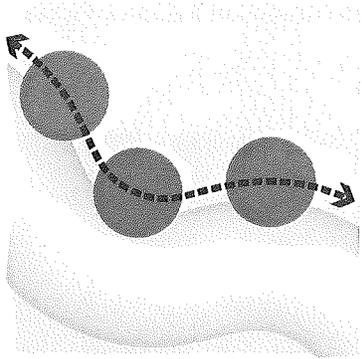
Trail & hotel



Water sports club



Catfish Charlie's

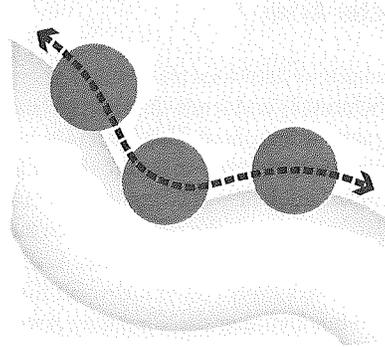


2. Project Goals & Frameworks

Project Goals

Connect the riverfront.

- Make the island part of the larger regional walking and biking trail system.
- Make the island part of the larger river trail.
- Connect walkable areas along riverfront, with special focus on new investment areas.



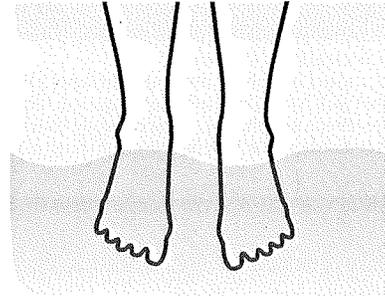
Celebrate the island's "islandness".

- Highlight special island characteristics that will make it a unique place to visit and stay.
- Accept frequent flooding - plan for and with it.
- Clean up the river for plants and animals.



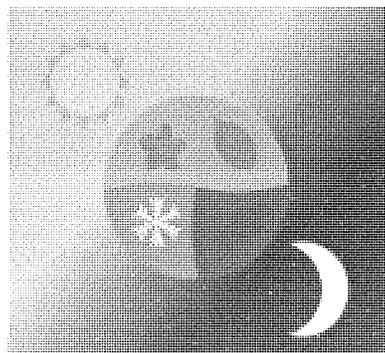
Put your feet in.

- Improve accessibility to the river's edge.
- Expand opportunities to get out on the river.
- Allow access to special river habitats for education.



Spend the day - and night! Visit in any season.

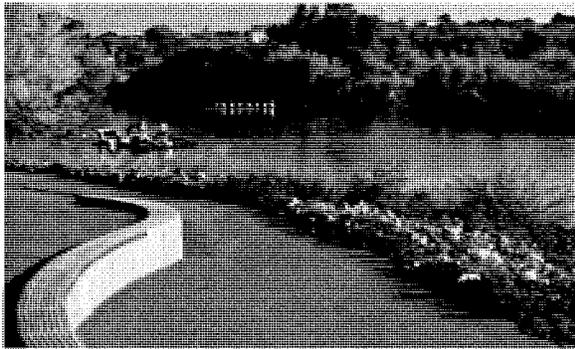
- Bring new visitors to the island with new, complimentary development.
- Interconnect existing and future uses so that visitors can spend more time on the island.
- Consider activities and events for all seasons, so visitors can use the island all year-round.



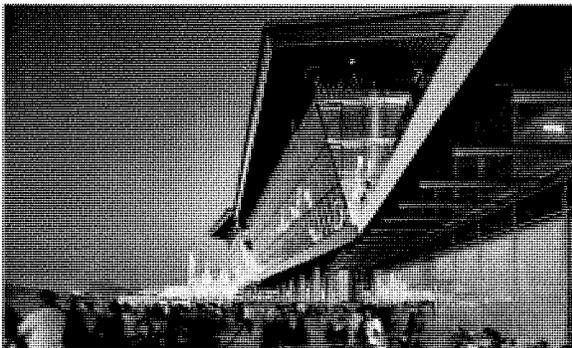
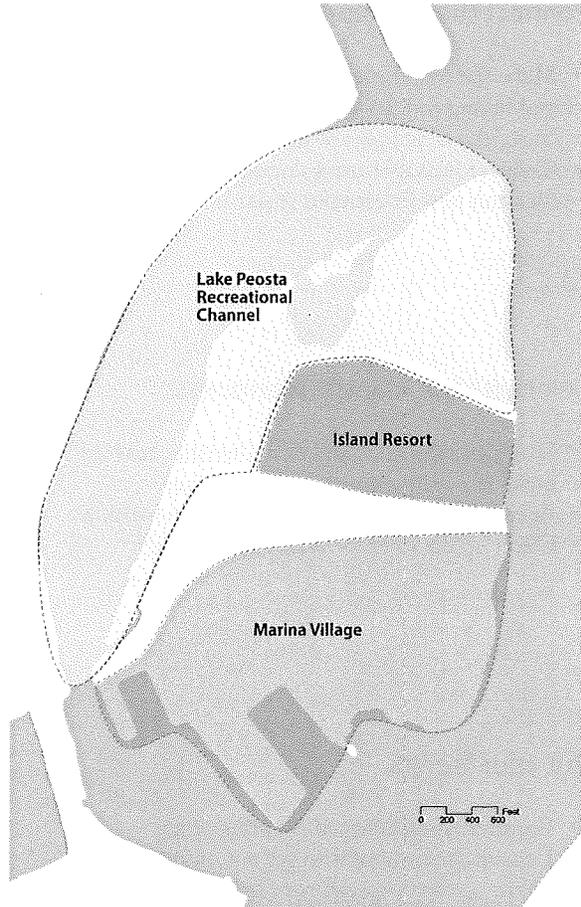
Frameworks

1. Character Areas

The wide variety of land uses and landscape types on Chaplain Schmitt Island lends different characteristics to various parts of the island. This Plan builds off these existing characteristics to define three different Character Areas, each of which has its own land use pattern, relationship with the river, range of building types, circulation needs, and open space. Each Character Area will evolve differently over time and at different rates. Defining the Character Areas helps promote orderly and predictable development.



Lake Peosta Recreational Channel
The wooded, natural feel of the inner channel and Miller Riverview Park will be maintained and enhanced. Opportunities to explore the woods and the water are expanded with hiking paths, habitat islands, a new boathouse and fishing piers.



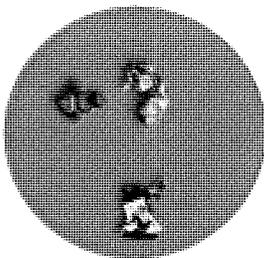
Island Resort
The Casino will be expanded with meeting and ball rooms, hotel, restaurants, and spa, creating a destination resort and event center. The building and landscape will reach out toward and embrace the river and the adjacent wetlands, integrating itself with the island environment.



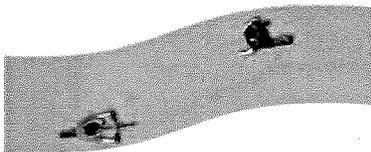
Marina Village
Along the southern tip of the island, retail, housing, and recreation are mixed together to create the walkable, vibrant village. The open river views along the river walk create a friendly space where people will meet, eat, live and play.

Frameworks (continued)

2. Open/Public Space



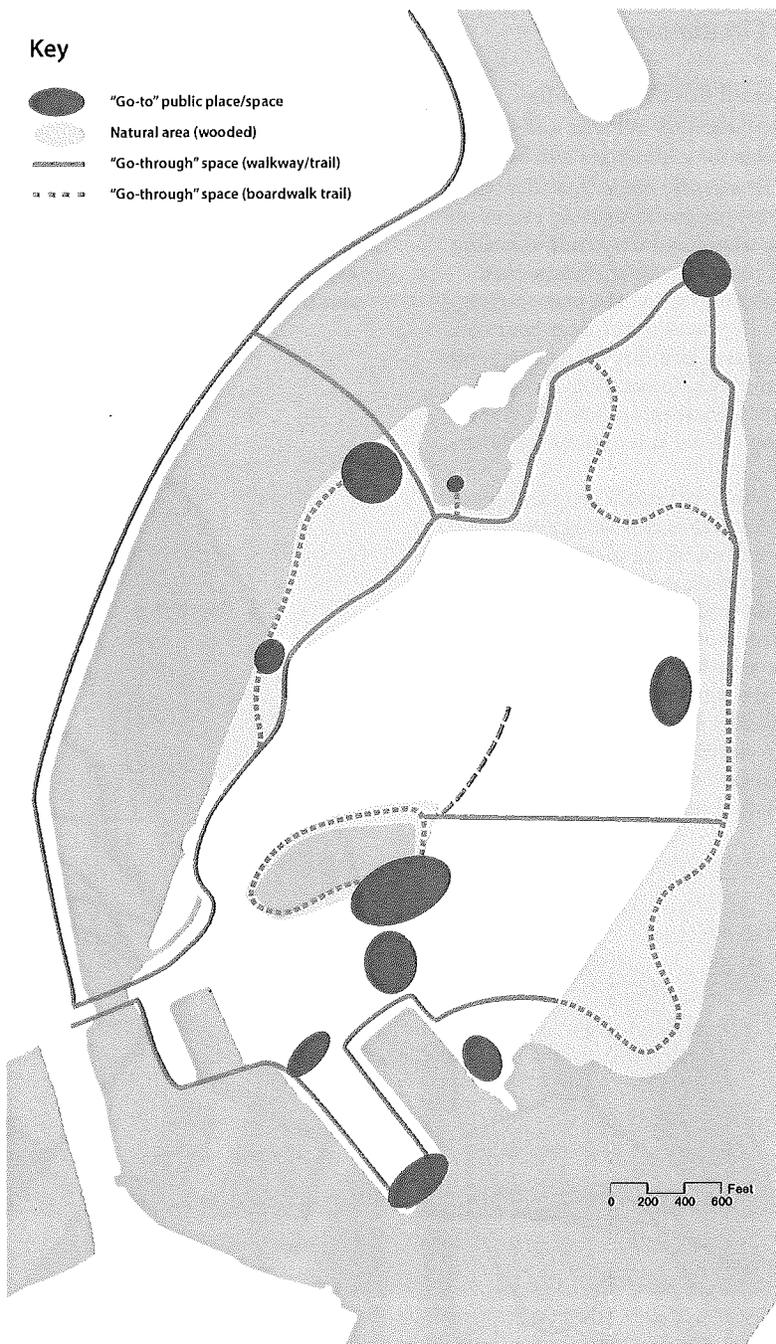
Go-to
 A “go-to” space is a place you can point to on a map or tell someone to meet you. It is a defined space to stop, gather, or enjoy a view. It could take the form of a building or designed outdoor space, such as a plaza or an amphitheater.



Go-through
 “Go-through” spaces are places you walk along or move through. It likely takes the form of walkway or paved trail (solid lines) or boardwalk (dashed lines). It is a place to run, walk, or bike.



Accessible Natural areas
 Natural areas are park-like spaces or habitat areas. On Chaplain Schmitt Island, they are likely wooded. Here one can bird-watch, learn about plants and animals, or watch the river through the trees.



Frameworks (continued)

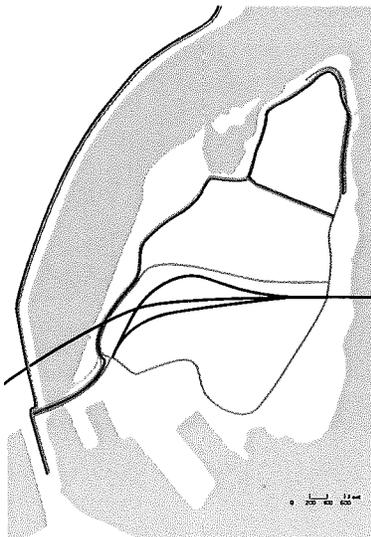
3. Circulation

Overall this Plan simplifies circulation for vehicles and increases access for pedestrians and bicycles. A new traffic circle (roundabout) clears congestion during events on the island and slows traffic exiting off highway ramps. A new road alignment along the marina gives public access to the riverfront and increases visibility for existing and future businesses. Bike lanes on streets increases safety and allows more access and options for bikers.

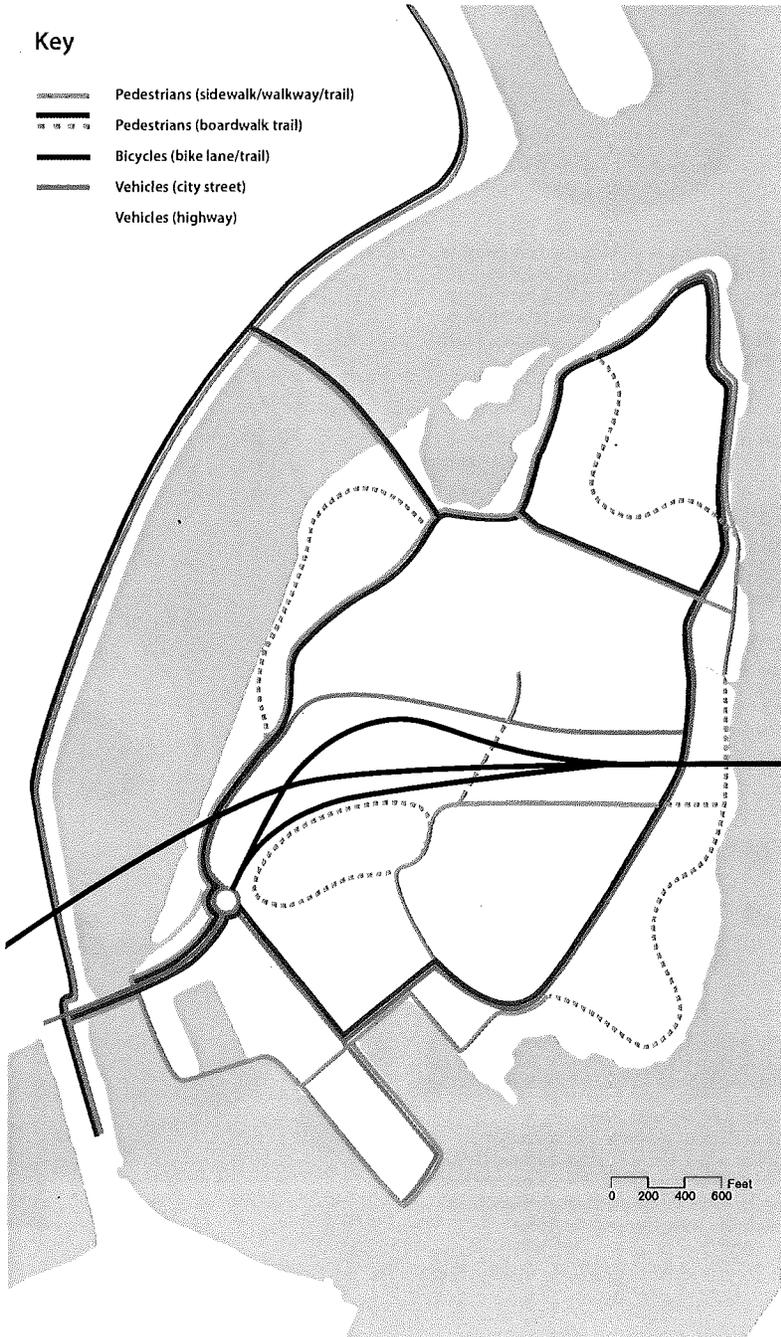
A public riverwalk gives complete pedestrian access along the riverfront in the marina area. Boardwalk paths in the wetlands allow pedestrians to experience the natural beauty of wooded wetlands - even when island is flooded - but limits potential negative impacts on wildlife. A pedestrian/bike bridge across the Peosta Channel creates a looped trail that connects to the existing trail on the mainland.

Key

-  Pedestrians (sidewalk/walkway/trail)
-  Pedestrians (boardwalk trail)
-  Bicycles (bike lane/trail)
-  Vehicles (city street)
-  Vehicles (highway)



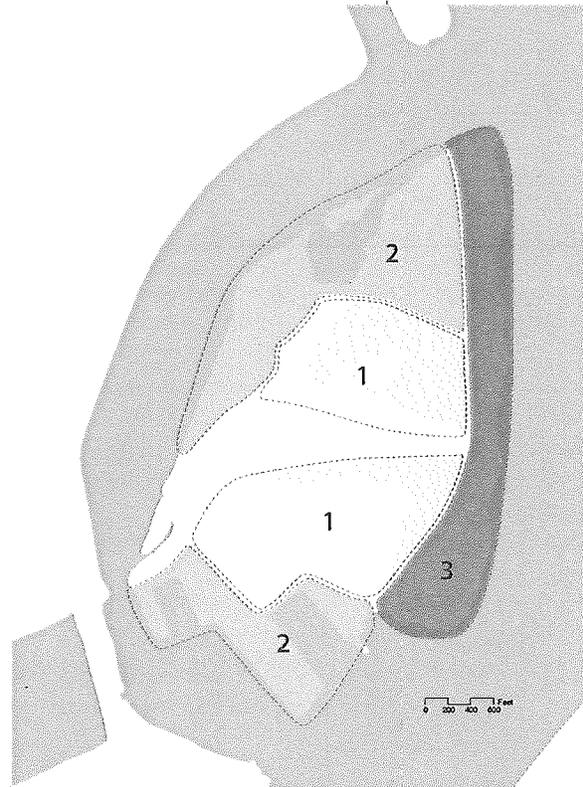
Existing Circulation



Frameworks (continued)

4. Development Types

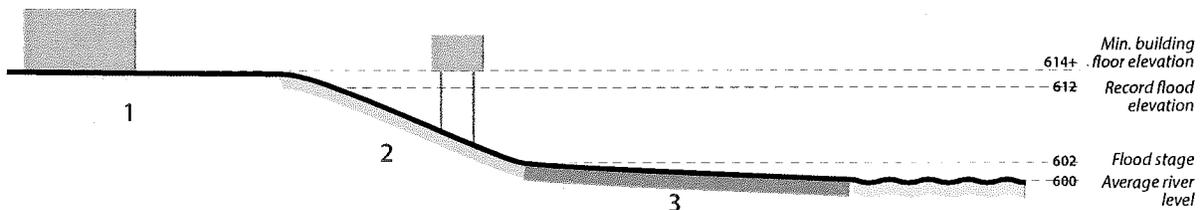
Development types on Chaplain Schmitt Island will respond to the frequent flooding levels. The center portion of the island (1) is above the record flood elevation. Buildings situated in this area can be basic slab on grade because they are not as likely to experience flooding. The western edge of the island (2) experiences frequent flooding but is not in the floodway. Buildings here can be raised up on stilts or by grade, allowing the buildings to still be used in times of flooding. The eastern edge (3) is wholly within the floodway, greatly limiting what can be constructed or modified.



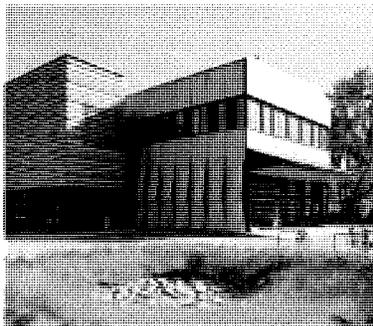
1. Out of Flood Plain - Slab on grade

2. Raised Above Flood - Building floor level brought up above the record flood elevation, either by raising the grade or raising the building on stilts.

3. In Flood Plain - Anything constructed must be able to weather flood waters. Most likely no permanent buildings.



Three Development Types in Section



1. Out of Flood Plain



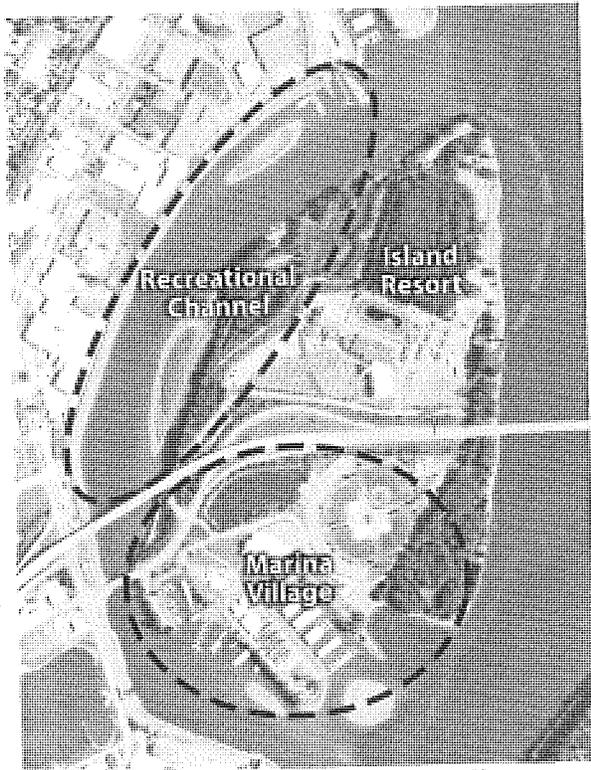
2. Raised Above Flood Plain



3. In Flood Plain

3. Master Plan

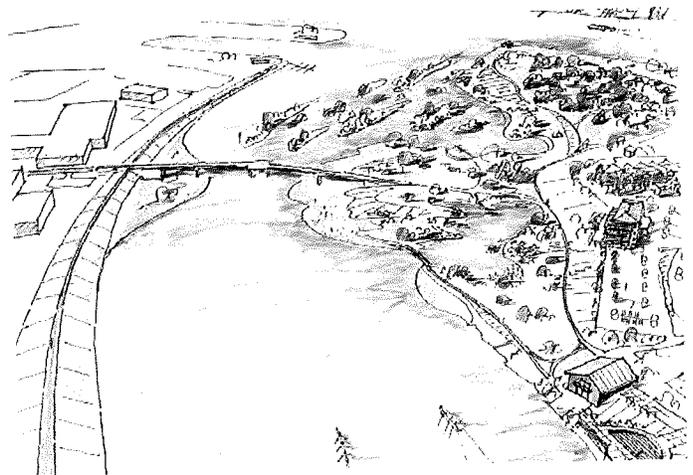
Chaplain Schmitt Island Master Plan



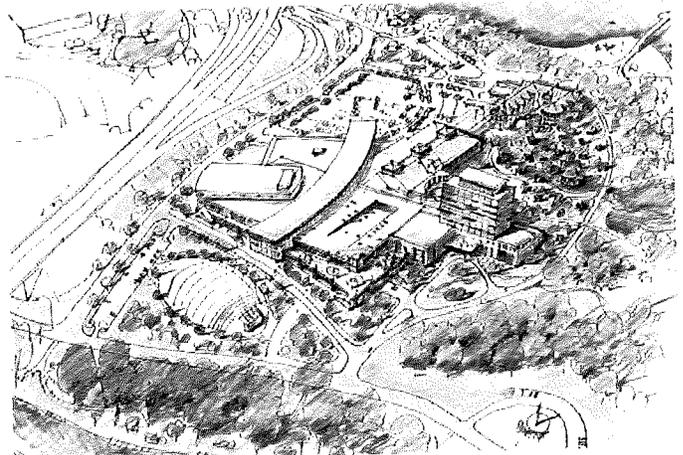
Three Areas of the Chaplain Schmitt Island Master Plan

Three Areas

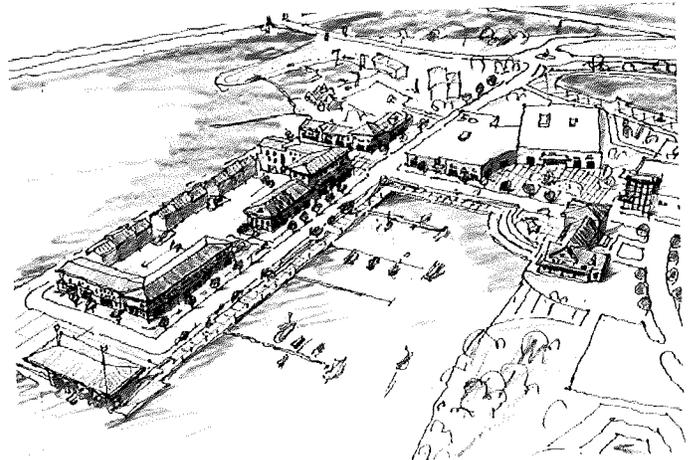
The Plan recommends developing the Island into three distinct but related character areas. The purpose of defining these Character Areas is to guide changes and investments on the island as they come forth over the upcoming decades. With channel improvements and increased access to the waterfront, the west edge of the Island will become a water-based recreational area. Casino expansion, and improved campgrounds and trails through the wetlands will allow the north portion of the Island to become a unique island resort. The south half of the island will develop as a Marina Village with new housing, retail, restaurants and recreational amenities.



Lake Peosta Recreational Channel

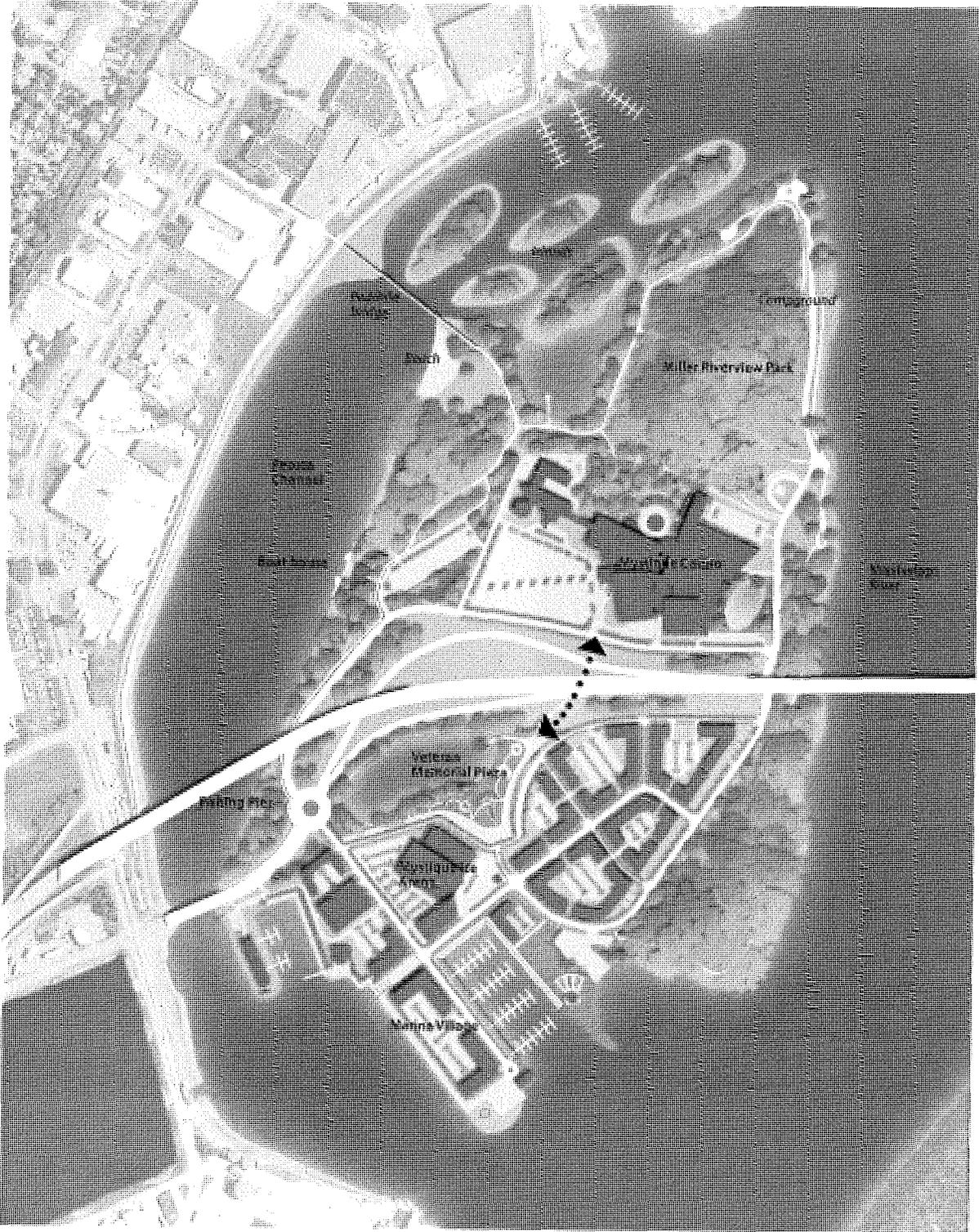


Island Resort



Marina Village

Chaplain Schmitt Island Master Plan



Chaplain Schmitt Island Illustrative Master Plan

3a. Island Resort

Island Resort

Existing Conditions

Mystique Casino

Health and success of the Mystique Casino is important to the City of Dubuque. The Casino supports dozens of organizations in Dubuque and contributes significantly to the City's tax base. The economic landscape for Mystique Casino is changing:

- with new gaming options in Illinois and Wisconsin Mystique is losing customers that travel from beyond 60 miles of Dubuque. They are opting for closer options in Madison, or VGT's in Illinois.
- Diamond Jo opened at the Port of Dubuque in 2008. While Mystique has remained competitive, Diamond Jo is newer and has different entertainment options that draw a younger crowd.
- The operations of Greyhound Racing at Mystique will be transferred to the Iowa Greyhound Association via a five year lease at 1\$/yr. with an option to extend the lease at a prevailing market lease.

As with all Casinos and entertainment establishments, the Casino property must continue to evolve and reinvent itself to remain competitive. In the future, revenue growth will rely less on gaming than it will on entertainment, lodging, special events, retail and restaurants.

Miller Riverview Park

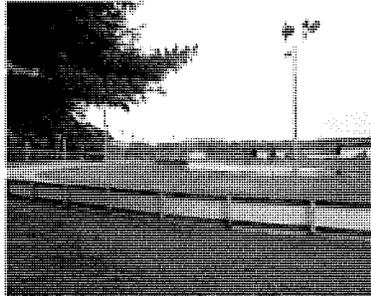
Miller Riverview Park is a beloved park consisting of a campground, mitigated wetlands, and the Tri State Vietnam Memorial. Much of the eastern edge of the park is in the floodway and floodplain. As a result access to the campground and the memorial is restricted when the river levels are high in the spring and early summer. The wetlands in Miller Riverview Park are mitigated wetlands, created in 1987 as a part of a project at Kerper Blvd and 19th Street. They consist of a variety of different habitats, wetlands, and open water. Per the City's agreement with the State DNR and the Corps, adjustments to these wetlands would require extensive



Miller Riverview Park



Mystique Casino



Dog Racing Track



Vietnam Veterans Memorial

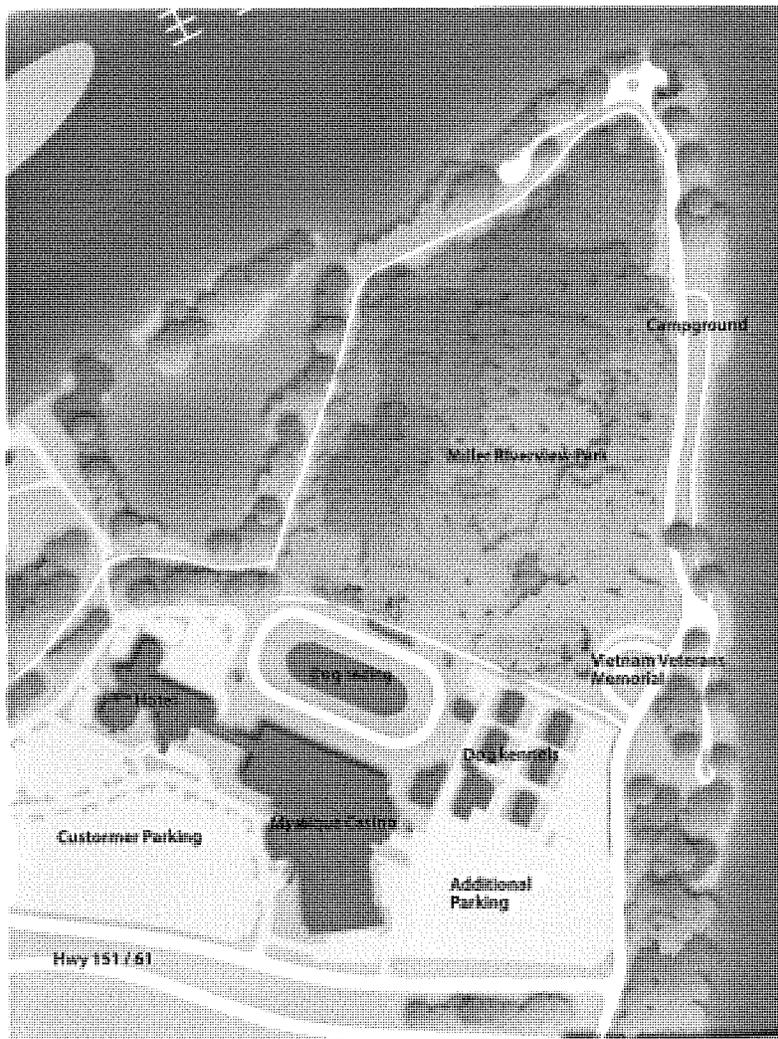
Island Resort (continued)

coordination and likely additional mitigation.

The east edge of the Park is part of the Mississippi River Floodway. Generally, disturbances and development in the floodway is prohibited if it has any impact on upstream flood elevations. In addition, any structure that would impede the flow of river debris is prohibited.

Veteran's Memorial

The Vietnam Veterans' Memorial was established to honor Veterans of the Vietnam War from Iowa, Wisconsin and Illinois. The memorial is above flood levels, but it is located behind the gates to Miller Riverview Park which is occasionally closed.



Existing Conditions

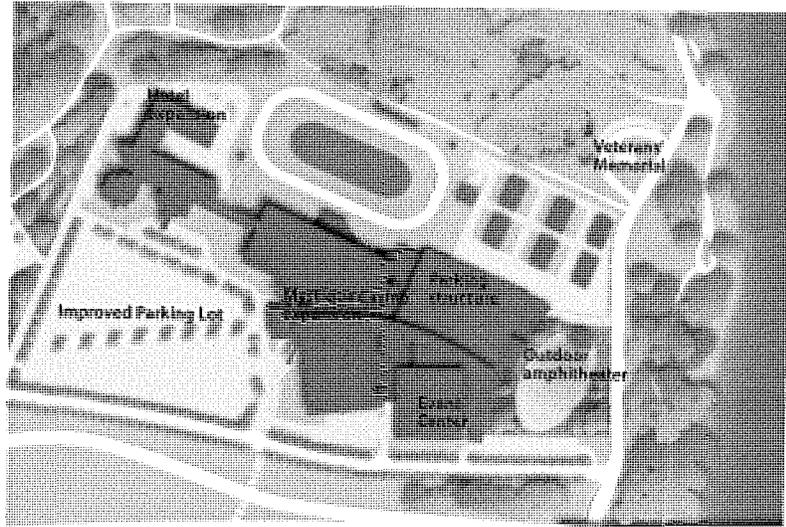
Island Resort (continued)

First Phase

Initial investments on the Casino Property assumes no change to the Greyhound Racing operations for at least 5 years. The Plan recommends initial expansion to occur on the east portion of the property, replacing the secondary parking lot with an event center (35,000 sf), parking structure (400 cars), and amphitheater (seating for 2,000). In addition, early investments can include improvements to the parking lot to include stormwater treatment tree trenches.

Access to the park and its wetlands should be improved in Phase 1. Low impact paths and trails through the wetlands can provide access to natural areas and improved connectivity throughout the entire island. Improving access to the wetlands will provide opportunity for visitors to the Casino to experience the environment of the Island.

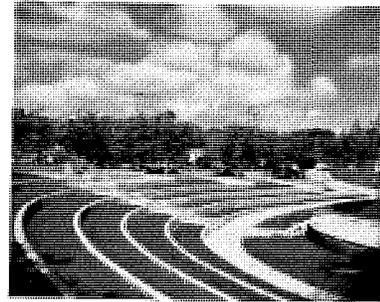
Consideration should be given to diversifying the camping options at Miller Riverview Park to include larger campers as well as platform tents or small bungalows.



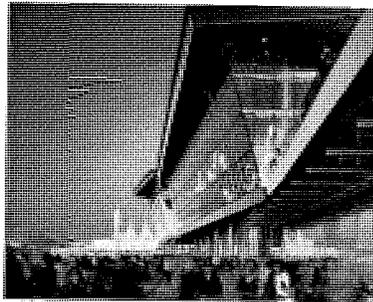
Phase 1 Expansion: Initial Casino property improvements can include an amphitheater, parking structure, Event Center and an improved parking lot.



Low Impact Paths and Boardwalks

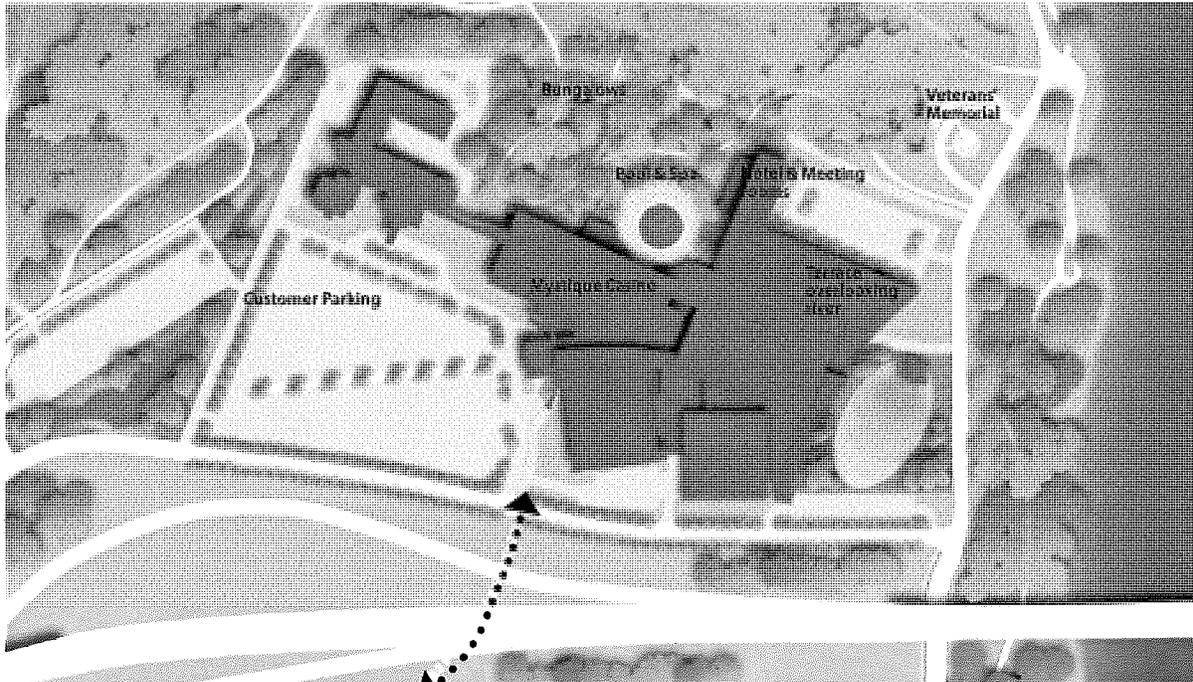


Amphitheater



Casino Expansion with a River Orientation

Island Resort (continued)



Illustrative Plan Phase 2 : If dog racing operations cease, the Casino can continue to expand with a hotel, meeting rooms, and a spa and lodging in bungalows that are integrated into the natural environment of the island.

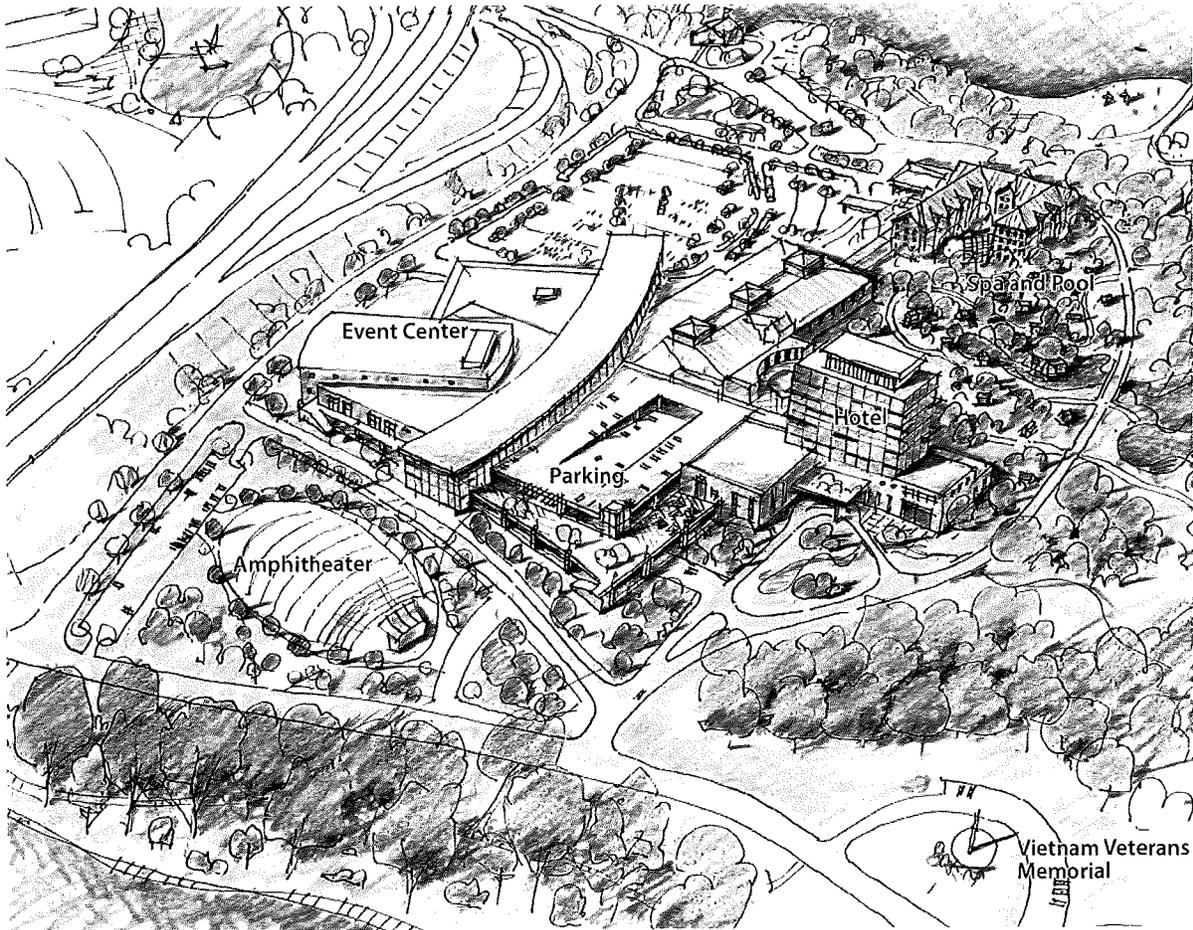
Phase 2

In five years, the Iowa Greyhound Association will have the option to renew their lease at prevailing market rates. If they opt to not renew, Mystique Casino can expand onto the track and kennel property. This Plan recommends expansion onto the northern part of the property with a midrise hotel, meeting rooms, restaurants as well as a retreat center with rental bungalows and a spa on the area currently occupied by the track.



Sketch showing the bungalows and boardwalks on the north edge of the spa where the dog track currently exists.

Island Resort (continued)



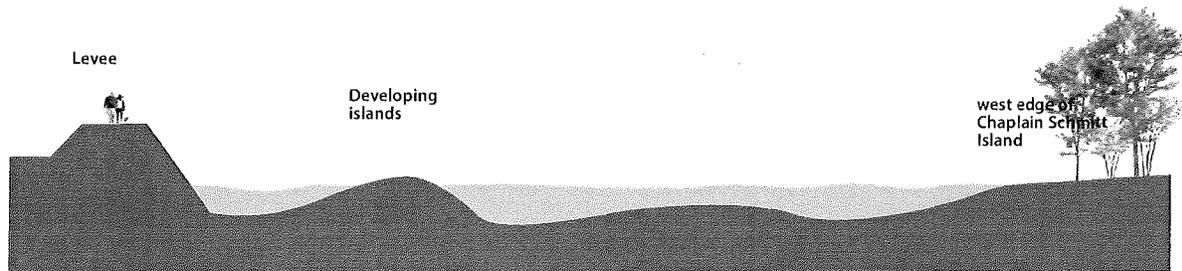
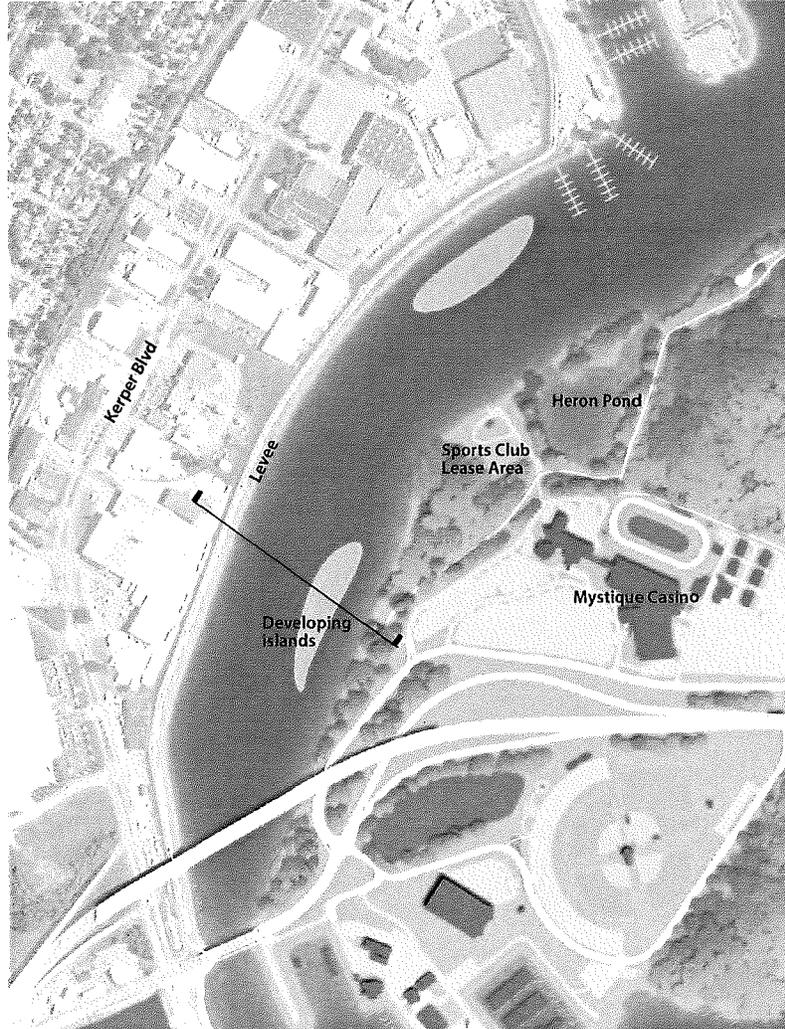
Bird's Eye of Island Resort area The Casino and the Miller Riverview wetlands can become integrated to create an Island Resort destination.

3b. Lake Peosta Recreational Channel

Lake Peosta Recreational Channel

Existing Conditions

The Peosta Channel is a man made channel, created in 1950's when the area was dredged to create industrial land adjacent tot Kerper Boulevard. The Peosta channel is considered a back channel and not needed for river navigation and therefore it is not maintained and dredged by the corps. Since it is relatively calm and safe water, the channel is used by boaters and anglers. The Dubuque Water Sports Club has a lease for a portion of the rivers edge (on the Island) that they use for launching, staging and events watching. The Water Sports Club represent a range of boaters and water enthusiasts, including dragon boaters, water skiers, and rowers kayakers and canoeists. The low bridge on the south end of the channel restricts large boats from using the channel.



Peosta Channel

Lake Peosta Recreational Channel

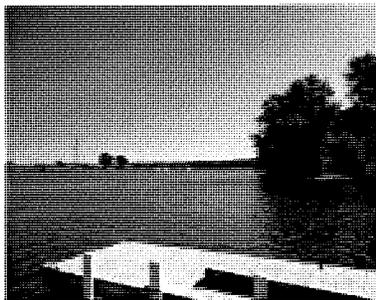
The east edge of the island lined with wetlands; the west edge of the channel is lined with a levee. A trail runs along the top of the levee; however there is no access to the water from the levee.

In recent years, the channel has been silting up, creating sandbars and islands that have further restricted larger boats from using the channel.

Higgins Eye Mussels, an endangered species are likely located at the southern edge of the channel. There is a known mussel bed in the main channel across from the island. Their habitat requires relatively deep water with moderate currents. Adjustments to the channel must protect their habitat.

Recommendations

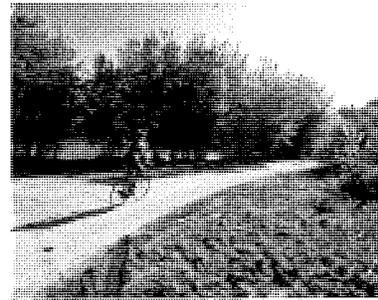
The Plan recommends the western edge of the Island and the Peosta Channel become a water-based recreation area. In order to accomplish this, investments have to be made to create a stable and calm water environment for boating and swimming. The Plan recommends dredging the channel to an appropriate depth and using the dredge materials to create stable islands on the north portion of the channel. Islands will help balance the hydraulics of the channel ensuring that Mussel habitat is protected while at the same time providing stable and relatively calm (but not still) water in the channel for recreational use.



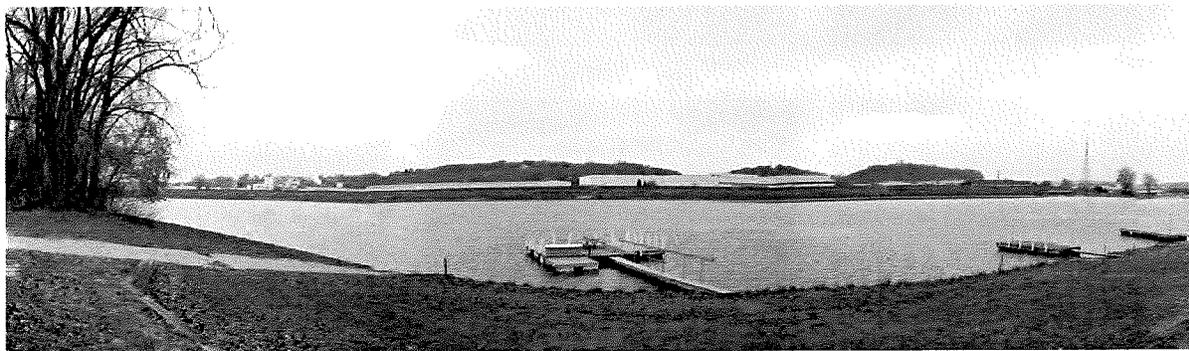
Dock on Peosta Channel



Water Sports Club Lease area



Trail



Peosta Channel

Lake Peosta Recreational Channel

New Islands located on the north side of the channel will create a calm boating environment for paddlers, and other small boats. The new islands can be engineered for stability thereby reducing the need to dredge in the future.

The south side of the channel can be developed with more open-water, suitable for water skiing, rowing and paddling races, and other recreational uses.

A new boat house can be located along the shore line of the open water, towards the highway bridge. This location will allow the building to be set above the flood plain and will utilize existing parking that is currently underutilized. The Boathouse can be used to stage events, store boats, and provide amenities to the general public such a boat rentals.

A public trail, fishing pier and beach should be located along the western edge of the island to create multiple access points to the water and viewing areas.

A new pedestrian bridge, located between the open water and the new islands, will increase access to all parts of the islands from the mainland. The bridge would connect into the local and regional bike trails, allowing pedestrians and bicyclists a safe and convenient way to access the Island.



Ped/bike bridge



Boathouse



Riverside walk



Kayaking around islands



Beach



Parking lot green infrastructure

Lake Peosta Recreational Channel (continued)



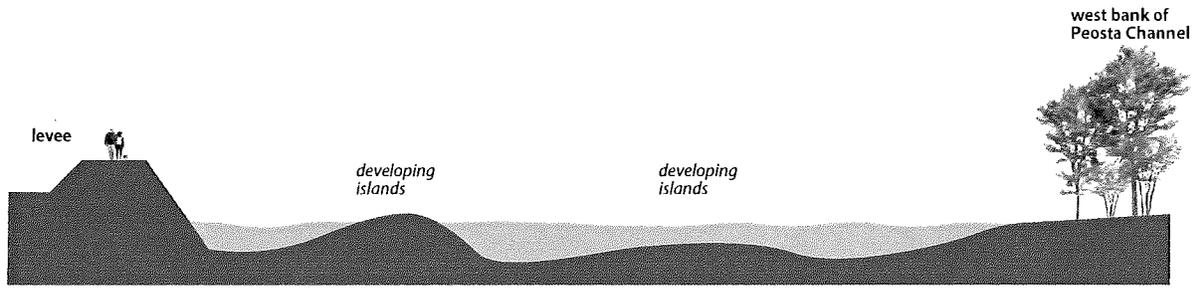
Illustrative Plan of Peosta Recreational Channel

Proposed Improvements

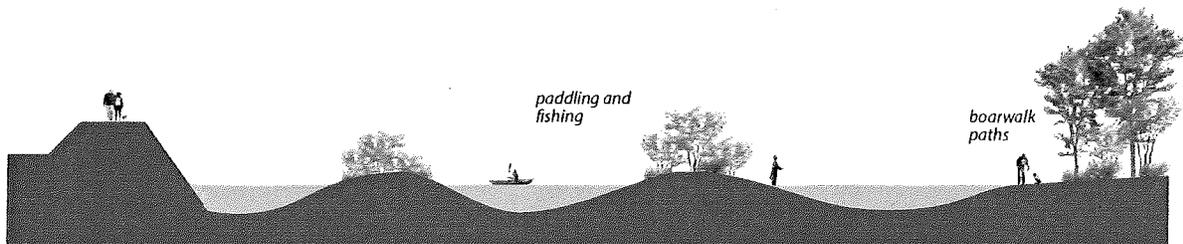
- Islands and narrowed channel slows water.
- Trails extended to island via ped/bike bridge.
- Open area in channel for water sports events.
- Dredge material from open channel reused to create islands.
- New larger boathouse in more accessible/visible location.
- Event viewing walkways along river near boathouse.
- Beach south of bridge.
- Stormwater management for parking lot.

Lake Peosta Recreational Channel (continued)

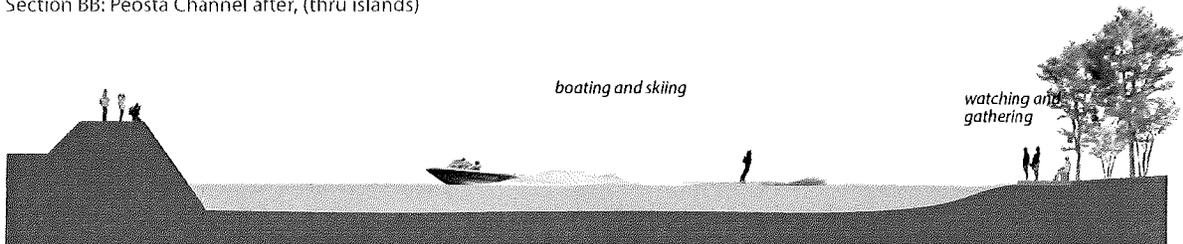
Channel Modifications



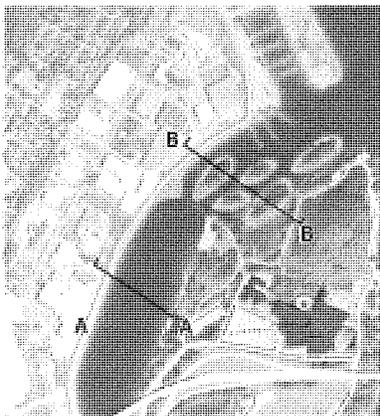
Section: Peosta Channel Today



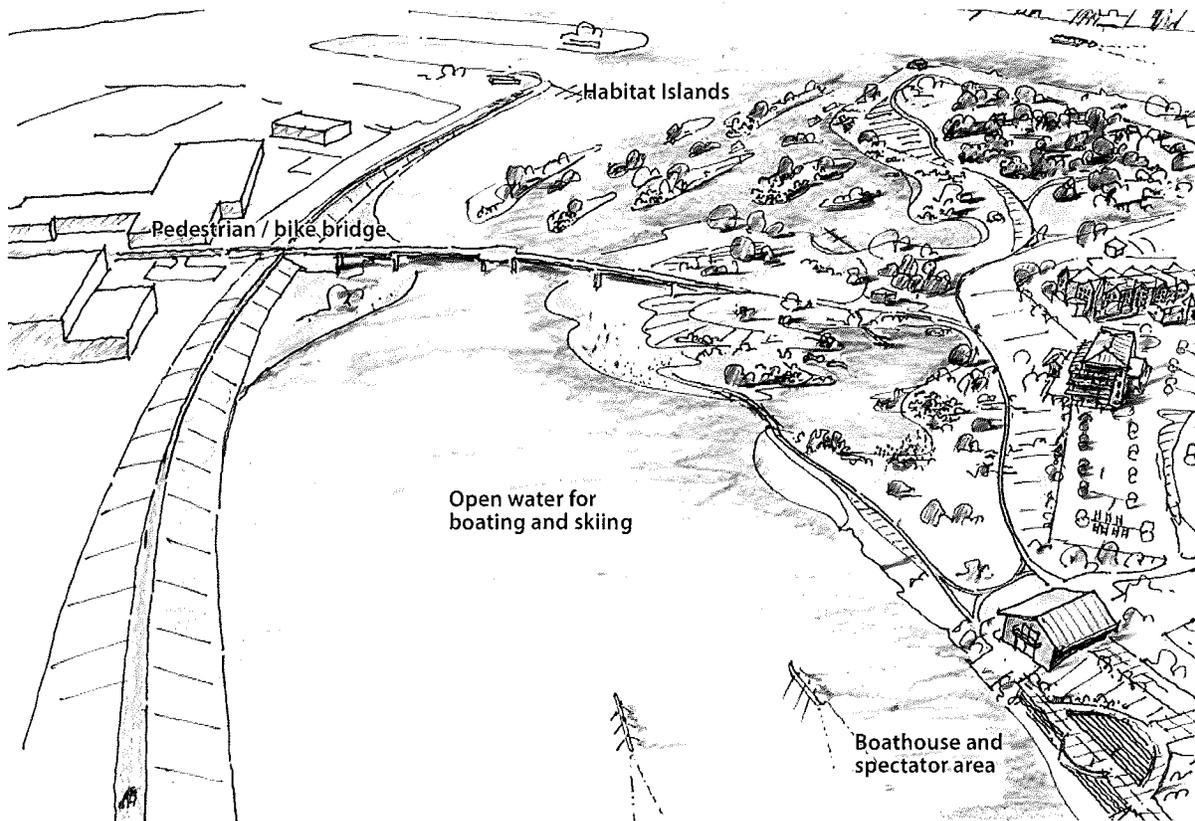
Section BB: Peosta Channel after, (thru islands)



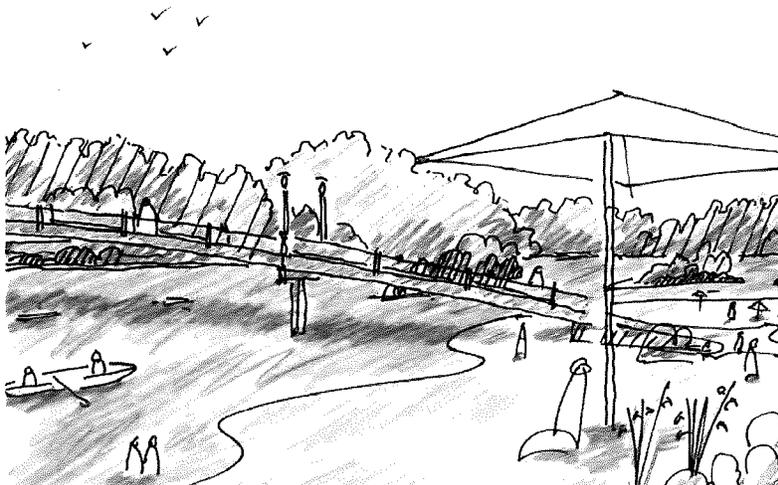
Section AA: Peosta Channel after, (thru calm lake-like area)



Lake Peosta Recreational Channel (continued)



Bird's Eye View of the Improved Peosta Channel The Peosta Channel can become an outdoor recreation area for boaters, swimmers and anglers.



Sketch showing the new beach on the west bank of the Island connected to the mainland via a new pedestrian/bicycle bridge

3c. Marina Village

Marina Village

Existing Conditions

The South side of Chaplain Schmitt Island contains a series of uses with minimal relationship to each other.

American Marine leases the two harbors (Rissell and Schmitt) and adjacent properties. In addition to boat sales and servicing, their property is used for camping, storage, and Catfish Charlie's restaurant. Their lease ends in 2031.

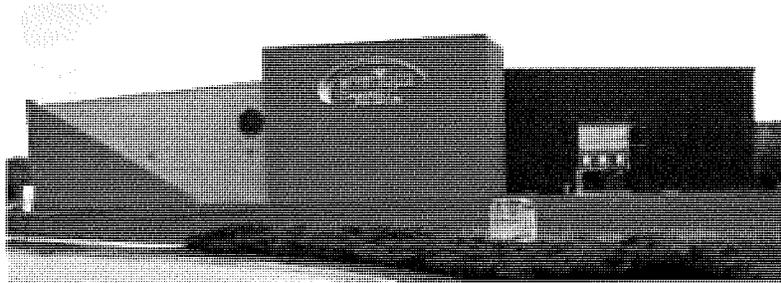
The McAleece Park and Recreation Complex consists of three softball fields, one regulation baseball field, concession stands, playground equipment, picnic tables, a skate park and bmx biking. The complex was built in 2005 with (Section 6f) Land and Water Conservation Funds. Most of the property is above the 100 year flood plain. If the fields are moved, the funds that were used to build them would have to be repaid, approximately \$110,000.

The Mystique Community Ice Center was built in 2010.

It is owned by the City of Dubuque and managed by the Dubuque Community Ice and Recreation Center (DICE). The Ice Center is home to the Dubuque Fighting Saints. The Ice Center was built with the capacity to expand to a second ice sheet, but there are no plans to do so.

Veterans Memorial Plaza is located north of the Ice Center and adjacent to a wetland pond. The Veteran's Memorial Plaza was built in 2009 and contains two memorials (Chaplain Schmitt Memorial, the Veterans Memorial) as well as a displayed Vietnam Era Cobra Helicopter.

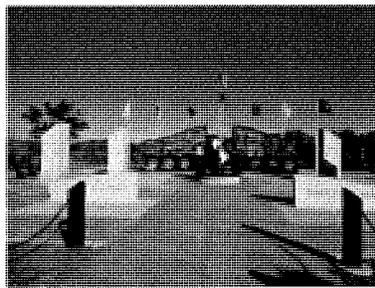
Access to the Island is located on the south side of the island. The bridge to the main land becomes the highway ramp at an uncontrolled intersection. The intersection poses problems because the high speed traffic makes it dangerous to cross in the north south direction. In addition, left turns from the north and south legs of the intersection are permitted but not encouraged.



Mystique Community Ice Arena



Catfish Charlie's at American Marine



Veterans Memorial

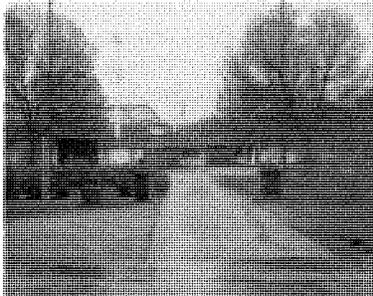


Chaplain Schmitt Memorial



Boat Launch

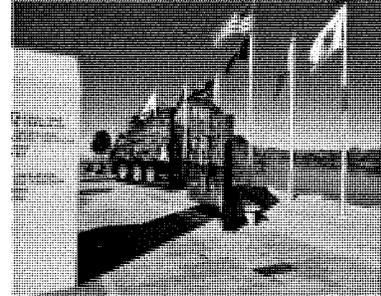
Marina Village (continued)



McAleece Park and Recreation Complex



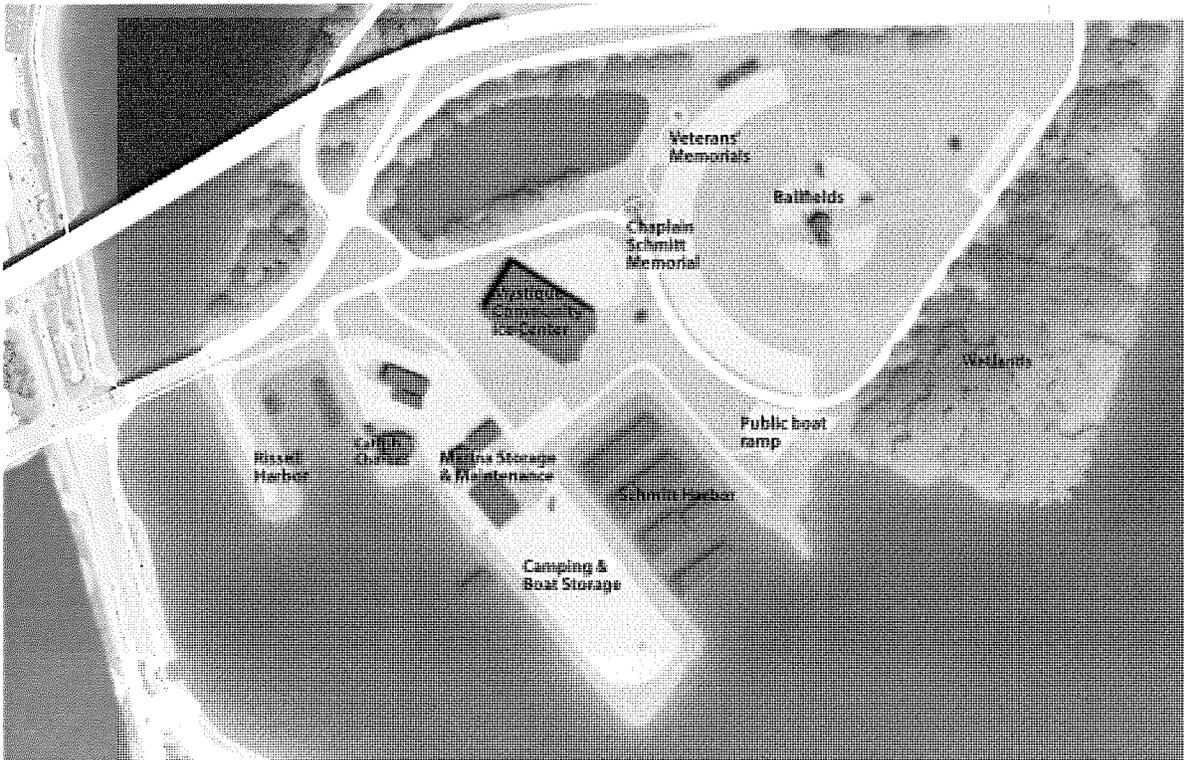
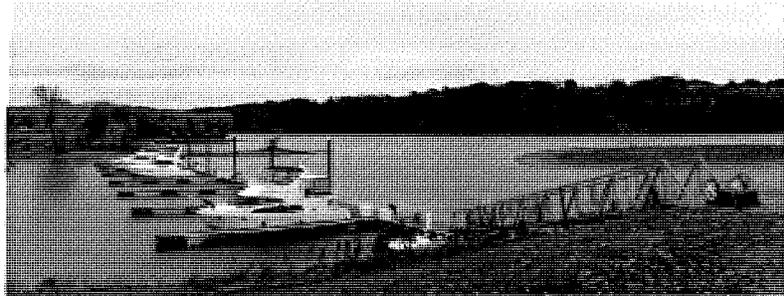
Catfish Charlie's



Veteran's Memorials



Mystique Ice Arena



Existing Conditions

Marina Village (continued)

Recommended Infrastructure Improvements

The Plan recommends the City work closely with IA DOT to improve and rebuild the Island's main intersection so access to the Island's main loop road is improved.

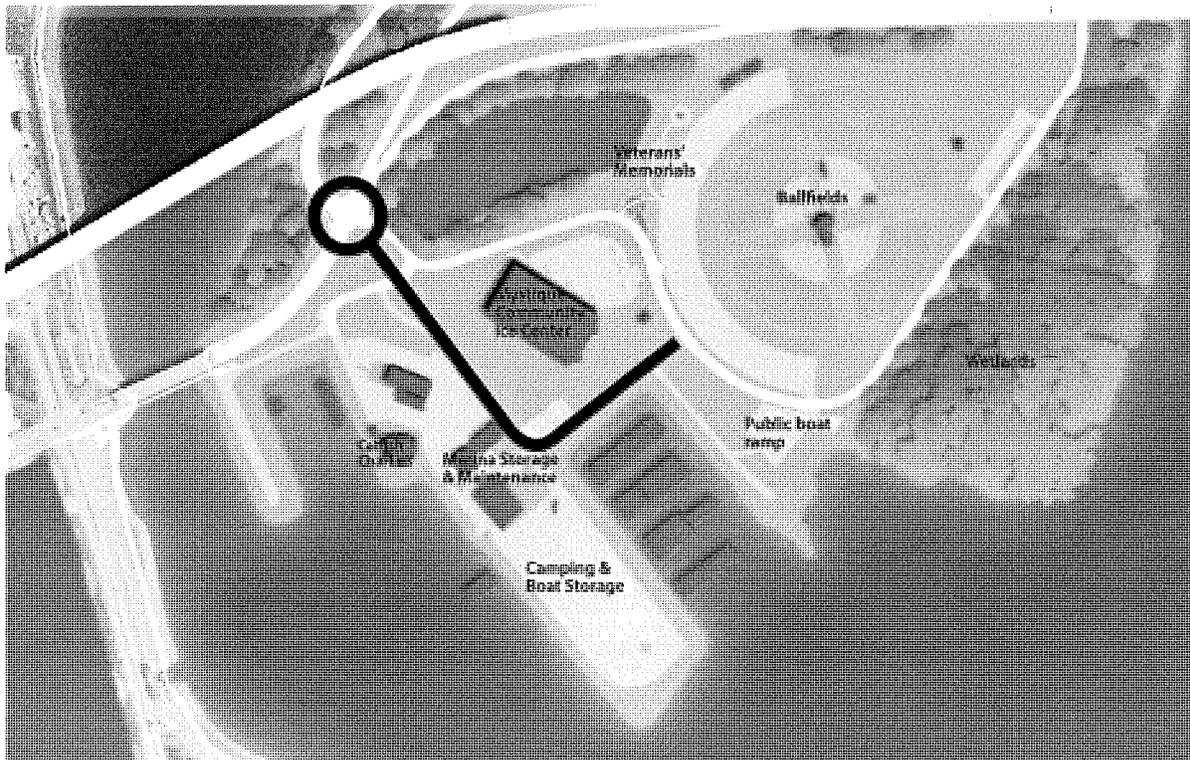
A Roundabout or a traffic signal are two options that would slow the east west traffic thereby allowing improved access to the Island's loop road.

The grade of this intersection and the legs leading up to it, should be raised to 612' - in keeping with the rest of the loop road around the Island. Raising the loop road to 612' would ensure emergency access

to the Island's in high water events.

The southern leg of the roundabout (or signal) will be new road located between the Mystique Community Ice Arena and American Marine Yacht lease area. This road would connect to the Dubuque Yacht Basin thereby providing additional and improved access and visibility to Catfish Charlie's and the southern most tip of the Island, the Basin and the front of the Ice Arena.

This new road should be built at elevation 612' thereby acting as a levee for the Ice Arena and the Memorial Plaza



Plan showing the initial infrastructure investments

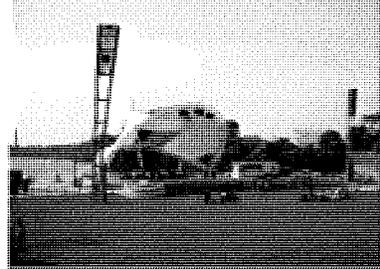
Marina Village (continued)

Veteran's Memorial Plaza

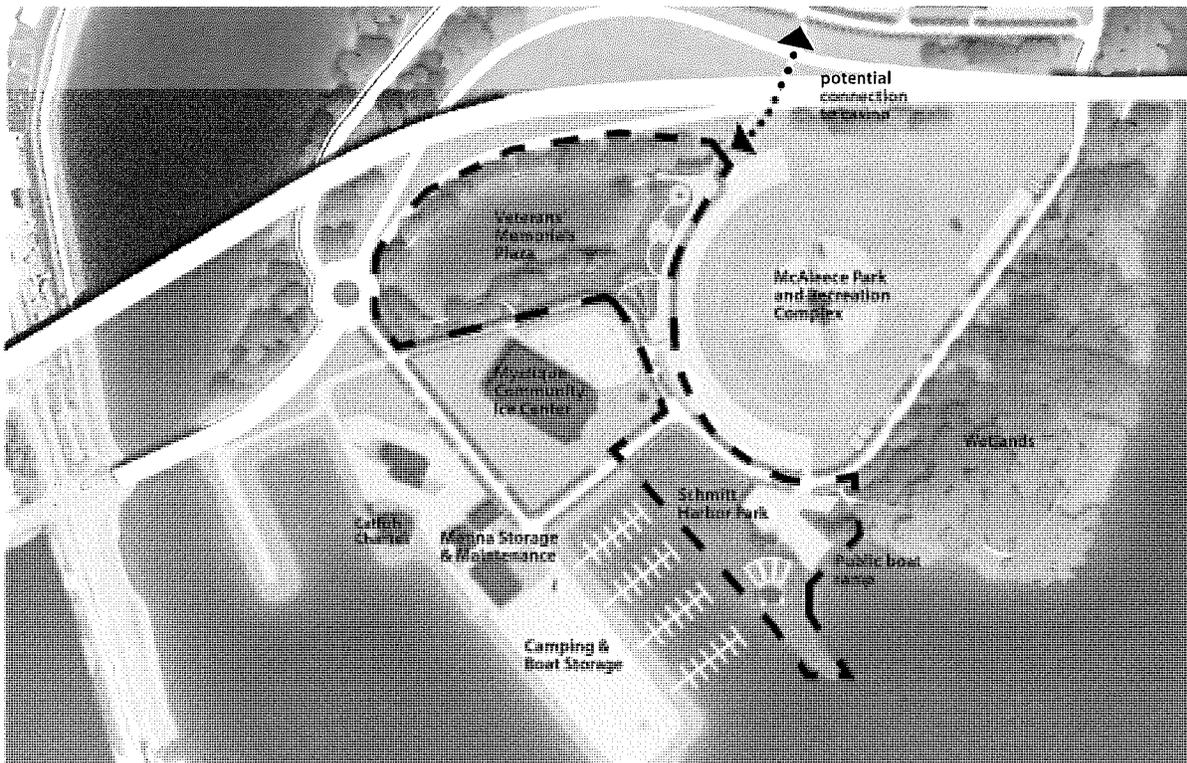
The Plan recommends enhancing the Veteran's Memorial Plaza by improving the edge of the pond with a pathway, shelters, seating and plaza expansion space for additional memorials and veterans tributes. An improved and expanded Memorial Plaza will facilitate formal and informal gatherings, ceremonies, and contemplation. The plaza should become part of the overall public space system on the island.

Boat Ramp and Schmitt Harbor Park

Public boat ramp south of the softball fields are popular and well used. The Plan recommends keeping the launch in place and enhancing the area to its immediate north as a Schmitt Harbor Park for use by the general public. This park could have a small performance space, boardwalk, and space of unstructured passive uses. The park can also serve as a trail head location for walkers and bikers to access the wetlands on the east edge of the Island.



Yacht Basin Park: The east edge of the Dubuque Yacht Basin can become a public park, designed for festivals, gathering, boat watching, and fishing.



Illustrative Plan: improving and connecting Veterans Memorial plaza and Yacht Basin Park will set the structure for future investments on the Island.

Marina Village (continued)

Marine Development

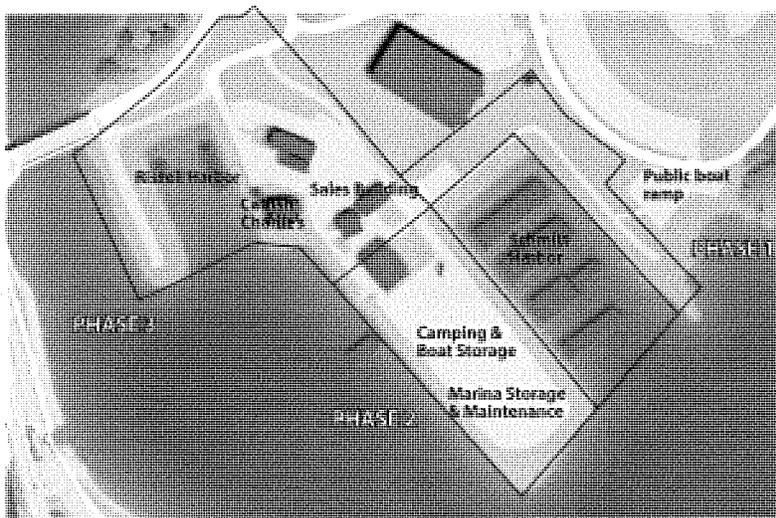
The Plan recommends transitioning land uses on the American Marine leased land into uses that support a vision of a mixed-use village. Currently the uses are water related but dominated by storage and maintenance uses.

The Plan encourages the lease holder and the City work together to create the center of a mixed use marina village on the peninsula and surrounding the Dubuque Yacht Basin. A marina village should include housing and restaurants on

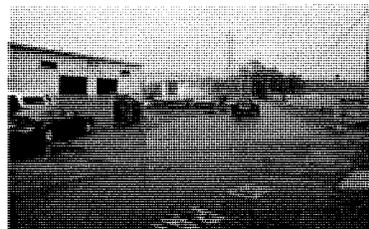
the peninsula with an active marina and public access around the yacht basin. The west side of the peninsula can also be used for larger excursion boats that may currently use the Port of Dubuque.

Redevelopment on the Peninsula would be organized along a single loop road that provides access to 3-5 story buildings facing the Yacht Basin. The entire perimeter of the Basin and peninsula should be a public walkway, with occasional gathering spaces located at critical places - the end of the peninsula, street extensions and the head of the Yacht Basin.

The American Marine property could redevelop over a series of phases. Initial efforts should be directed towards improving public access to the water on the north edges of Schmitt Harbor, a virtually unused portion of the site. Any storage in this location can be consolidated elsewhere on the property without impacting the current operation of American Marine. In doing so this would allow the land to be used for public access to the harbor and the creation of Schmitt Harbor Park.



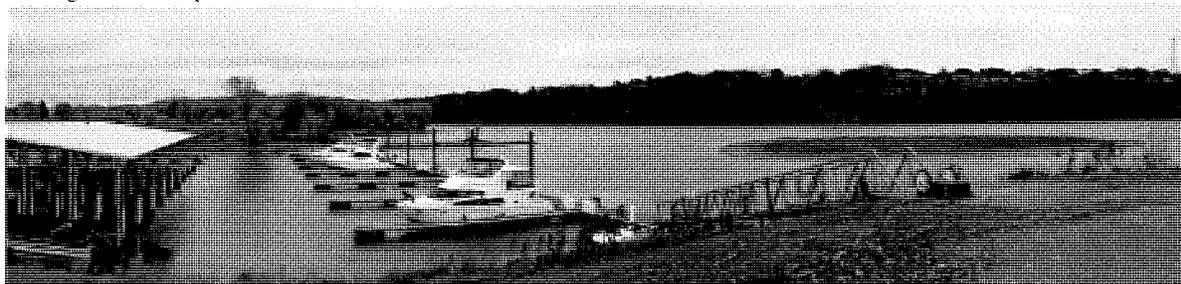
American Marine Lease Area: The transition to a Marina Village can be incremental, allowing the current operations to consolidate



Maintenance and Service and American Marine



Camping and dry land boat storage

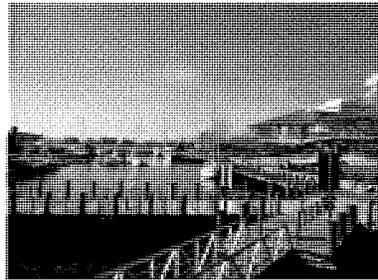
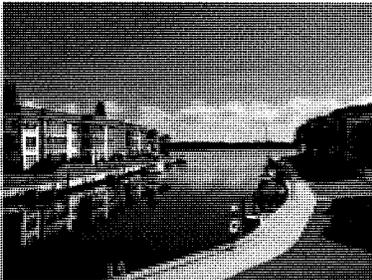
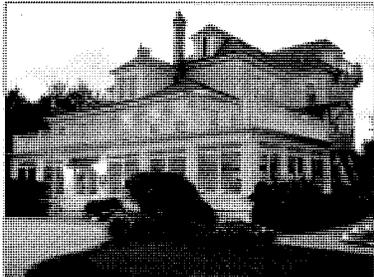
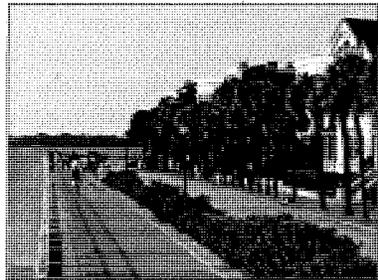
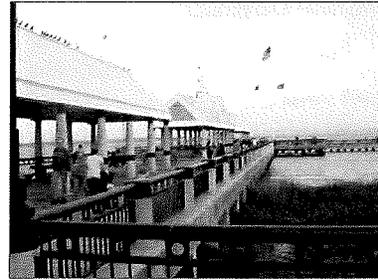


Dubuque Yacht Basin

Marina Village (continued)

Medium term efforts should be directed towards consolidating as many current uses as possible to Rissell Harbor, thereby freeing up the peninsula on Schmitt Harbor for mixed use marina related development.

The last portion of the American Marina site to be developed should be the north west portion surrounding Rissell Harbor.



Precedent Images describing the type and scale of development of the Marina Village

Marina Village (continued)

Mystique Community Ice Arena

The Mystique Community Ice Arena is operated by the Dubuque Community Ice and Recreation Center. The Plan recommends expanding the Ice Center to include additional recreational uses such as indoor soccer, climbing wall, or similar. The expansion should be attached to the existing building and should support the waterfront orientation of the existing building. The space in front of the arena can be developed as a public plaza, gathering place and circulation area for the Arena.

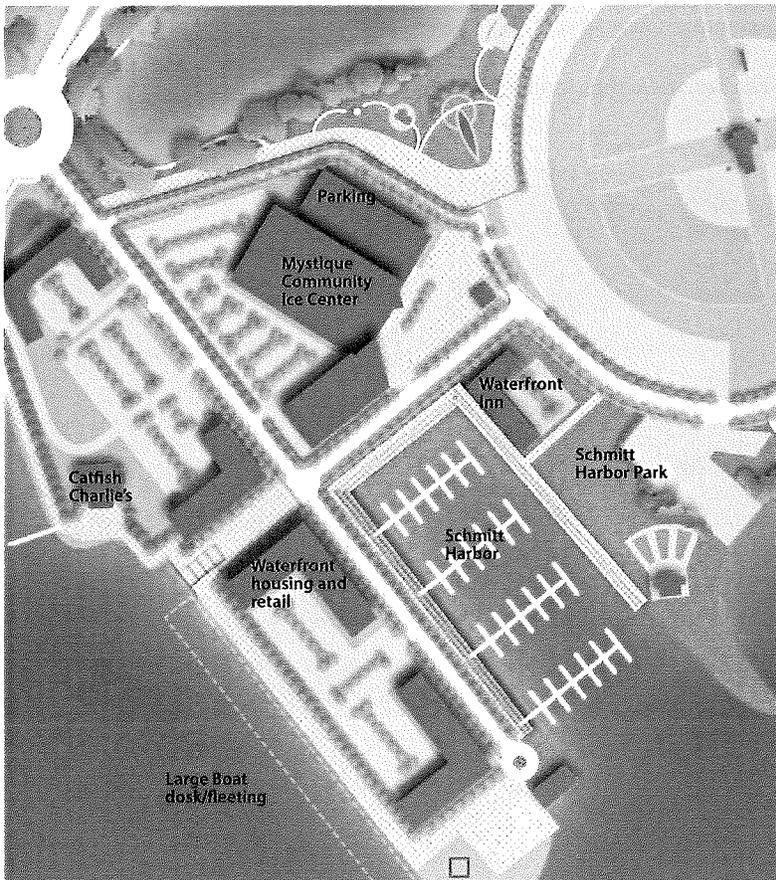
The Plan also recommends eventually locating a public/shared parking ramp adjacent to the Arena, on its north side. This ramp would be needed to support additional recreational uses on site as well as events in the Ice Arena.

Currently events at the arena create a parking demand that exceed what the site itself can supply. With 3,000 seats, the Fighting Saints need parking for approximately 1200 cars. There are approximately 125 spaces on site. This amount is sufficient for general recreational use

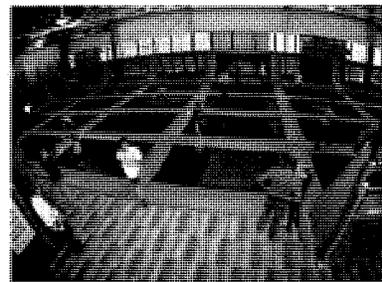
and needs to be maintained into the future.. During games, fans park at the softball field complex (548 spaces), on the grass adjacent to the Arena (100-200 spaces) and at the Casino.

It is important to support events at the Arena with adequate parking, access and egress. As the Island redevelops efforts should be made to ensure replacement parking is well located, shared with other uses and attractive.

The Plan recommends a new public parking structure (400 spaces) be located on the east side of the



Marina Village



The Mystique Ice Arena should extend it's mission as a Community Recreation facility by expanding to additional year round uses.

Marina Village (continued)

existing Ice Arena. A structure in this location can replace a portion of the parking currently located on the softball field. It can be attached directly to the Arena and support both the Arena and future development on site and adjacent.

The Plan suggests two possible additional locations for ramps to support the Arena and development on the Island. One is located on the American Marine leased property. This ramp can intercept traffic before it enters the roundabout and would be adjacent to Catfish Charlie's and other new development on the Rissell Harbor.

If an additional ramp is needed, it should be located coincident with redevelopment of the McAleece

Park and Recreation Complex.

McAleece Park and Recreation Complex

The four ballfields field were built in the early 1990's through the Land and Water Conservation funds. They are located on the largest and driest land on the island. If the ballfields are redeveloped, funds (approximately \$110,000 would have to be repaid to the Federal government. Whereas this Plan poses options for redevelopment of the softball fields, it is with the understanding and assumption that new ballfields would have to be built elsewhere in the city before eliminating those on the island.

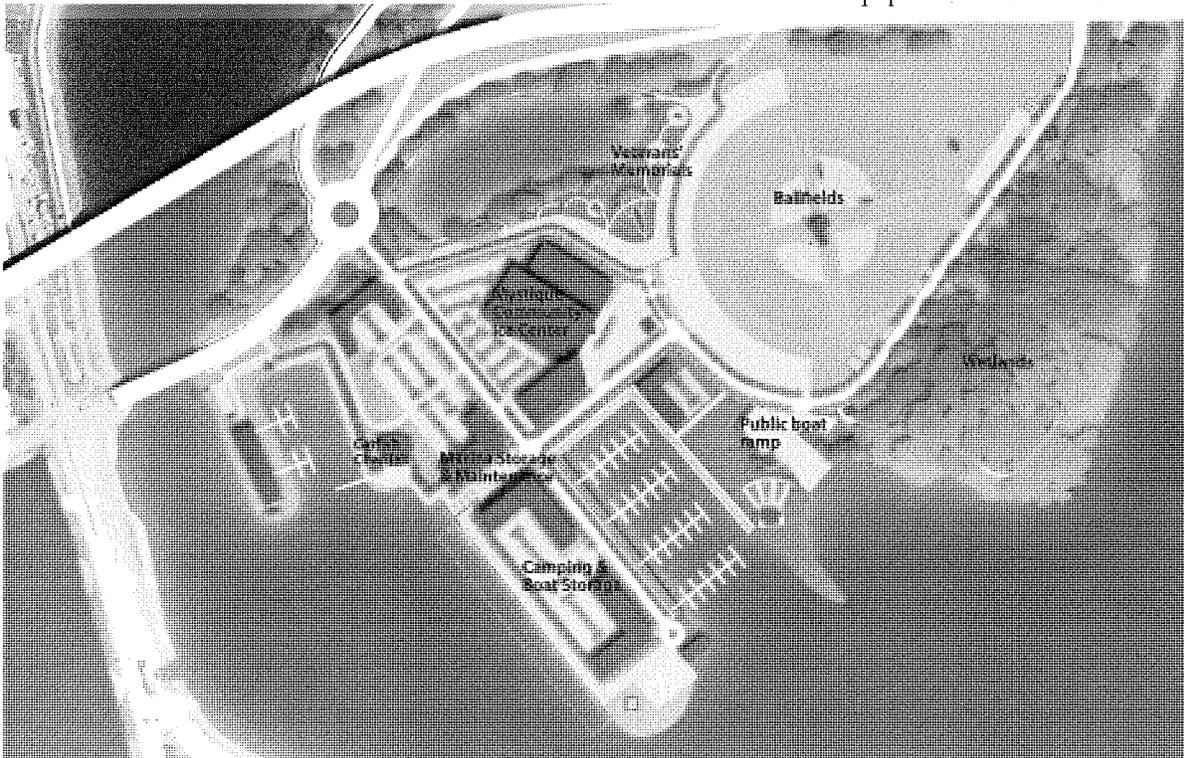
This Plan offers three potential

futures for redevelopment of the 21 Acre McAleece Park and Recreation Complex:

- Housing
- Minor league ballpark
- And retail.

Housing Redevelopment Option

Housing on the McAleece Complex site would yield between 400 and 800 units of housing depending on the density and parking configuration of the units. The Site could be developed with 5 well scaled urban blocks, each with housing on its perimeter and parking to its interior. New housing on this site would enhance the viability of retail in the Marina Village and would provide an on site population that would add to



Illustrative Plan of Marina Village

Marina Village (continued)

the vitality of the area.

Minor League Ballpark Option

A second option for redevelopment of the Site is to use it for a Minor League Ballpark. Dubuque has considered supporting a team, if a team was interested in moving to Dubuque. Dubuque has studied a site in the Port of Dubuque in depth. Whereas there has been some development on the Port of Dubuque, the proposed ballpark site is still available.

A Ballpark would fit well on the McAleece Rec Complex Site and it would offer a unique environment for watching and attending a game. Visitors would enjoy views of the river and bluffs and could enjoy a day on the Island visiting any of the other destinations this Plan is recommending.

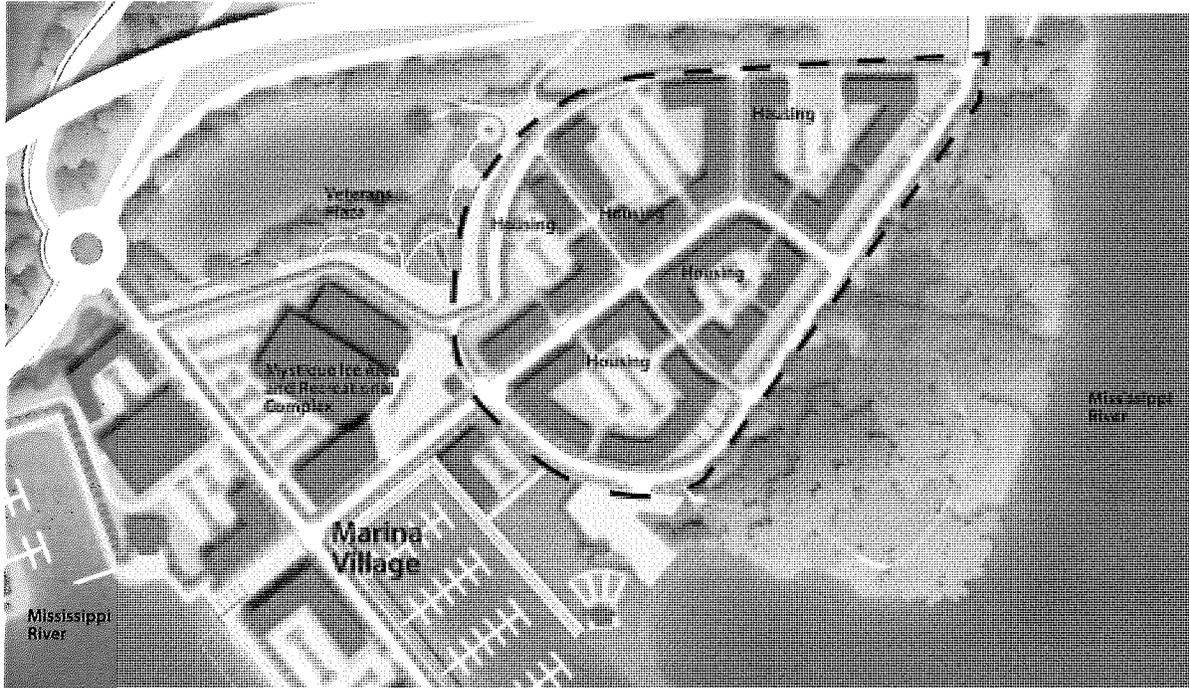
A ballpark on the Island would require significant parking investment. The proposed parking ramp at the Mystique Ice Arena could be used for the ballpark, but approximately 1600 additional spaces would likely have to be built to support a 6000 seat ballpark. This would likely require two and maybe three additional ramps on the island.

Retail Option

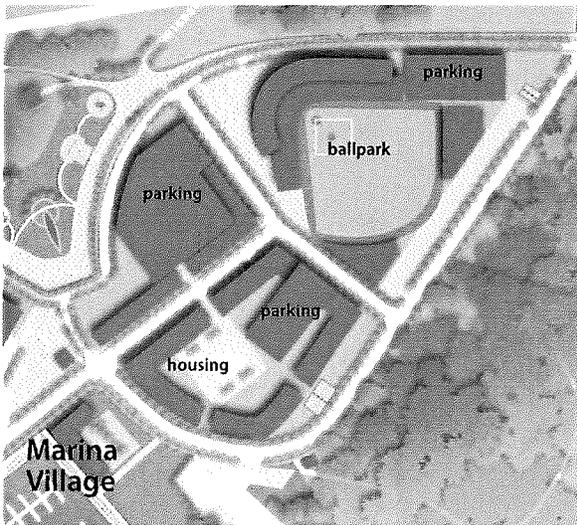
The third option for redevelopment emphasizes destination retail on the majority of the site. The 21 acre site can accommodate a regional shopping development of 175,000 to 200,000 sf. in addition to one or two blocks of housing.

A retail project on the McAleece Complex should be integrated into the rest of the Islands improvements. As with the other two options, the block structure from the Marina Village should extend into the site and the Veterans Memorial Plaza should extend into the front walkway to the retail project.

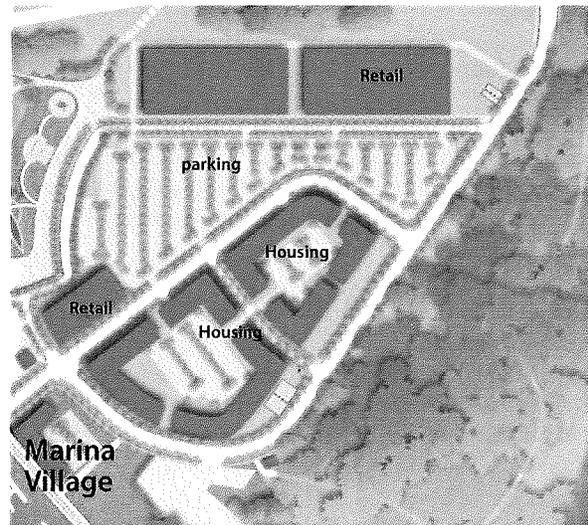
Retail on the site would likely benefit the casino significantly. As a regional draw, a retail project would pull potential customers to the Island from well outside Dubuque. A visit to a destination retail project could be integrated into a day at the Marina, casino, or beach.



Housing Redevelopment Option

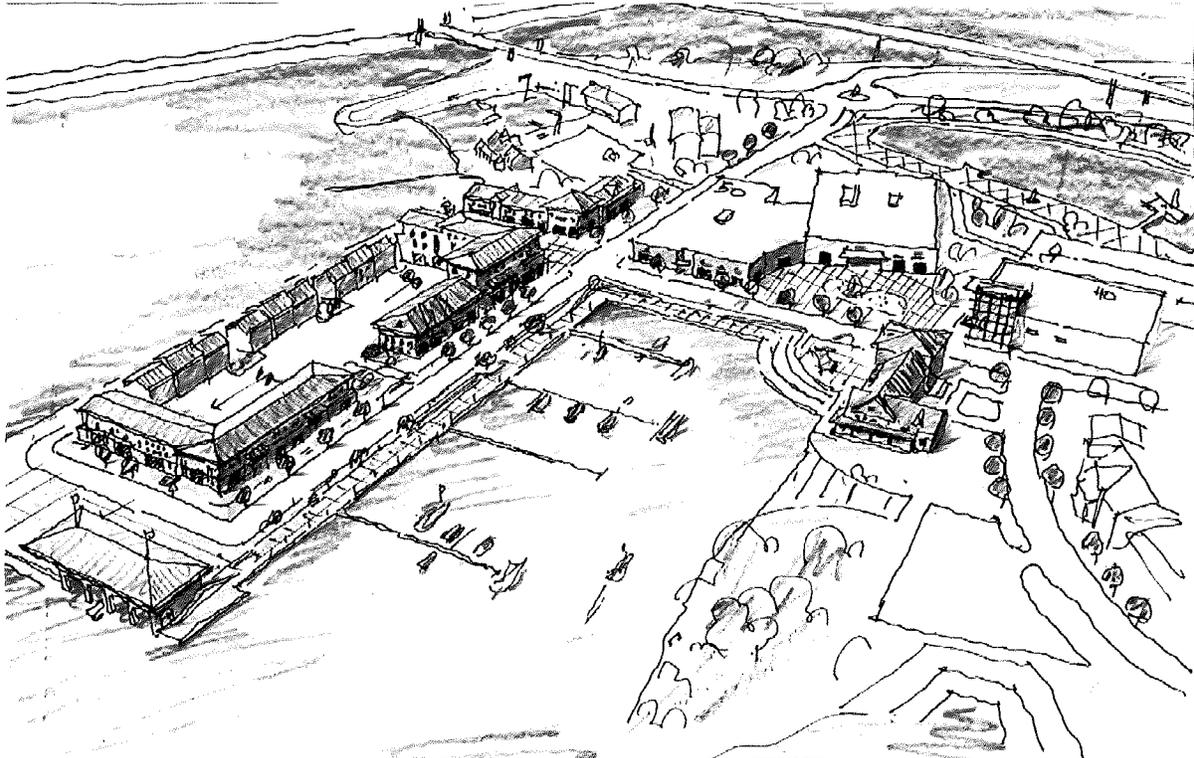


Minor League Ballpark Redevelopment Option

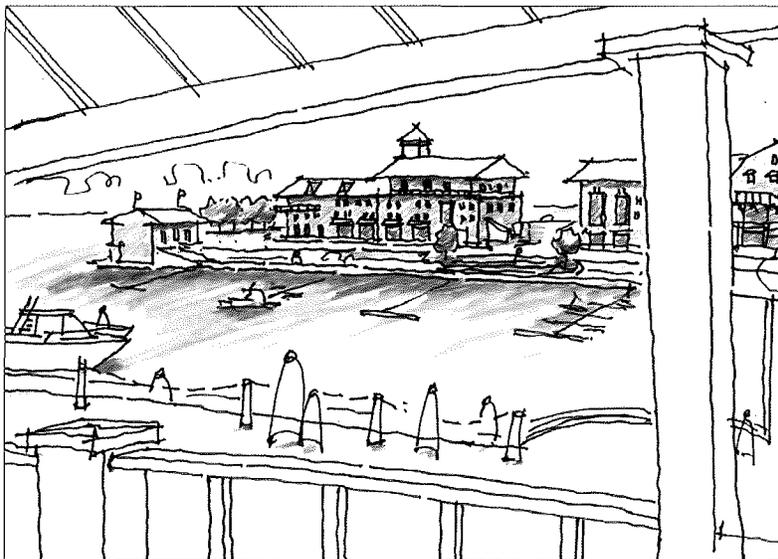


Retail and Housing Redevelopment Option

Marina Village (continued)



Bird's Eye View of the Marina Village Schmitt Harbor is transformed into an active marina community with public access to the water, housing and retail. The Mystique Ice Arena re-orient to be river and expands to offer additional recreational options.



Sketch showing the view across the harbor, from the porch of the inn.

