

# Chaplain Schmitt Island Master Plan

Dubuque, Iowa

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Amended by Dubuque City Council on May 1, 2017



**Prepared for:**  
The City of Dubuque

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## Acknowledgements

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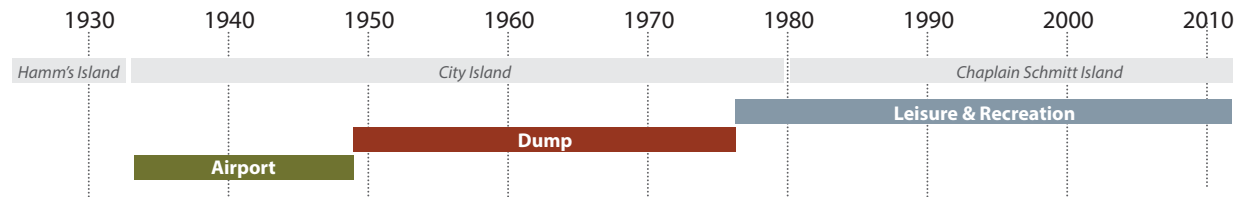


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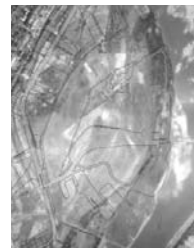
## 1. Executive Summary

## 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.



1930s

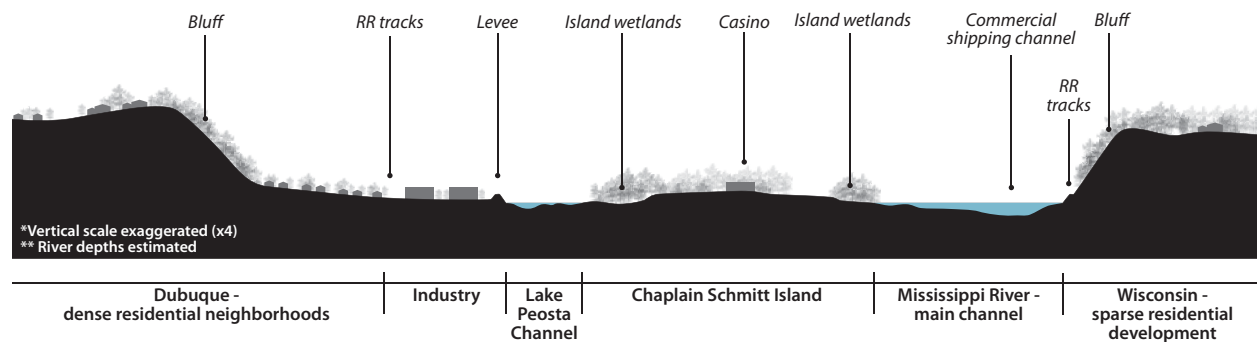


1950s



1990s

### 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



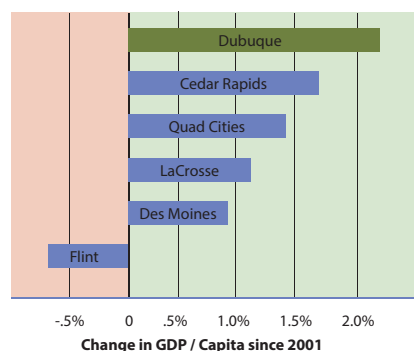
Two River Channels



## Economic Base

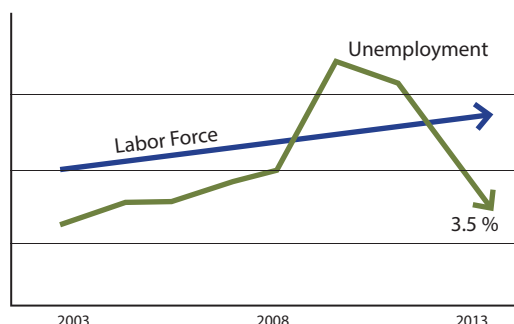
*Dubuque's Workforce is strong, productive, competitive, and growing. The City is attracting people from other areas to shop and eat. Despite these positive indicators, the housing production remains comparatively low.*

**Workforce Productivity**



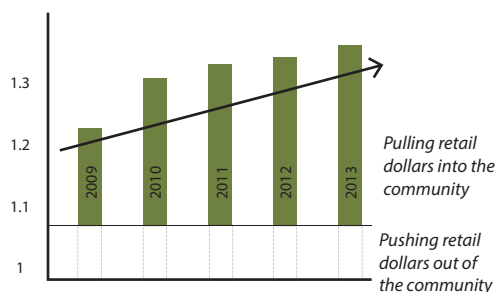
Dubuque plays above its weight. Compared to peer cities, Dubuque's workforce has been increasingly more productive than its neighbors.

**Labor Force and Unemployment**



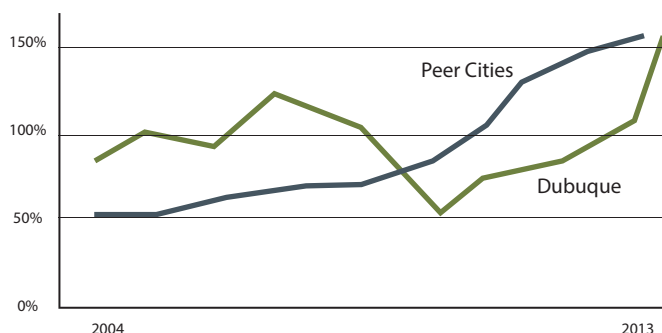
Dubuque's labor force is strong and growing. Compared to peer cities, Dubuque's workforce has been steadily growing, even throughout the recession.

**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 a Percentage of 10 yr Avg**

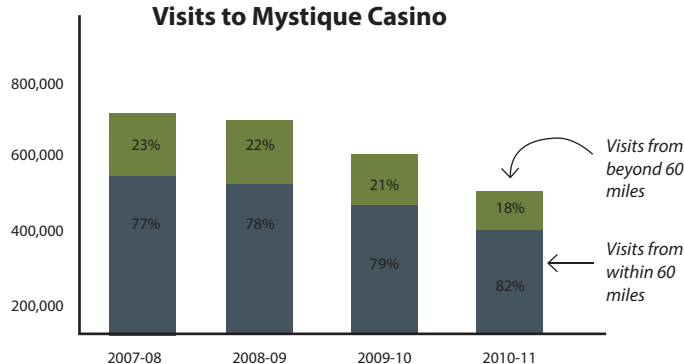


The rates of housing production remain below average despite the strong employment and retail sectors.

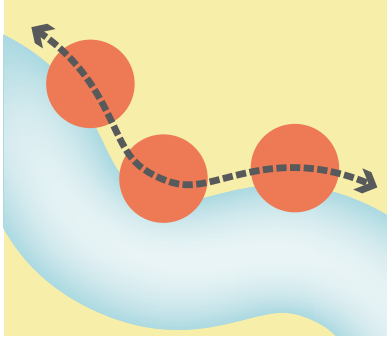
## Casino Implications

*Despite Diamond Jo Casino's expansion in 2009 from 17,000 to 27,000 sq. ft., Mystique Casino has maintained a competitive position. The greater threat is the growth of video gaming 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 Mystique 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 Island Destination. The open river views along the river walk create a friendly space where people will meet, eat, and play.



Lake Peosta Recreational Channel



Island Resort



Island Destination



## Master Plan



Public Beach



Casino Bungalows



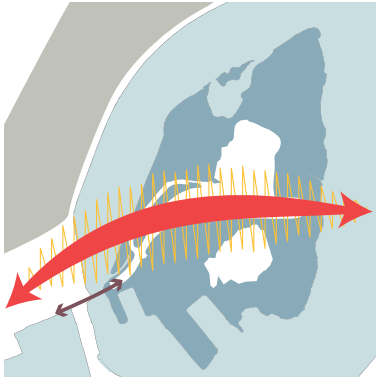
Marina Inn



Option 1: Retail / Commercial Mix



Option 2: Minor League Baseball Stadium



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## 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.

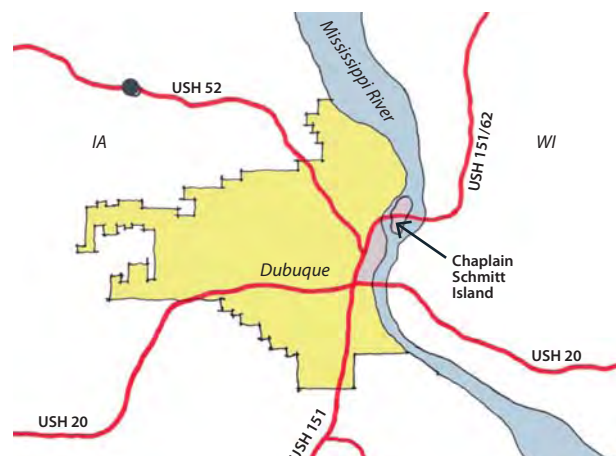
Dubuque is found within the Driftless Region, a 16,000 square mile area untouched by glaciers in the last glacial period. This scenic landscape is characterized by steep river bluffs and deep valleys, attracting regional tourists interested in hiking, biking, fishing, and other recreational activities.

### 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



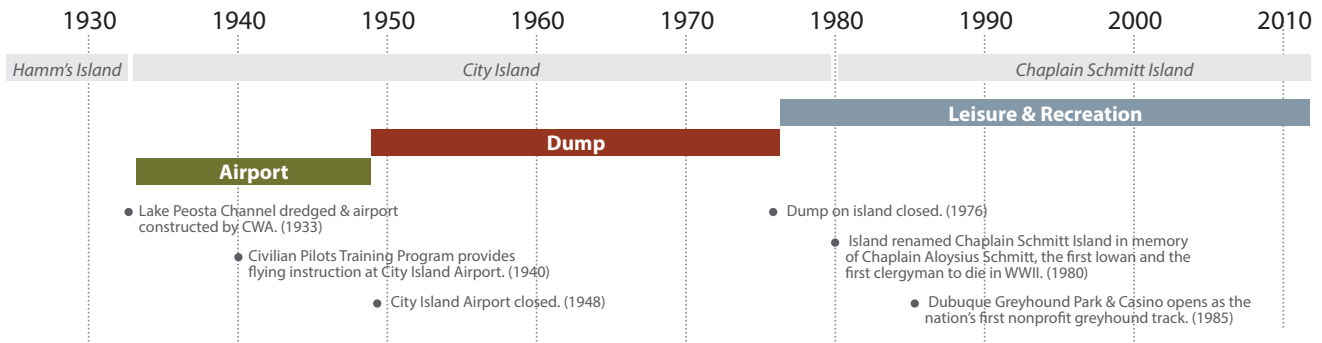
Millwork District



**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



**Buildings & Land Use** The land and buildings on Chaplain Schmitt Island are currently used for entertainment, recreation, leisure, and remembrance.



## Site Analysis (continued)

### Leases

Chaplain Schmitt Island is owned by the City of Dubuque, who then leases out portions of the island to various entities. The length of the leases vary, allowing the city to work with the leasees in implementing future development, or allow leases to expire, which would open up the island to the market for the first time.



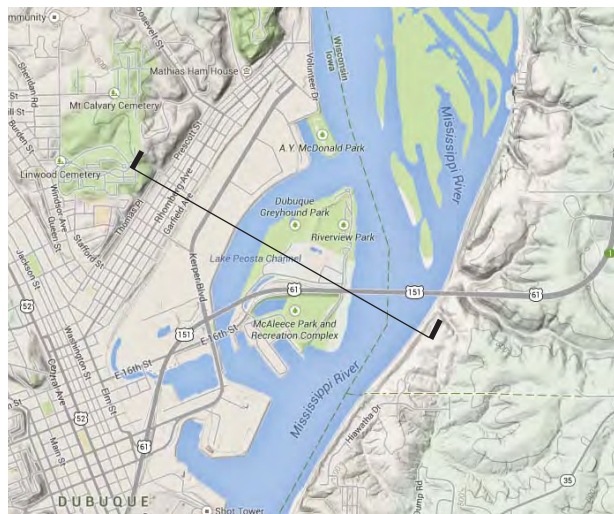
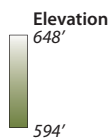
Lease Area Boundaries

## Site Analysis (continued)

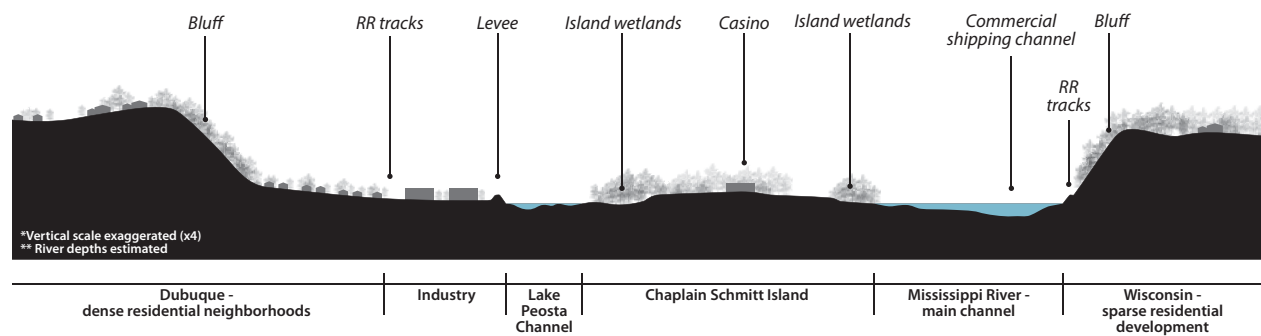
### Topography



**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 Through Island



## 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 allow river access to adjacent industrial land. 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 mitigated, 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



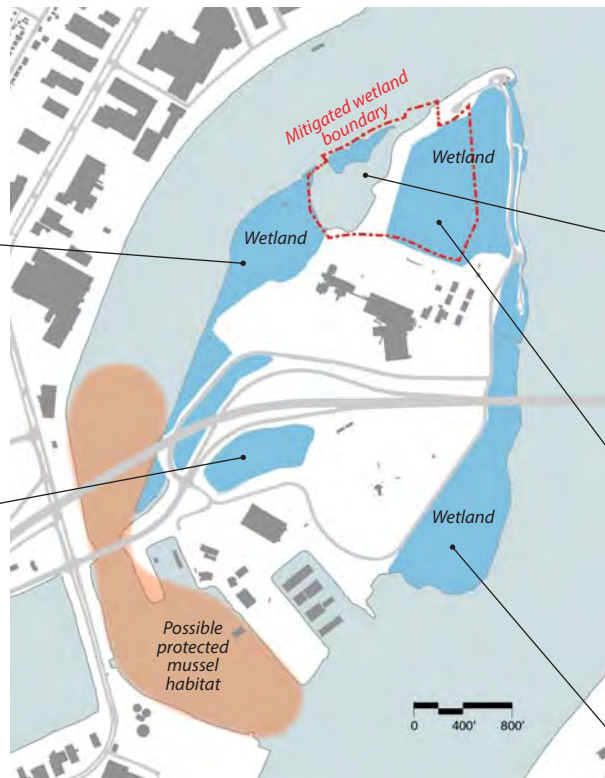
Wooded wetland



Pond wetland



Higgins' Eye mussel  
(endangered)



Island Habitats



Mitigated wetland (pond)



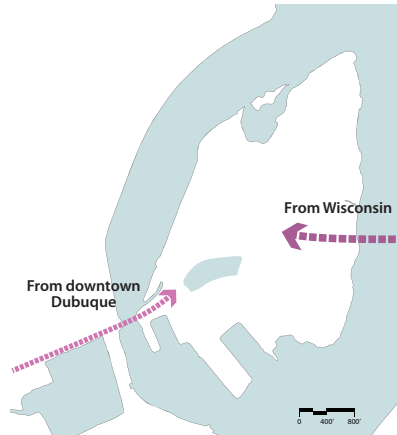
Mitigated wetland (forest)



Wooded wetland

## Site Analysis (continued)

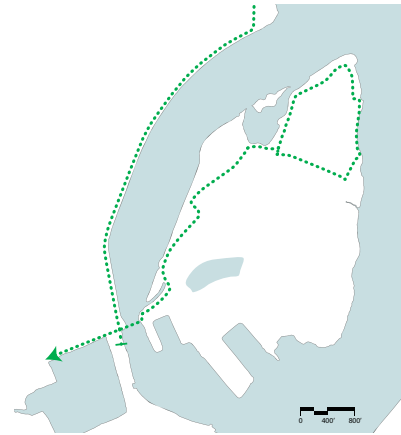
### Access & Use



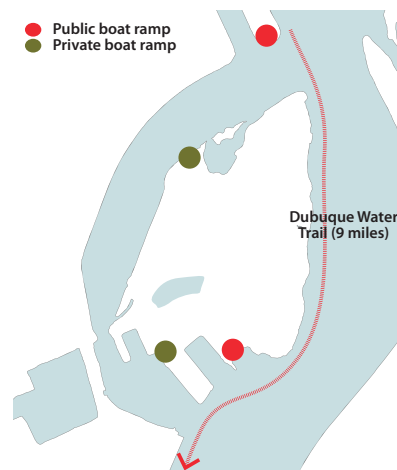
**Vehicular Access** There are currently two access points to the island, one from the west and one from the east.



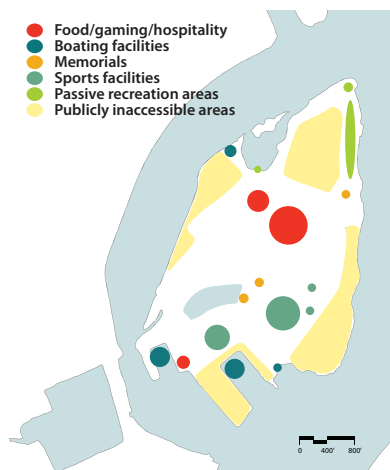
**Circulation** The island is served by one circulation road from which driveways lead to various buildings and activity areas.



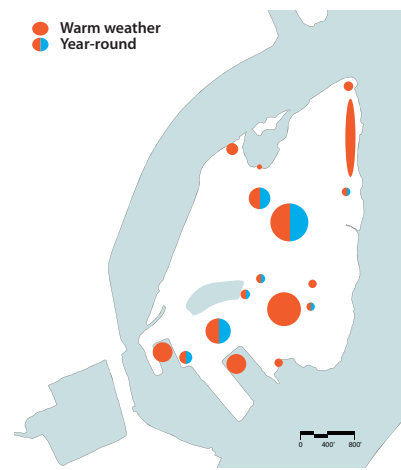
**Bike/Pedestrian Trails** A walking and biking trail, connected to the mainland trails via the E. 16th St. bridge, loops around the north half of island.



**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.



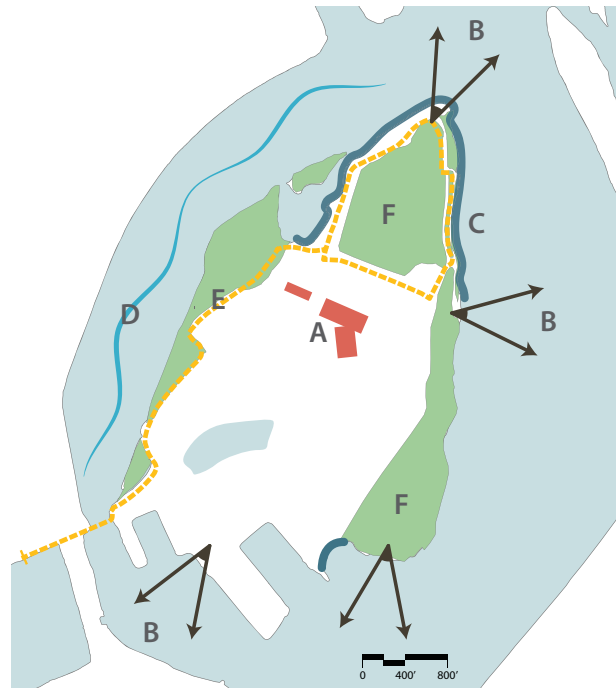
**Activity Areas by Seasonal Use** Most activities on the island require warm weather but some areas are used year-round.



## Site Analysis (continued)

### Strengths

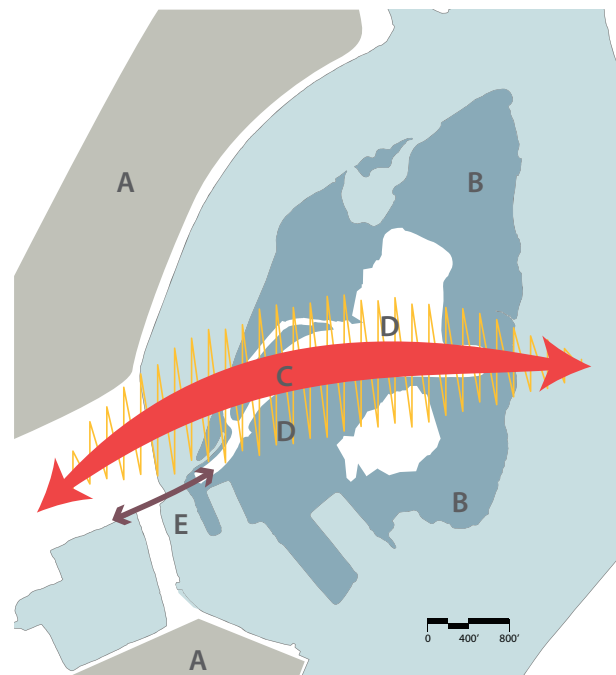
- A** The casino (and adjoining hotel) are successful and, as a non-profit, contribute monetarily to the City. They are located on prime real estate.
- B** Views from the island - up and down the river, across to the bluffs in WI, and to downtown. Dubuque - are unparalleled.
- C** Direct access to the 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/from 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



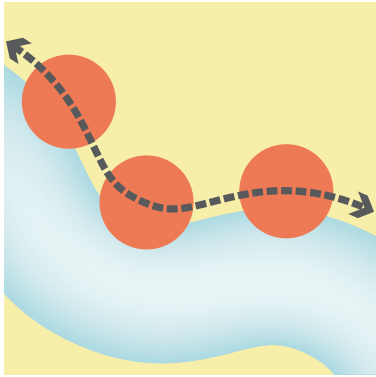
Trail & hotel



Water Sports Club



Catfish Charlie's



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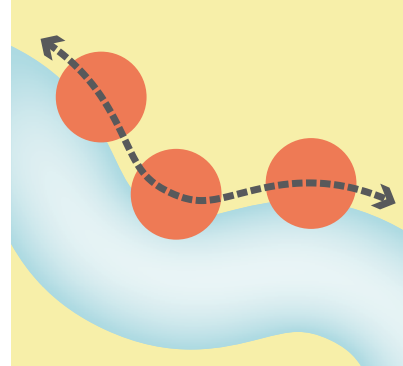
## 2. Project Goals & Frameworks



## 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.



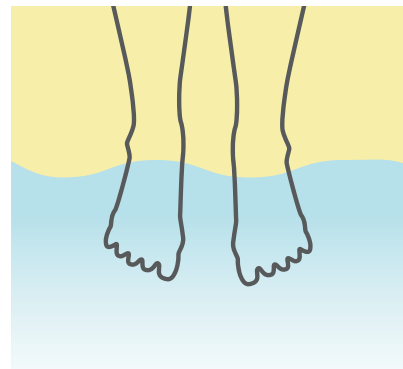
### Celebrate the island's "islandness".

- 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

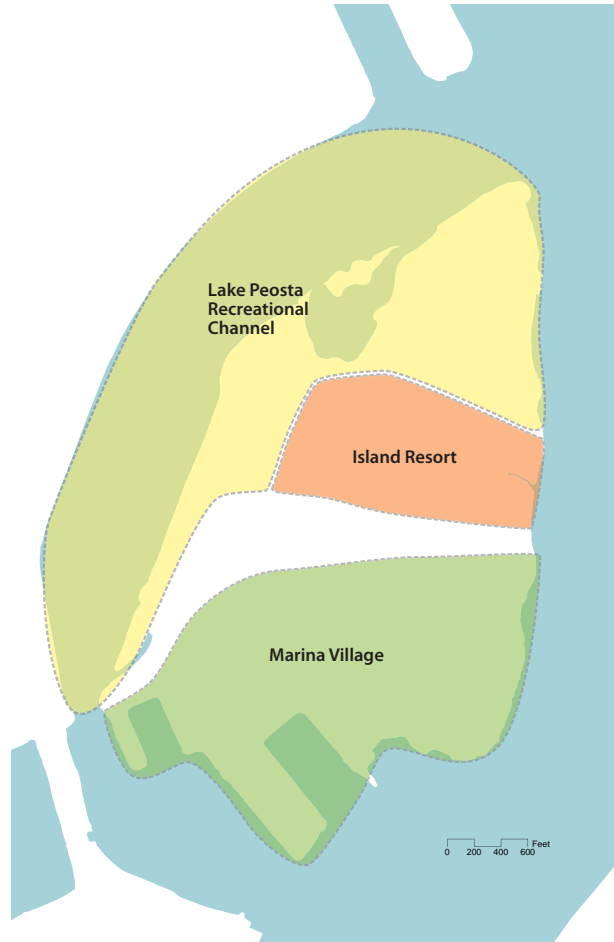
### 1. Character Areas

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.



#### Island Destination

Along the southern tip of the island, retail, housing, and recreation are mixed together to create the walkable, vibrant destination. The open river views along the promenade 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.



#### 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.

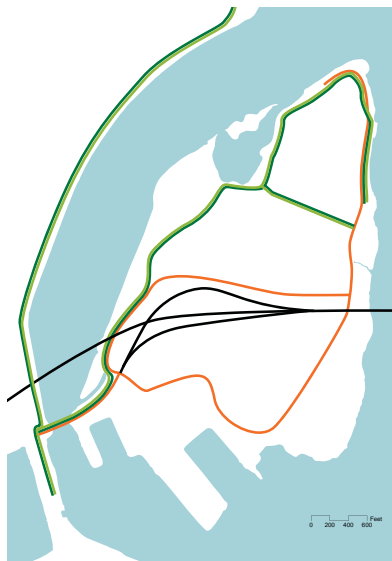


## Frameworks (continued)

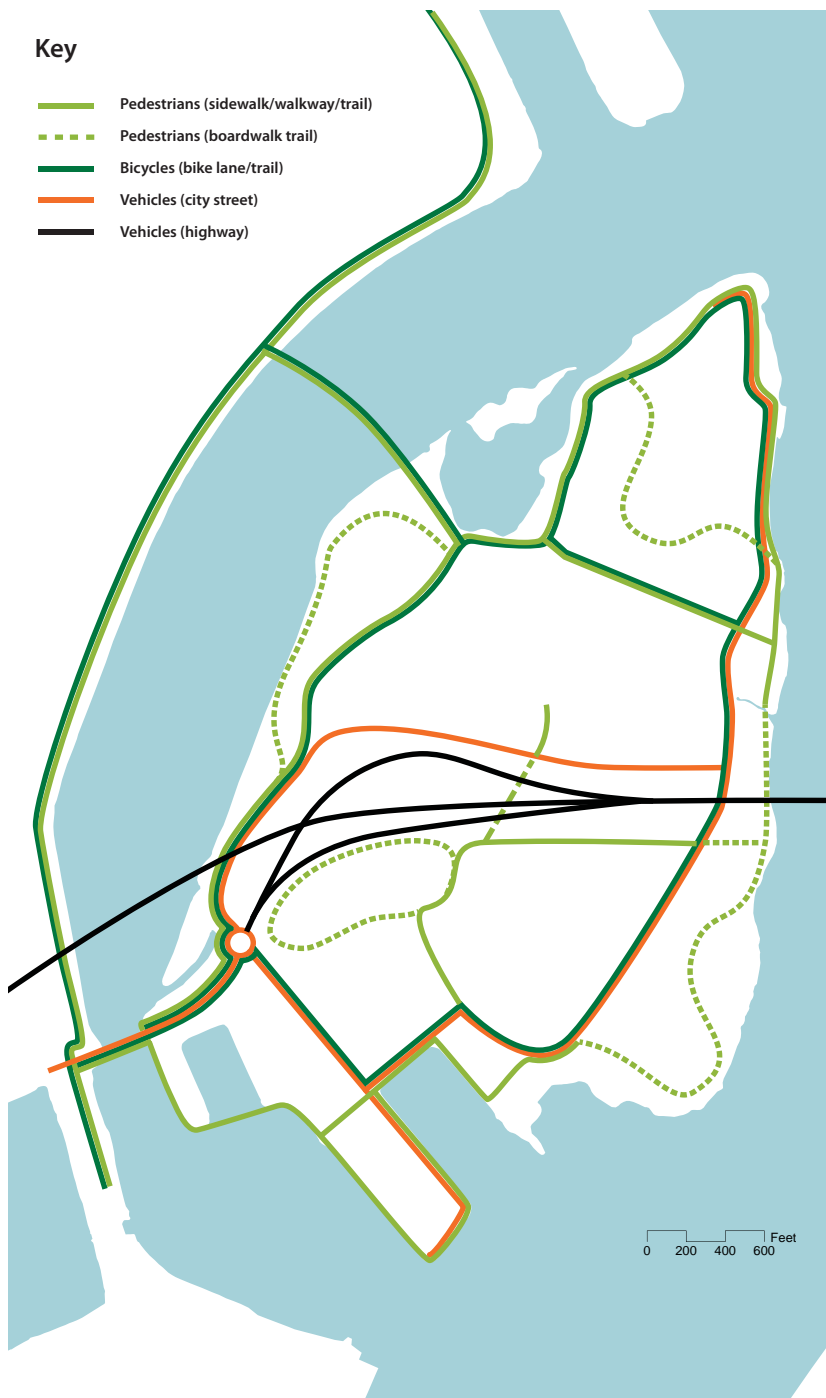
### 3. Circulation

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.



Existing Circulation



## Frameworks (continued)

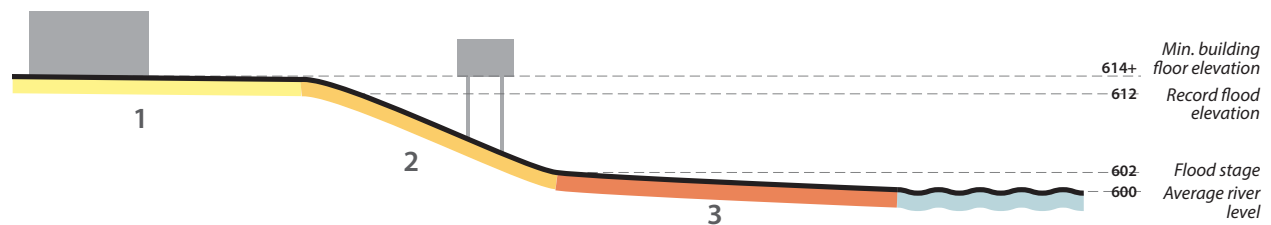
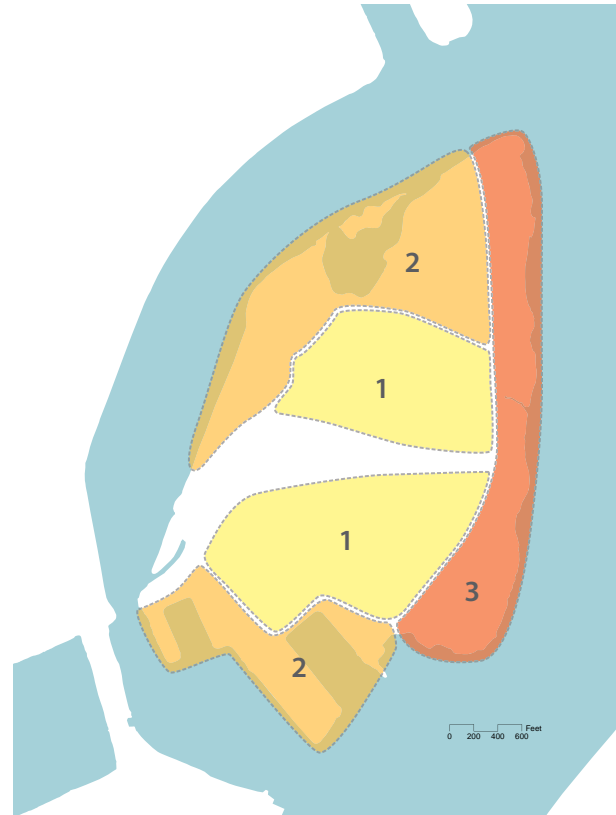
### 4. Development Types

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



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### 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 western edge of the Island will become a water-based recreational area. Casino expansion and improved campgrounds and trails through the wetlands will allow the northern portion of the Island to become a unique island resort. The southern half of the island will develop as an Island Destination with new retail, restaurants, entertainment, and recreational amenities.



Lake Peosta Recreational Channel



Island Resort



Island Destination



## Chaplain Schmitt Island Master Plan



Chaplain Schmitt Island Illustrative Master Plan



Option 1: Retail / Commercial Mix



Option 3: Minor League Baseball Stadium



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### 3a. Island Resort

## Island Resort

### Existing Conditions

#### Mystique Casino

The health and success of 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 video gaming in Illinois.
- Diamond Jo Casino 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 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



Miller Riverview Park



Mystique Casino



Dog Racing Track



Vietnam Veterans Memorial



## Island Resort (continued)

City's agreement with the Iowa Department of Natural Resources and the Army Corps, adjustments to these wetlands would require extensive coordination and likely additional mitigation.

The east edge of the Park is regulated as 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.

### Veterans 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

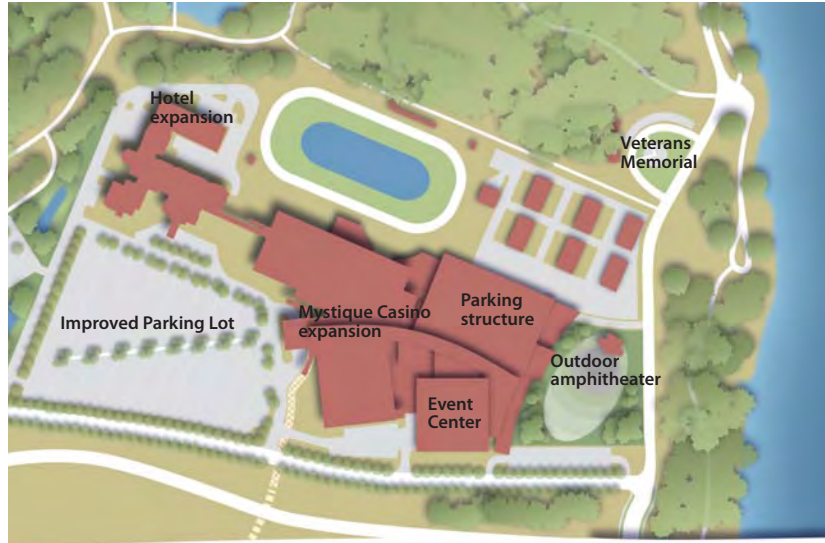
## Island Resort (continued)

### First Phase

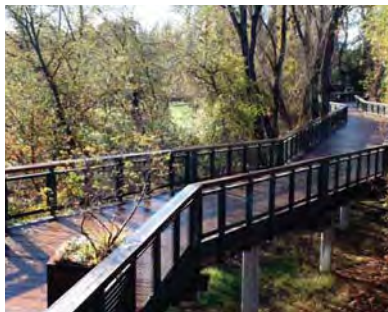
Initial investments on the Casino Property assumes no change to the Greyhound Racing operations for at least five years. The Plan recommends initial expansion to occur on the eastern portion of the property, replacing the secondary parking lot with an event center (35,000 sf), parking structure (400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

Access to the park and its wetlands should be improved in the First Phase. 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 an 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.



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



**Low Impact Paths and Boardwalks**



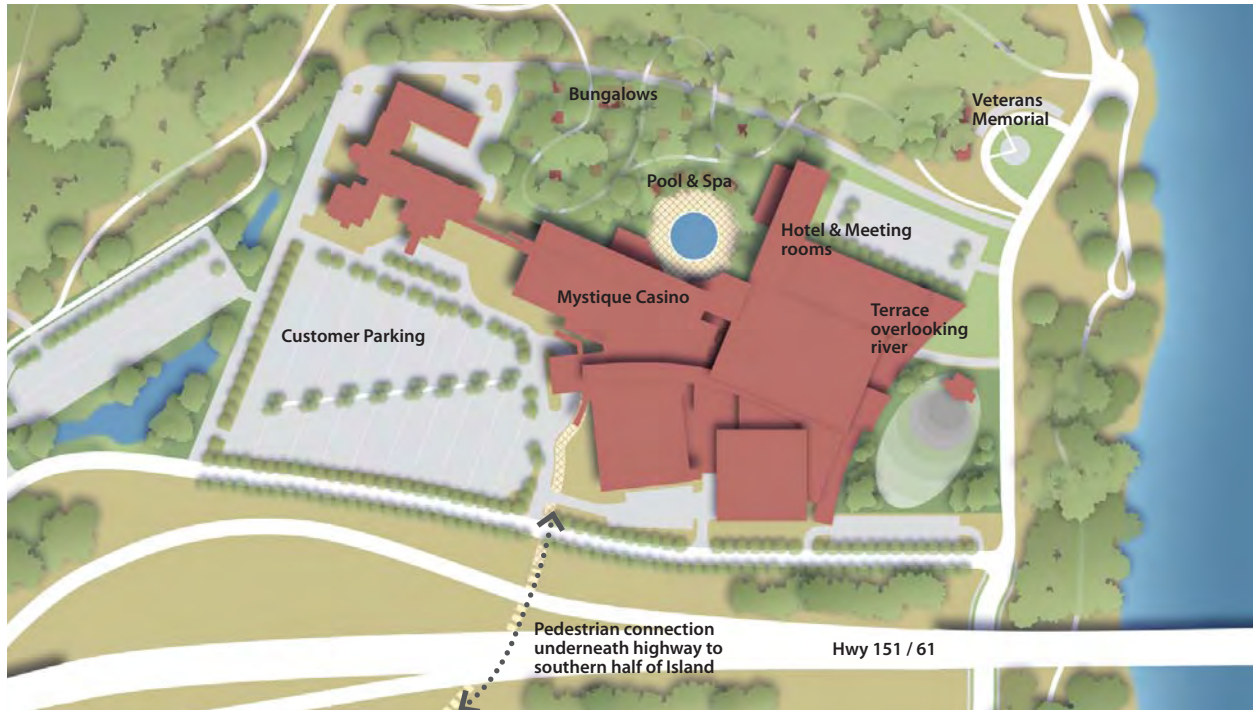
**Amphitheater**



**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, spa, and lodging in bungalows that are integrated into the natural environment of the island.

### Phase 2

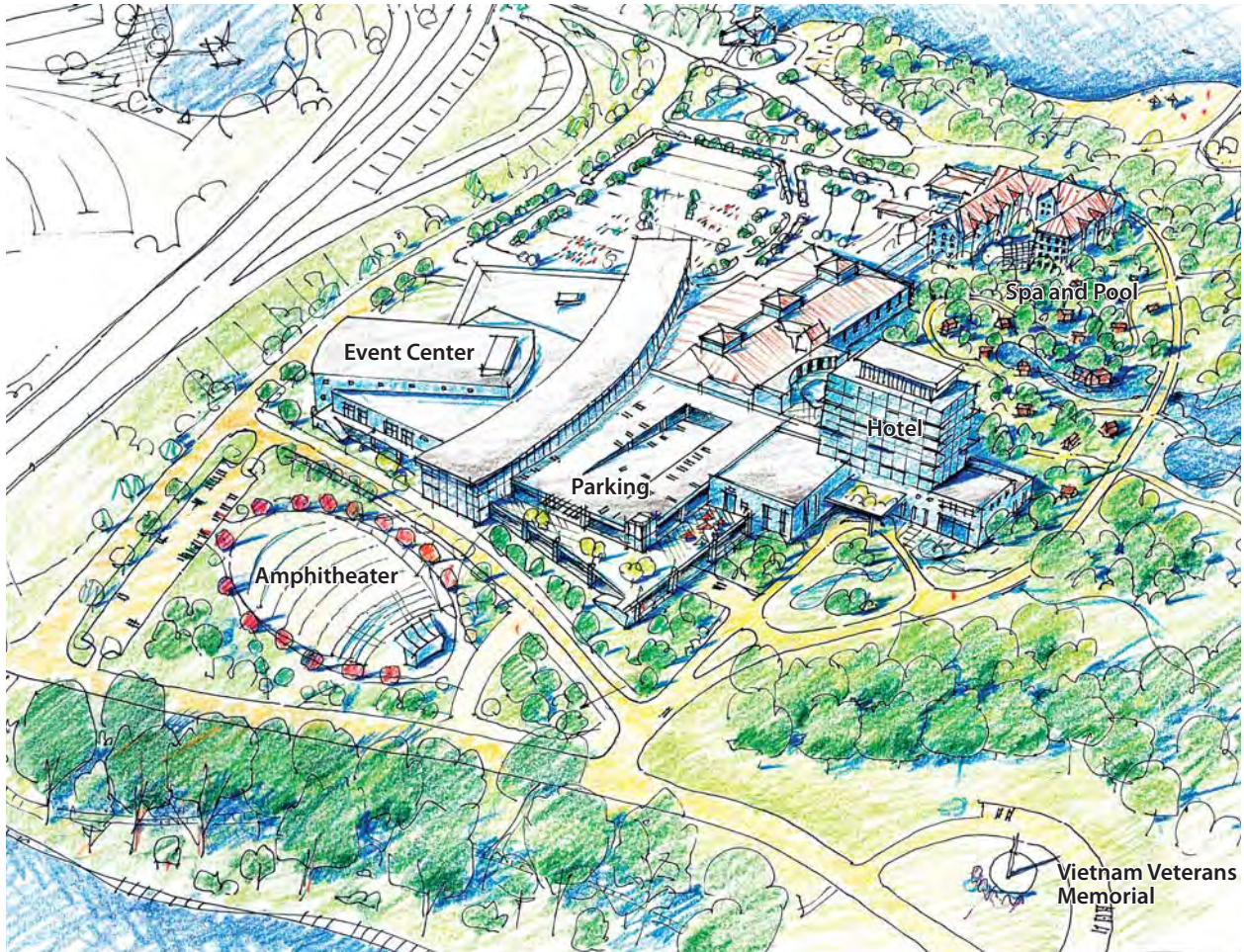
In five years, the Iowa Greyhound Association will have the option to renew their lease at prevailing market rates. If they opt to not renew, Mystique Casino can expand onto the track and kennel property. This Plan recommends expansion onto the northern part of the property with a mid-rise hotel, meeting rooms, and 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.



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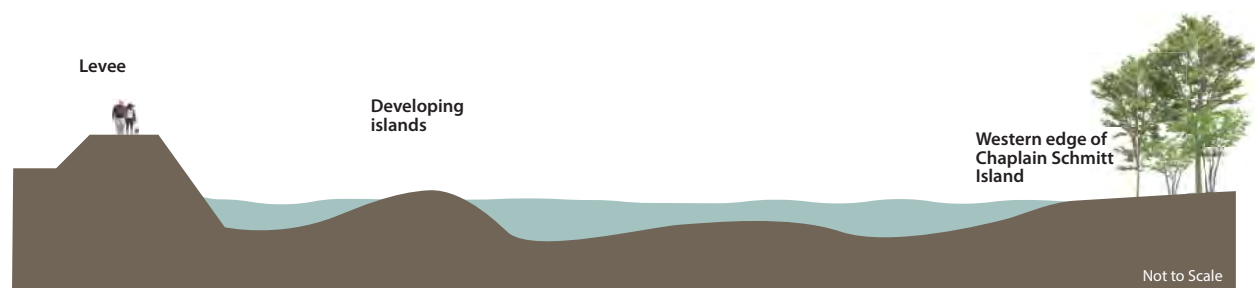
### 3b. Lake Peosta Recreational Channel



## Lake Peosta Recreational Channel

### Existing Conditions

The Peosta Channel is a man-made channel, created in 1930s when the area was dredged to create industrial land adjacent to 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 Army 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, 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 eastern edge of the channel is 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 northern portion of the channel. Islands will help balance the hydrology 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 maintained as open water, suitable for water skiing, rowing, and paddling races and other recreational uses.

A new boat house can be located along the shoreline of the open water, more easily visible from 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 as 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



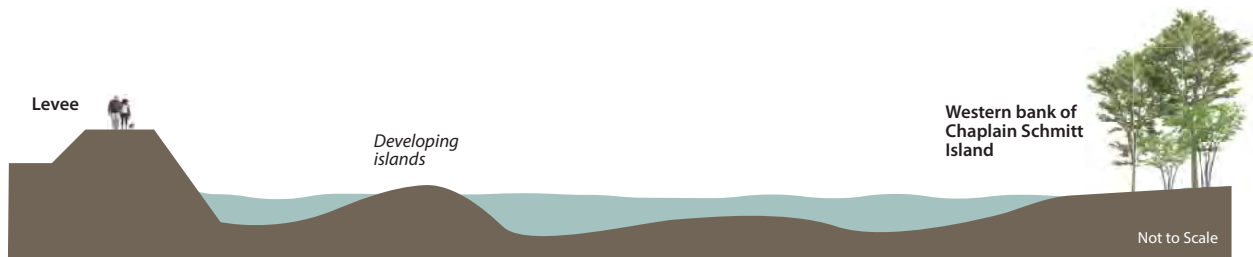
## Lake Peosta Recreational Channel (continued)



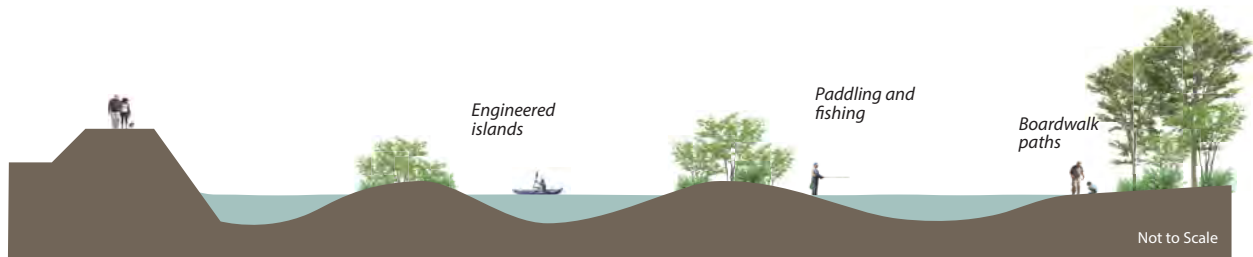
Illustrative Plan of Peosta Recreational Channel

## Lake Peosta Recreational Channel (continued)

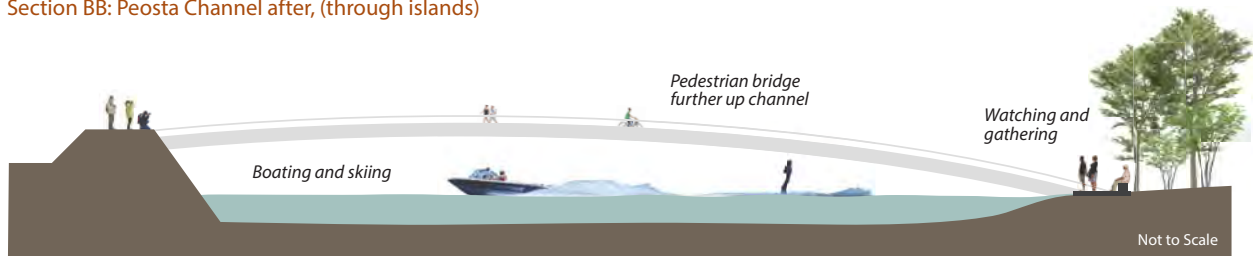
### Channel Modifications



Section: Peosta Channel Today



Section BB: Peosta Channel after, (through islands)

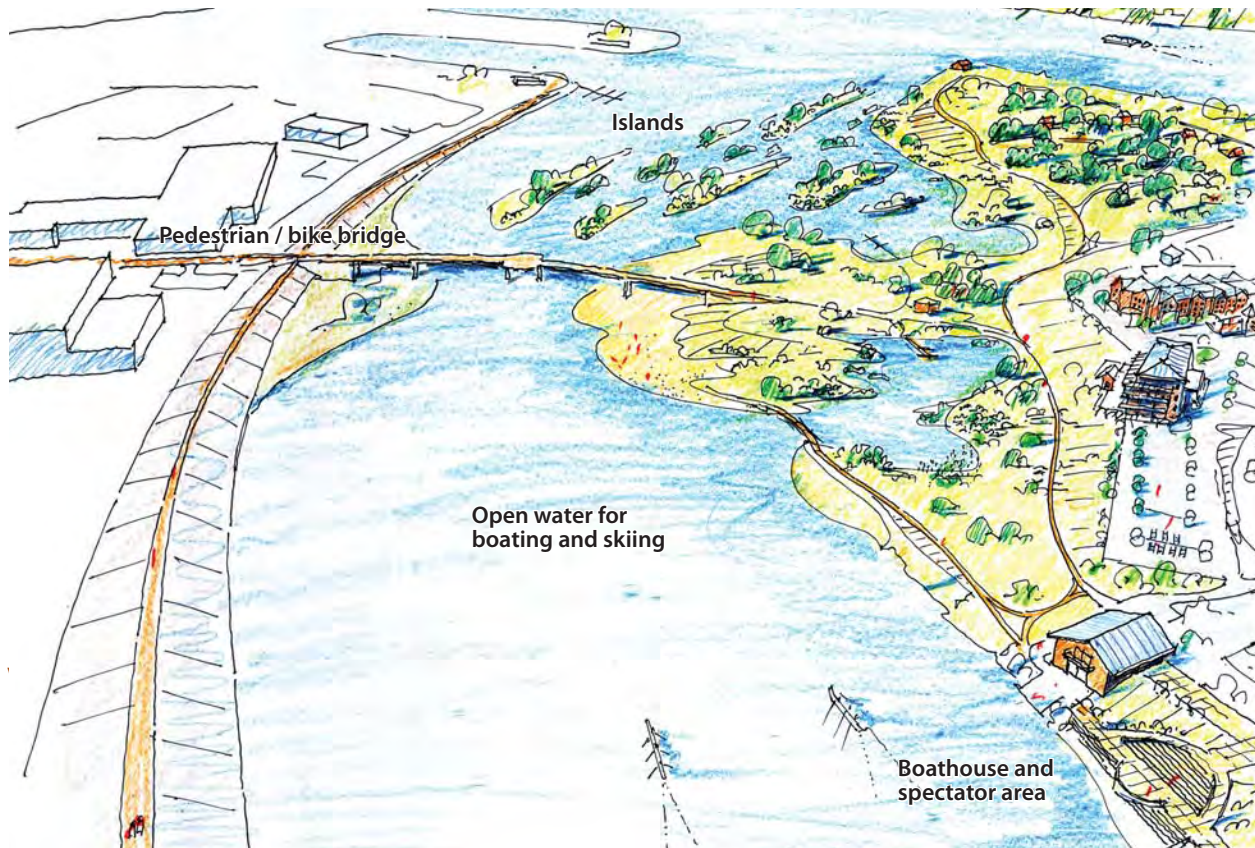


Section AA: Peosta Channel after, (through calm lake-like area)





## 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



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### 3c. Island Destination

## Island Destination

### Existing Conditions

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

American Marine leases the two harbors (Bissell 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.

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 Veterans Memorial Plaza was built in 2009 and contains two memorials (Chaplain Schmitt Memorial and the Veterans Memorial) as well as a displayed Vietnam Era Cobra helicopter.

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



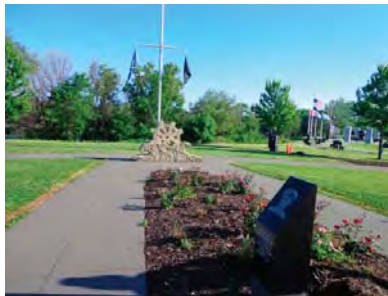
Mystique Community Ice Center



Catfish Charlie's at American Marine



Veterans Memorial



Chaplain Schmitt Memorial



Boat Launch



## Island Destination (continued)



McAleece Park and Recreation Complex



Catfish Charlie's



Veterans Memorials



Mystique Ice Center



Schmitt Harbor



Existing Conditions

## Island Destination (continued)

### Recommended Infrastructure Improvements

The Plan recommends the City work closely with the Iowa Department of Transportation (IA DOT) to enhance and rebuild the Island's main intersection to improve access to the Island's main loop road.

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 elevation 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 in high water events.

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

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



Plan Showing the Initial Infrastructure Investments



## Island Destination (continued)

### Veterans Memorial Plaza

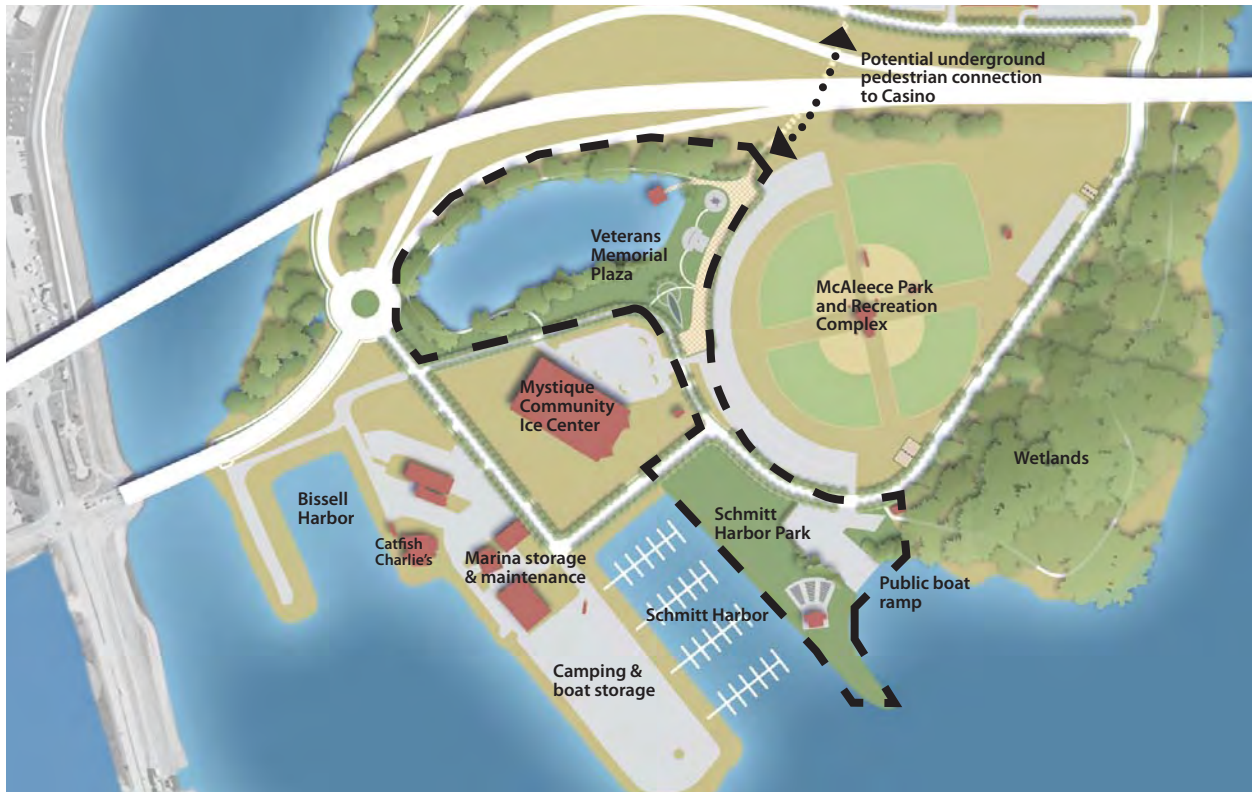
The Plan recommends enhancing the Veterans Memorial Plaza by improving the edge of the pond with a pathway, shelters, seating, and plaza expansion space for additional memorials and veterans tributes. An improved and expanded Memorial Plaza will facilitate formal and informal gatherings, ceremonies,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

### Boat Ramp and Schmitt Harbor Park

The 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 west 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 eastern edge of the Island.



**Schmitt Harbor Park:** The eastern edge of the Schmitt Harbor can become a public park, designed for festivals, gathering, boat watching, and fishing.



**Illustrative Plan:** Improving and connecting Veterans Memorial Plaza and Schmitt Harbor Park will set the structure for future investments on the Island.



## Island Destination (continued)

### Marine Development

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

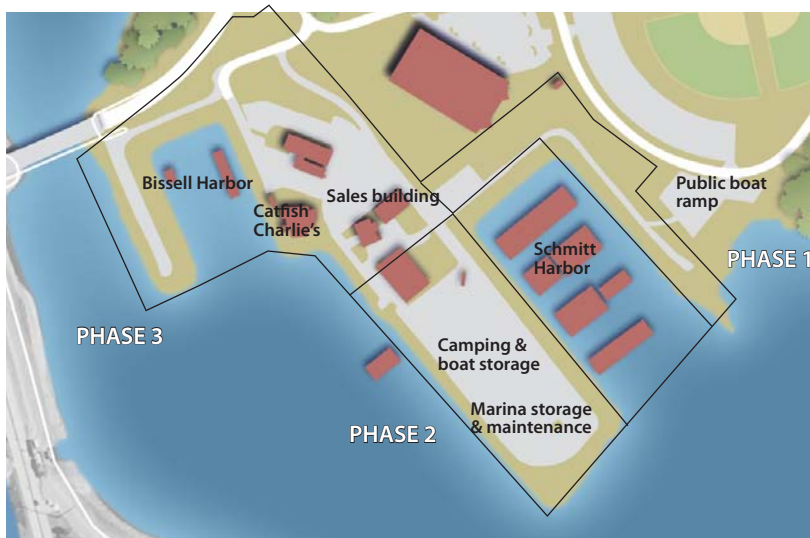
The Plan encourages the leaseholder and the City to work together to create the center of an Island Destination on the peninsula and surrounding Schmitt Harbor. An Island Destination should include restaurants and retail

on the peninsula with an active marina and public access around the harbor. The western side of the peninsula can also be used for larger excursion boats that may currently use the Port of Dubuque. In recent years the Port of Dubuque has experienced conflicts with boats due to the increasing demand to stop in Dubuque.

Redevelopment on the peninsula would be organized along a single loop road that provides access to 3-5 story buildings facing Schmitt Harbor. The entire perimeter of the harbor 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 Schmitt Harbor.

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



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



**Maintenance and Service at American Marine**



**Camping and Dry Land Boat Storage**



**Schmitt Harbor**

## Island Destination (continued)

allow the land to be used for public access to the harbor and the creation of Schmitt Harbor Park.

Medium-term efforts (5-10 years) should be directed towards consolidating as many current uses as possible to Bissell Harbor, thereby freeing up the peninsula on Schmitt Harbor for retail and marina-related development.

The last (beyond 10 years) portion of the American Marina site to be developed should be the northwestern portion surrounding Bissell Harbor.



Precedent Images Describing the Type and Scale of Development of the Island Destination



## Island Destination (continued)

### Mystique Community Ice Center

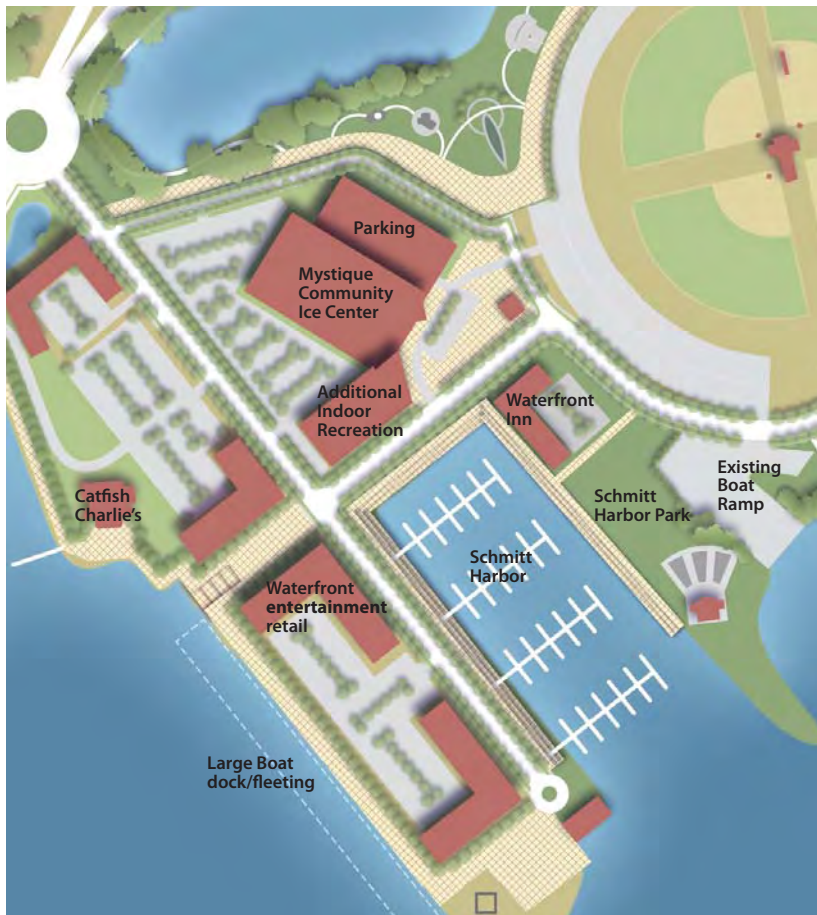
The Mystique Community Ice Center is operated by the Dubuque Community Ice and Recreation Center. The Plan recommends expanding the Ice Center to include additional recreational uses such as indoor soccer or climbing wall. The expansion should be attached to the existing building and should support the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

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

Currently events at the Ice Center create a parking demand that exceed what the site itself can supply. With 3,000 seats, the Dubuque 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 Ice Center (100-200 spaces), by the skate park, and at the Casino.

It is important to support events at the Ice Center 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.



Marina Village



The Mystique Ice Center should extend its mission as a community recreation facility by expanding to additional year-round uses. Shown is an trampoline park, an example of indoor recreation that can take place in the Ice Center's addition.



## Island Destination (continued)

The Plan recommends a new public parking structure (400 spaces) be located on the eastern side of the existing Ice Center. 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 Ice Center and support both the Ice Center future development onsite and adjacent.

The Plan suggests two possible additional locations for ramps to support the Ice Center and development on the Island. One is proposed to be 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 Bissell 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 were built in the early 1990s 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. In addition, parks built with Section 6(f) funds can only be converted with approval of the Secretary of the Interior. In addition to repaying the grant,, *"the Secretary shall approve such conversion only if he finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as he deems necessary to assure the substitution of other recreational properties of at least equal fair market value and of reasonably equivalent usefulness and location."*

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 two potential futures for redevelopment of the 21-acre McAleece Park and



Illustrative Plan of Island Destination

## Island Destination (continued)

### Recreation Complex:

- Retail / Commercial Mix
- Minor league ballpark

### Retail Option

The first 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 1-2 blocks of entertainment / commercial uses.

A retail project on the McAleece Recreation Complex site should be integrated into the rest of the Island's 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 Mystique 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.

### 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 Recreation 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 Center 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.

## Island Destination (continued)



Minor League Ballpark Redevelopment Option



Retail / Commercial Mix Option



## Island Destination (continued)



**Bird's Eye View of the Island Destination** Schmitt Harbor is transformed into an active marina community with public access to the water, entertainment, and retail. The Mystique Ice Center re-ori-ents to the river and expands to offer additional recreational options.



Sketch showing the view across Schmitt Harbor, from the porch of the Inn.

Prepared by: Laura Carstens, City Planner Address: City Hall, 50 W. 13<sup>th</sup> St. Telephone: 589-4210  
Return to: Kevin S. Firnstahl, City Clerk Address: City Hall, 50 W. 13<sup>th</sup> St. Telephone: 589-4121

### **ORDINANCE NO. 18-17**

**AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES UNIFIED DEVELOPMENT CODE BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY ON CHAPLAIN SCHMITT ISLAND AND THE SURROUNDING MISSISSIPPI RIVER AND PEOSTA CHANNEL FROM HI HEAVY INDUSTRIAL AND CR COMMERCIAL RECREATION DISTRICT TO PUD PLANNED UNIT DEVELOPMENT WITH A PC PLANNED COMMERCIAL DESIGNATION.**

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

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter described property on Chaplain Schmitt Island and the surrounding Mississippi River and Peosta Channel from HI Heavy Industrial and CR Commercial Recreation to PUD Planned Unit Development District with a PC Planned Commercial designation and adopting a conceptual development plan, a copy of which is attached to and made a part hereof, for Chaplain Schmitt Island as stated below, to wit:

As shown in Exhibit A, all in the City of Dubuque, Iowa.

Section 2. Attached hereto and made a part of this zoning reclassification approval is the Conceptual Development Plan for the Chaplain Schmitt Island Planned Unit Development marked Exhibit B. The Conceptual Plan reflects the recommendations of the Chaplain Schmitt Island Master Plan as adopted and amended by the City Council.

- A. **Use Regulations:** The following regulations shall apply to all uses made of land in the above-described PC Planned Commercial District:
1. **Principal Permitted uses:** The following uses are permitted in the Chaplain Schmitt Island District PUD:

- a. Art gallery, museum or library
  - b. Athletic field, stadium or sport arena
  - c. Auditorium or assembly hall
  - d. Bowling alley
  - e. Campground or recreational vehicle park
  - f. Convention center
  - g. Dog racing or track operation
  - h. Excursion boat or boat services
  - i. Gambling facility licensed by the state of Iowa
  - j. Health, sport, recreation or athletic club or organization
  - k. Hotel
  - l. Indoor amusement center
  - m. Indoor recreation facility
  - n. Indoor restaurant
  - o. Indoor theater
  - p. Marine vehicle body shop
  - q. Marine vehicle sales or rental
  - r. Marine vehicle service or repair
  - s. Off-street parking lot
  - t. Outdoor recreation
  - u. Parking structure
  - v. Pleasure craft harbor
  - w. Public or private park, golf course, or similar natural recreation area
  - x. Public or quasi-public utility, including substation
  - y. Retail sales and service
2. **Conditional Uses:** The following conditional uses may be permitted in the PUD District, subject to the provisions of Section 8-5 Conditional Uses of the Unified Development Code.
- a. Bar or tavern
  - b. Microbrewery, winery and distillery, provided that:
    - i. Any products or wastes containing odor producing substances emanating from a building or property associated with a microbrewery, winery or distillery, in such concentrations to create a public nuisance, as established by the city manager, shall be prohibited.
    - ii. The operation of a microbrewery, winery or distillery facility shall not cause any loud and excessive noise that result in annoyance or discomfort to a reasonable person.



- c. Drive-up automated bank teller
- d. Licensed child care center
- e. Wind energy conversion system

3. **Accessory Uses:** The following uses are permitted as accessory uses as provided in Section 3-7 Accessory Uses of the Unified Development Code:

- a. Any use customarily incidental and subordinate to the principal use it serves.
- b. Wind turbine (building-mounted)

4. **Temporary Uses:** The following uses shall be permitted as temporary uses in the PUD District in conformance with the provisions of Section 3-19 Temporary Uses of the Unified Development Code:

- a. Any use listed as a permitted use within the district.

5. **Prohibited Uses**

- a. Cellular communication towers
- b. Telecommunication processing and relay centers, "telecom hotels"
- c. Adult businesses
- d. Industrial laundry and dry cleaning plants
- e. Pawn shops
- f. New car and truck sales
- g. Used vehicle sales and service
- h. Resale shops
- i. Drive-thru facilities, except drive-up automated teller machines
- j. Stand-alone gas stations
- k. Vehicle fabrication/assembly/repair/body shops
- l. Tattoo parlors and body piercing shops
- m. Residential dwellings

B. **Design Guidelines**

Development of land in the Chaplain Schmitt Island PUD shall be regulated as follows:

1. All buildings, structures and activities shall be developed in conformance with the attached Conceptual Development Plan and the Chaplain Schmitt Island Design Guidelines, incorporated herein by reference and on file in the Planning Services Department.
2. Design approval, based on a review of the application materials, will be issued by the City Manager as described in the Chaplain Schmitt Island Design Guidelines. A building permit will not be issued by the Building Services Department nor a site plan approved by the Planning Services Department until such approval is given in writing.
3. Application of the Chaplain Schmitt Island Design Guidelines to new and expanded facilities shall be effective as of the date of adoption of this PUD Ordinance.
4. The review and approval of new and expanded facilities within the Chaplain Schmitt Island PUD will follow the process described in the Chaplain Schmitt Island Design Guidelines.
5. Waiver requests from the Chaplain Schmitt Island Design Guidelines shall be the process described in said Design Guidelines

**C. Sign Regulations**

1. Existing freestanding and wall-mounted signage that does not comply with the Chaplain Schmitt Island Design Guidelines with respect to height, square footage, and number will be grandfathered as lawfully non-conforming and may remain until replaced with new structures.
2. The number, size and location of new signs in the Chaplain Schmitt Island District PUD shall be regulated in accordance with Chaplain Schmitt Island Design Guidelines and all other applicable regulations of Section 15 Signs of the Unified Development Code, except that Section 16-15-23-8 shall not apply such that casino electronic message center signs shall be permitted to use animation and video.
3. Off-premise signs are prohibited in the Chaplain Schmitt Island District PUD. Off-premise signs are defined, for the purpose of this PUD, as signs advertising goods, services, and activities not offered or located within the PUD district boundaries.

**D. Performance Standards**

**1. Chaplain Schmitt Island Master Plan**

- a. The development and maintenance of uses in the Chaplain Schmitt Island District PUD conceptually should follow the goals, objectives, and recommendations of the Chaplain Schmitt Island District Master Plan, incorporated herein by reference and on file in the Planning Services Department.
- b. It is recognized that minor shifts or modifications to the general plan layout may be necessary and compatible with the need to acquire workable street patterns, grades and usable building sites.

**2. Off-Street Parking and Loading Regulations**

- a. All vehicle-related features shall be surfaced with either asphalt, concrete, or pavers.
- b. All parking and loading spaces shall be delineated on the surfacing material by painted stripes or other permanent means.
- c. The number, size, and design of parking spaces and parking lots, including bicycle parking and shared parking, shall be governed by applicable provisions in Sections 13 Site Design Standards and 14 Parking of the City of Dubuque Unified Development Code, except that new or expanded parking lots shall not be required to construct intermediate landscape islands as per Section 13-3.5(D).
- d. The number, size and design and location of parking spaces designated for persons with disabilities shall be according to the local, state or federal requirements in effect at the time of the development.
- e. The location and number of private driveway intersections with public streets shall be reviewed and approved by the City Engineer.
- f. No on-street maneuvering of delivery vehicles will be allowed on any street. Lots shall provide all necessary maneuvering space for delivery vehicles within the boundaries of the lots.
- g. All loading docks for shipping and receiving shall be designed to provide for the direct movement of goods between the delivery vehicle and the interior of the building.



3. **Parking Structures.** Parking structures (ramps) are allowed in the Chaplain Schmitt Island District PUD subject to the following standards:
  - a. Parking Structures shall comply with the Chaplain Schmitt Island Design Guidelines for parking facilities.
  - b. The size and design of parking spaces and bicycle parking shall be governed by applicable provisions of the Unified Development Code enforced at the time of development.
  - c. The number, size, design and location of parking spaces designated for persons with disabilities shall be according to the local, state, or federal requirements in effect at the time of development.
4. **Site Lighting**

New outdoor light fixtures shall comply with Section 13-3.1 Site Design Standards of the Unified Development Code and Chaplain Schmitt Island Design Guidelines.
5. **Landscaping and Screening Regulations**

Landscaping and screening requirements shall comply with Section 13-4.1 Site Design Standards of the Unified Development Code and Chaplain Schmitt Island Design Guidelines.
6. **Exterior Trash Collection Areas**

Exterior trash collection areas shall comply with Section 13-4.9 Site Design Standards of the Unified Development Code and Chaplain Schmitt Island Design Guidelines.
7. **Exterior Storage**

Exterior storage shall comply with Section 13-4.1 Site Design Standards of the Unified Development Code and Chaplain Schmitt Island Design Guidelines. .
8. **Platting**

The conceptual development plan shall serve as the preliminary plat for this PUD District. Subdivision plats and improvement plans shall be submitted in accordance with Section 11 Land Subdivision of the Unified Development Code.

9. Site plans

Final site development plans shall be submitted in accordance with Section 12 Site Plans and Section 13 Site Design Standards of the Unified Development Code prior to construction of each building and vehicle-related feature unless otherwise exempted by Section 12 Site Plans.

10. Storm Water Conveyance

The developer of each lot shall be responsible for providing surface or subsurface conveyance(s) of storm water from the lot to existing storm sewers or to flow line of open drainage ways outside the lot in a means that is satisfactory to the City Engineer. Other applicable regulations enforced by the City Engineer relative to storm water management and drainage shall apply to properties in the PUD District.

11. Noises

Noises generated within the PUD District shall be regulated by Chapter 33, Article IV, Noises, of the City of Dubuque Code of Ordinances.

12. Flood Plain Regulations

The area of the PUD District that lies within the flood plain of the Mississippi River shall be subject to the regulations of Section 6-4 Flood Plain Overlay District of the Unified Development Code.

13. Other Codes and Regulations

These regulations do not relieve an owner, developer, or tenant from other applicable city, county, state or federal codes, regulations, laws and other controls relative to the planning, construction, operation and management of property in the PUD District.

E. **Transfer of Lease**

Transfer of lease of property in the Chaplain Schmitt Island District PUD shall include in the transfer or lease agreement a provision that the purchaser or lessee acknowledges awareness of the conditions authorizing the establishment of the District PUD.

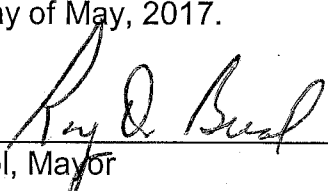
F. **Recording**

A copy of this PUD ordinance shall be recorded at the expense of the City of Dubuque, with the Dubuque County Recorder a permanent record of the conditions accepted as part of this reclassification approval. This ordinance shall be binding upon the undersigned and his/her heirs, successors and assigns.

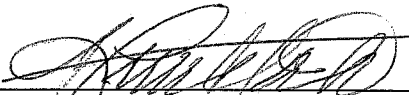
Section 3. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 4. This Ordinance shall take effect upon publication as provided by law.

Passed, approved and adopted this 15<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_  
Roy D. Buol, Mayor

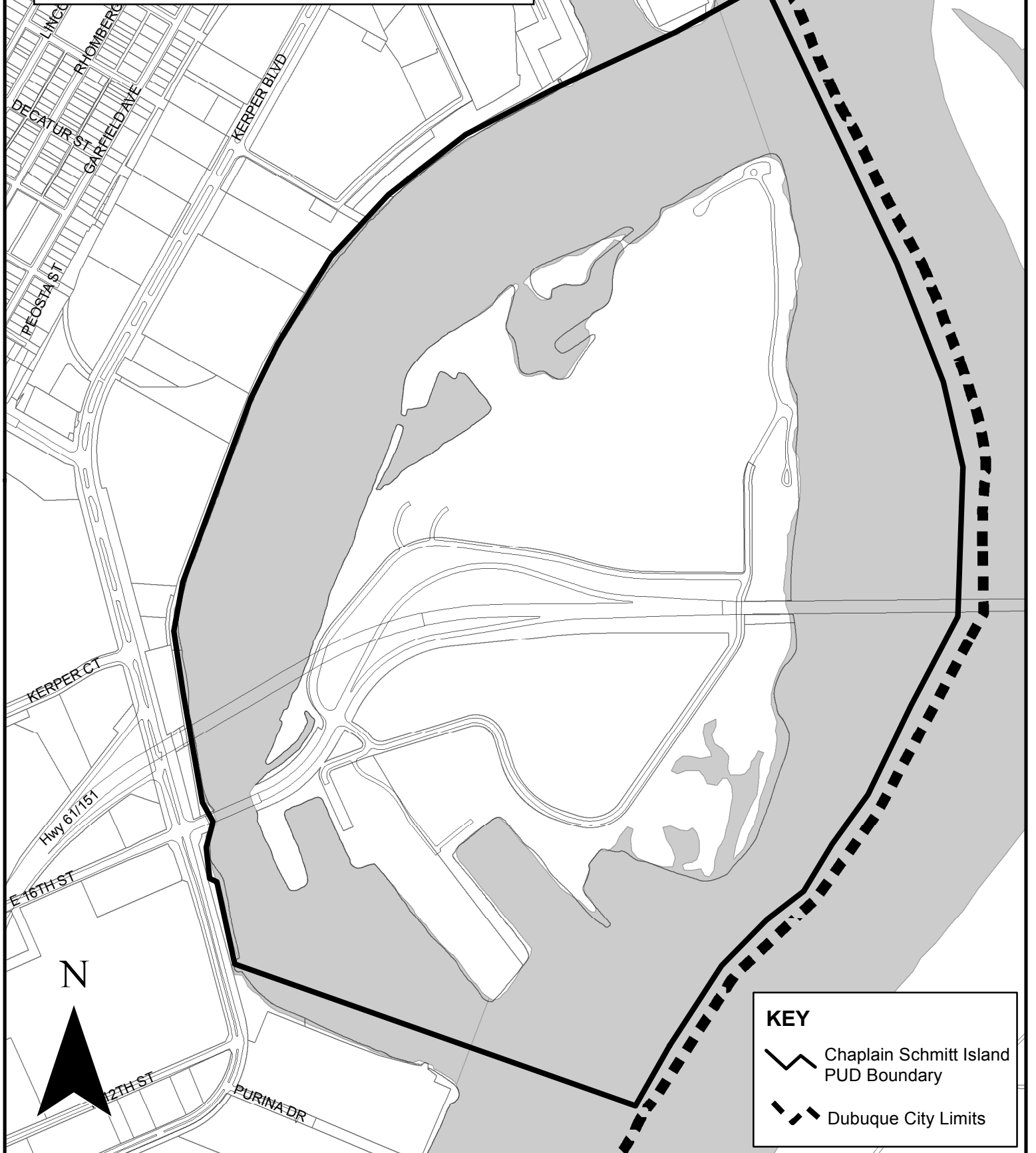
Attest:

  
\_\_\_\_\_  
Kevin S. Firnstahl, City Clerk





# EXHIBIT A

## Chaplain Schmitt Island Planned Unit Development (PUD)



### KEY

-  Chaplain Schmitt Island PUD Boundary
-  Dubuque City Limits

## EXHIBIT B-1: Conceptual Development Plan: Three Areas

### 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 western edge of the Island will become a water-based recreational area. Casino expansion and improved campgrounds and trails through the wetlands will allow the northern portion of the Island to become a unique island resort. The southern half of the island will develop as an Island Destination with new retail, restaurants, entertainment, and recreational amenities.



Lake Peosta Recreational Channel



Island Resort



Island Destination

## EXHIBIT B

### EXHIBIT B-2: Conceptual Development Plan: Build Out

#### Chaplain Schmitt Island Master Plan



Chaplain Schmitt Island Illustrative Master Plan



Option 1: Retail / Commercial Mix



Option 3: Minor League Baseball Stadium



## EXHIBIT B-3: Conceptual Development Plan: Two Options in Island Destination Area

Island Destination (continued)



Minor League Ballpark Redevelopment Option



Retail / Commercial Mix Option

# CHAPLAIN SCHMITT ISLAND

DESIGN GUIDELINES





CHAPLAIN SCHMITT ISLAND DESIGN GUIDELINES

**The Q Casino**

Jesus Aviles  
Brian Southwood

**The City of Dubuque**

Laura Carstens  
Kyle Kritz  
Wally Wernimont

**RDG Planning & Design**

Doug Adamson  
Sara Davids  
Mindy Inthalangsy  
Ryan Peterson

ACK  
NOW  
LED  
GEM  
ENTS



CHAPLAIN SCHMITT ISLAND DESIGN GUIDELINES

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    Furnishing.....52

    Signs .....70

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# CHAPLAIN SCHMITT ISLAND

DESIGN GUIDELINES

Introduction

CHAP  
TER 1

# Introduction

The Chaplain Schmitt Island Design Guidelines are intended to be used by property managers, developers and the City of Dubuque to help establish a common theme or “place” at Chaplain Schmitt Island. These guidelines outline the necessary components to create a cohesive fabric to help reinforce the vision of the island’s master plan-yet provide enough flexibility for property managers to create their own unique offerings.

As it exists today, the island does not have a set of unified design guidelines that comprehensively address

the vision, mission and themes of the master plan. Throughout the development of the master plan, key goals were established to help create a common vision for the island’s future. These include:

- Connect the riverfront
- Celebrate the Island’s “islandness”
- Put your feet in
- Spend the day-and night!  
Visit in any season

With these goals in mind, redevelopment of the island is poised to move forward and be developed

under a cohesive vision. Within this document, the following items are addressed:

- Applicability, review process, approvals and implementation.
- The built form including buildings, context, style, use, setbacks, materials, etc.
- The public realm including sidewalks, landscaping, furnishings, lighting and screen walls.
- Signs and their location, height, size, material and illumination.



## VISION

"Dubuque’s Gateway to  
**Entertainment** and the **Mississippi.**"

## MISSION

"A connected island that welcomes visitors and the community to **recreation, entertainment** and the **outdoors.**"

Island Brand

# CHAPTER 2

**CHAPLAIN  
SCHMITT  
ISLAND**

DESIGN GUIDELINES





# Brand Assessment



^ Photo Caption T/C



Marina



Q Casino

Prior to the development of the guidelines, an inventory of the site’s existing conditions was performed. This inventory creates a framework that can be used to inform architectural design, furnishing selection and signage design. To complement the built environment, an analysis of the existing signage, printed media, brand standards and websites was completed to create a unified “image” of the island.

The prominent colors for the “mark,” furnishings, lighting, architectural materials and design were chosen to help reinforce the master plan’s goals by linking people, water and the land together with the Mississippi River, the City of Dubuque and the region.

**The following colors shall be used within the signage, media and materials whenever possible:**

## COLORS



## ICON



## MARK



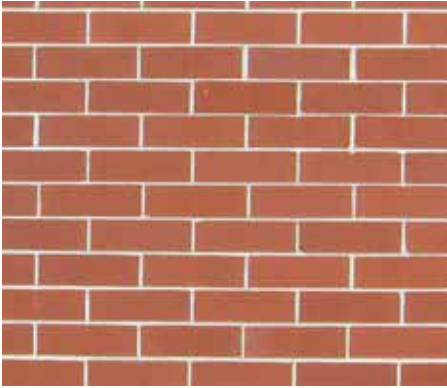
## FONTS

Agenda Bold  
**ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz**

Agenda Light  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

# Brand Assessment

The following materials shall be used when possible and as outlined within the built form guidelines.



**Brick Masonry**  
Buildings and other structures that use brick, should match or compliment the existing red brick found on the Mystique Community Center. Brick should be uniform in color, taking care to avoid a blend of colors.

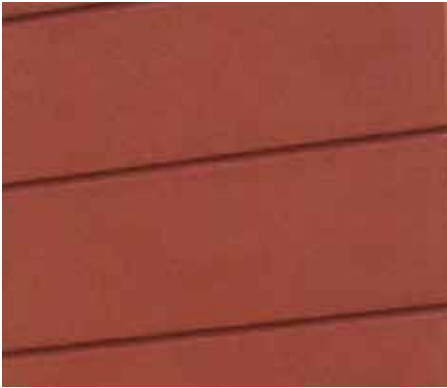


**Concrete**  
Buildings, structures and site improvements specifically designed for use by pedestrians, should use standard gray concrete. In prominent areas, a light blast can be applied to architectural pre-cast concrete to provide a subtle change in texture.



**Steel**  
Galvanized or stainless steel should be used on all handrails, fences and other structures.

# Brand Assessment



**Architectural Panels**  
Metal panel (e.g. alucobond) systems should be used to help provide color and visual interest on buildings.



**Native Limestone**  
Native limestone should be used to provide visual continuity and consistency between the buildings. Limestone can be split face or sawn.

# CHAPLAIN SCHMITT ISLAND

DESIGN GUIDELINES

Design Standards

## CHAP TER 3



# Design Standards

All building structures and activities shall be located in conformance with these design guidelines. All final site development plans shall be approved in accordance with the provisions of this ordinance and Section 12 Site Plans of the Unified Development Code.

### Design Review

All property owners and/or developers shall meet with a representative from the City Planning Services Department to discuss the interpretation and application of the Chaplain Schmitt Island Design Standards to existing sites and any prospective projects to which these design standards apply.

Following this meeting, all compliance projects, improvements, additions and new facilities including proposed parking strategy shall be described in narrative text and illustrative engineering and architectural drawings, including the following:

- Colored front and side building elevations (1/4" scale min.)
- Colored illustrative site landscape plan (1:30 scale min.)
- Dimensioned site plan (1:30 scale min.)
- Dimensioned site lighting plan (1:30 scale min.) indicating proposed illumination patterns and light levels
- Dimensioned architectural plans, including building elevations, cross

sections, floor plans and details

- Exterior construction material samples, including brick, stone, glazing, windows and doors, signage materials, fencing, etc.

These application materials shall be submitted as a complete package to the Planning Services Department. Incomplete applications will not be processed. Applications will be reviewed by the Chaplain Schmitt Island Design Review Committee, which will provide a recommendation to the City Manager.

### Design Approval

Design approval, based on a review of the application materials identified above, will be issued by the City Manager. A building permit will not be issued by the Building Services Department nor a site plan approved by the Planning Services Department until such approval is given in writing.

### Implementation

Application of these design standards to new facilities shall be effective as of the date of adoption of this PUD Ordinance. Application of these design standards to existing facilities and expansions thereof shall be effective as of the date of adoption of this PUD Ordinance and shall be implemented if the cost of improvements or the cost to repair the damage equals or exceeds 50% of the market value of the building.

This requirement also applies when the original floor area of a building is increased by 25%.

The Chaplain Schmitt Island Design Review Committee shall be composed of representatives from the following organizations and City Departments:

- Dubuque Racing Association
- Mystique Community Ice Center
- Dubuque Yacht Basin (American Marine)
- Dubuque Area Convention and Visitors Bureau
- Greater Dubuque Development Corporation
- Engineering Department
- Planning Services Department
- Economic Development Department
- Leisure Services Department
- City Manager's Office

The City Manager may modify the schedule or application of these standards. A property owner who is aggrieved by the City Manager's decision may apply to the City Council for review thereof. The City Council may then modify the schedule or the application of these design standards.





The Built Form

# CHAPTER 4

## CHAPLAIN SCHMITT ISLAND

DESIGN GUIDELINES



# The Built Form

The following architectural guidelines are intended to create a cohesive family or “island brand” that uses similar architectural elements, forms, materials, colors and lighting. Using the vision and mission of the island master plan as the foundation for decisions, buildings and structures should relate to the island’s environment and fit within the context of Dubuque and the region.

## How to Use The Design Guidelines

Design Standard

Description

Keynotes

Shows Architectural Intent

Key Elements

### Building Context and Style

The architectural aesthetic of the buildings found on the island should use the vocabulary of materials identified in chapter two to create an aesthetic that is unique to the island. It's important to note that Chaplain Schmitt Island is not a historic main street or port and is envisioned to become a hub for entertainment and recreation.

The design of individual buildings should produce an orderly and aesthetically pleasing environment that is compatible with the island uses, streets, and natural surroundings found on the island. Buildings should use the following design principles:

- Use quality materials from local materials that consist of concrete, native limestone, brick, glass and steel;
- Create a sense of place on the island;
- Form should following function – creating a sense of identity for the buildings
- Use sustainable design principles that use the LEED V4 rating system as a guide to make decisions throughout the process.
- Respect the floodplain and the likelihood flooding will occur on the island.

### Keynotes

1. Note here
2. Note here
3. Note here
4. Note here
5. Note here
6. Note here

CHAPLAIN SCHMITT ISLAND DESIGN GUIDELINES | The Built Form





# Minimum First Floor Elevation

A significant portion of Chaplain Schmitt Island is located within the floodway, 100-year flood plain and 500-year floodplain of the Mississippi River. Flooding is an inherent threat on the island. As such, buildings shall be located at least one foot above the 100-year flood plain as of the date of the building permit. No habitable basements are permitted.



## Keynotes

- 1. Floodway
- 2. 100 Year Floodplain
- 3. 500 Year Floodplain

# Building Context and Style

The architectural aesthetic of the buildings found on the island should use the vocabulary of materials identified in chapter two to create an aesthetic that is unique to the island. It's important to note that Chaplain Schmitt Island is not a historic main street or port and is envisioned to become a hub for entertainment and recreation.

The design of individual buildings should produce an orderly and aesthetically pleasing environment that is compatible with the island uses, streets and natural surroundings found on the island. Buildings should use the following design principles:

- Use quality materials that consist of concrete, native limestone, brick, glass and steel.
- Create a sense of place on the island.
- Form should follow function – creating a sense of identity for the buildings.
- Follow the sustainable design philosophy outlined within the City of Dubuque's Twelve Sustainable Principles.
- Respect the floodplain and the likelihood that flooding will occur on the island.



## Keynotes

- 1. High quality brick facade.
- 2. The form of the building speaks to it's function.
- 3. The building and site create a sense of place.



# Ground Floor Uses

A key goal of the master plan and design guidelines is to increase foot traffic on the island. As such, at least 75% of the first-floor uses facing the internal public street network shall include retail, entertainment, restaurant or service use.



## Keynotes

- 1. Second floor office.
- 2. First floor retail.

# Building Setback

As development occurs on the island, new buildings shall comply with the setback requirements:

- 1. **Chaplain Schmitt Island/Greyhound Parkway:** New buildings and parking lots along this street shall be set back 50' from the back of curb and include the following spaces: a 20' vegetated/landscaped buffer, a 10' recreational trail and a 20' flexible space (to the building or parking).
- 2. **Urban Streets:** New, secondary streets that may be created as part of a larger mixed-use development are encouraged to follow a complete street concept and include the following:
  - Overall right-of-way width of 80'-0" meeting the following requirements:
    - Vehicular travel lanes: 11'-0"
    - Bike lanes: 5'-0"
    - Parallel parking: 8'-0"
    - Boulevard/terrace/street tree zone: 6'-0"
    - Sidewalk: 10'-0"



## Keynotes

- 1. Flexible space adjacent to a public sidewalk.
- 2. On street parking.

# Building Height

## Building Height

Waterfront: Buildings located within 100' of the floodplain shall be limited to a maximum of three stories with a maximum height of fifty feet.

Non Waterfront: All buildings that are not within this zone shall be a minimum of two stories and maximum of five stories with a maximum height of 100 feet.

Towers, structures, icons or other "non-occupied" structures shall be limited to 150 feet and are exempt from the above requirements.



## Keynotes

- 1. Waterfront property.
- 2. Views to the Mississippi River.
- 3. Building height is less than fifty feet.

# Ground-Level Expression

Recreation, entertainment, retail, service and mixed-use developments shall include horizontal banding, intermediate cornice line and a change in building materials. Special attention should be given to the ground floor to distinguish its use from the remainder of the building.

All new buildings or those that undergo a renovation of more than 50% of its appraised value shall include native limestone along the bottom third of the first-floor elevation.



## Keynotes

- 1. Horizontal banding.
- 2. Native limestone along the bottom third of the building.



# Roof Lines

New buildings are encouraged to be designed with a flat roof, however, gable and hip roofs are acceptable. Buildings with flat roofs should be developed with roof decks or terraces that include views of the Mississippi River and City. When a roof deck includes a shade structure or other enclosed area, it shall comply with the following:

- The top of the structure shall be no more than 10 feet above the top of the parapet wall or 12 feet above the roof deck if no parapet exists.
- The shade structure must be set back from the building's façade by at least 10 feet. If the building contains a parapet wall, for each foot the parapet extends above the roof deck, three feet may be removed from the setback distance. Example: a building has a 2'-6" parapet wall. The setback requirement would be 2'-6" from the building's edge ( $3' \times 2'-6" = 7'-6"$ , which is then subtracted from 10).
- Enclosed structures shall not cover more than 40% of the roof area.
- Open structures shall not cover more than 60% of the roof area.
- Total area covered by an open or enclosed structure shall not cover more than 80% of the roof area.



## Keynotes

1. Parapet wall.
2. Enclosed structure.
3. Outdoor Seating.

# Screening: Roof Top & Mechanical Equipment

Mechanical equipment shall be screened from view using major materials that make up 20% of the building façade. The design of the building is encouraged to use architectural details to screen equipment.



## Keynotes

1. Metal louvers are used to screen mechanical equipment. This material is also used for the fascia, gutters and downspouts.

# Building Width

Buildings should be designed to showcase their use and connect with pedestrians at a human scale. The design of the façade shall include vertical columns, fenestrations, entrances, ornamentation or other means to achieve an incremental width of less than 30 feet.



## Keynotes

- 1. Columns are used to help break up the facade.
- 2. Building ornamentation creates a pedestrian friendly environment.

# Façade Transparency

Connecting pedestrians to the building use is a key goal to help increase the island's overall foot traffic and enhance the sense of place and experience. The following ratios shall be followed and can be achieved using windows or doors (including overhead doors) and are applicable to the façades that face a public street, park, open space or natural area. Facades that do not face a public street, park, open space or natural area may reduce the transparency by 50% from the figures outlined below.

- Retail and restaurant: a minimum of 50% of the ground level and a minimum of 30% for additional stories.
- Sports and recreation: a minimum of 50% of the ground level and a minimum of 30% for additional stories.
- Hotel: a minimum of 20% of the ground level and a minimum of 15% for additional stories.
- Q Casino, Mystique Ice Arena, American Marine and any future additions that physically connect to these buildings are exempt from these requirements.

## Keynotes

- 1. 50% of the building's facade is transparent.
- 2. The use of glazing helps connect users to the outdoors.
- 3. The building's form indicates its function.





# Entries

Buildings entries shall face the primary street, park, open space or natural area. When a building faces a park, open space or natural area, the building must visually connect and complement the park and shall include a secondary entry that is no less than 75% in scale to the primary entrances.



## Keynotes

- 1. The building's entry visually connects to the streets.

# Balconies and Terraces

A key goal of the master plan is to connect individuals to the outdoors to take advantage of the views to the river, bluffs and the City. Integrating balconies and terraces are recommended. Balconies that front a public street, park, open space or natural area may project into the public right-of-way, with a maximum extension of 50% of the sidewalk width measured from the back of the curb to the nearest point of the building façade.



## Keynotes

- 1. Outdoor terrace's connect viewers to the river.
- 2. Exterior patio seating.
- 3. Private space.
- 4. Public open space.



# Building Materials

Buildings shall use quality materials that are long-lasting, create value, celebrate the natural environment and encourage a contemporary design. Primary building materials shall include: wood, glass, stone, concrete, brick and steel. Complementary materials may include architectural metal trim, architectural metal panels, pre-cast concrete, thin brick or similar decorative materials.

The use of EFIS is discouraged and shall be limited to no more than 30% of the façade exterior.

Native limestone shall be used on the bottom 30% of the facades viewable from a public street or park.

Buildings shall be designed using the following best practices:

- Minimum design life of 25 years
- Follow the sustainable design philosophy outlined within the City of Dubuque's Twelve Sustainable Principles.



## Keynotes

1. Contemporary design.
2. Native limestone.
3. Integrated artwork.

### Prohibited Materials:

- Painted concrete block
- Pre-fab concrete wall panels
- Vinyl, aluminum, fiberglass panels
- Lap siding
- Standard 3-tab asphalt shingles

# Architectural Detailing

Clean lines and classic materials in a contemporary form is the desired aesthetic. Buildings should be detailed to provide pedestrian connectivity, transparency and form.



## Keynotes

1. Pedestrian plaza in front of buildings.



# Parking Structures

Parking structures shall be designed to complement the use of building or site amenity the parking structure will support.

Structures shall meet the following guidelines:

- The ground floor façade that faces any public street, park, open space or natural area shall be designed and detailed to resemble the principle use of the building or amenity.
- Structures are encouraged to be designed for mixed-use developments with retail, restaurants, recreation or entertainment uses on the first floor.
- The elevation of the buildings should use screening to the maximum extent possible without creating a circumstance that would require the structure to be sprinkled according to the building code.



## Keynotes

1. Parking lot screening is completed to the maximum extent without "sprinkling."
2. Contemporary use of building materials.

# Accessory Structures/Buildings

Free-standing accessory buildings are prohibited unless the principle revenue source (greater than 75%), activity or business takes place outside. Examples of acceptable uses include:

- Dog racing
- Concessions
- Zip line support buildings
- Marine facilities
- Non-motorized boat rental facility

The design of any accessory structure shall conform with the principal character of the building and shall be constructed of the same quality materials and include landscaping that extends out a minimum of 5' from the building façade.

Existing structures that do not meet these standards may remain as long as they are in good structural standing, unless the principal facility or use they serve undergoes a major renovation or new construction greater than 50% in appraised value.



## Keynotes

1. Metal louvers.
2. Native landscaping.

# Franchise Architecture

Franchise architecture is prohibited for new structures. Specific franchises or national chains must follow the design guidelines.



## Keynotes

1. Franchise architecture is not permitted.

# Maintenance

All facilities shall be maintained at a high level with an exceptional standard of care and appearance, including parking lots, landscaping and other site improvements. The following list is a sampling of items that must be maintained in excellent condition:

- Exterior building facades and finishes
- Windows and doors
- Awnings and canopies
- Roofing systems
- Mechanical and electrical systems
- Parking facilities
- Boardwalks
- Parking areas
- Furnishings, lighting poles and luminaries
- Landscaping and decorative hardscapes
- Fences, railings and retaining walls

All minor repairs shall be handled within 30 days. Major repairs shall be made as soon as feasibly possible unless the damage is caused by a major environmental disaster (e.g., extreme flood or fire).

Dead trees, plants and landscaping shall be removed and replaced as soon as possible.



## Keynotes

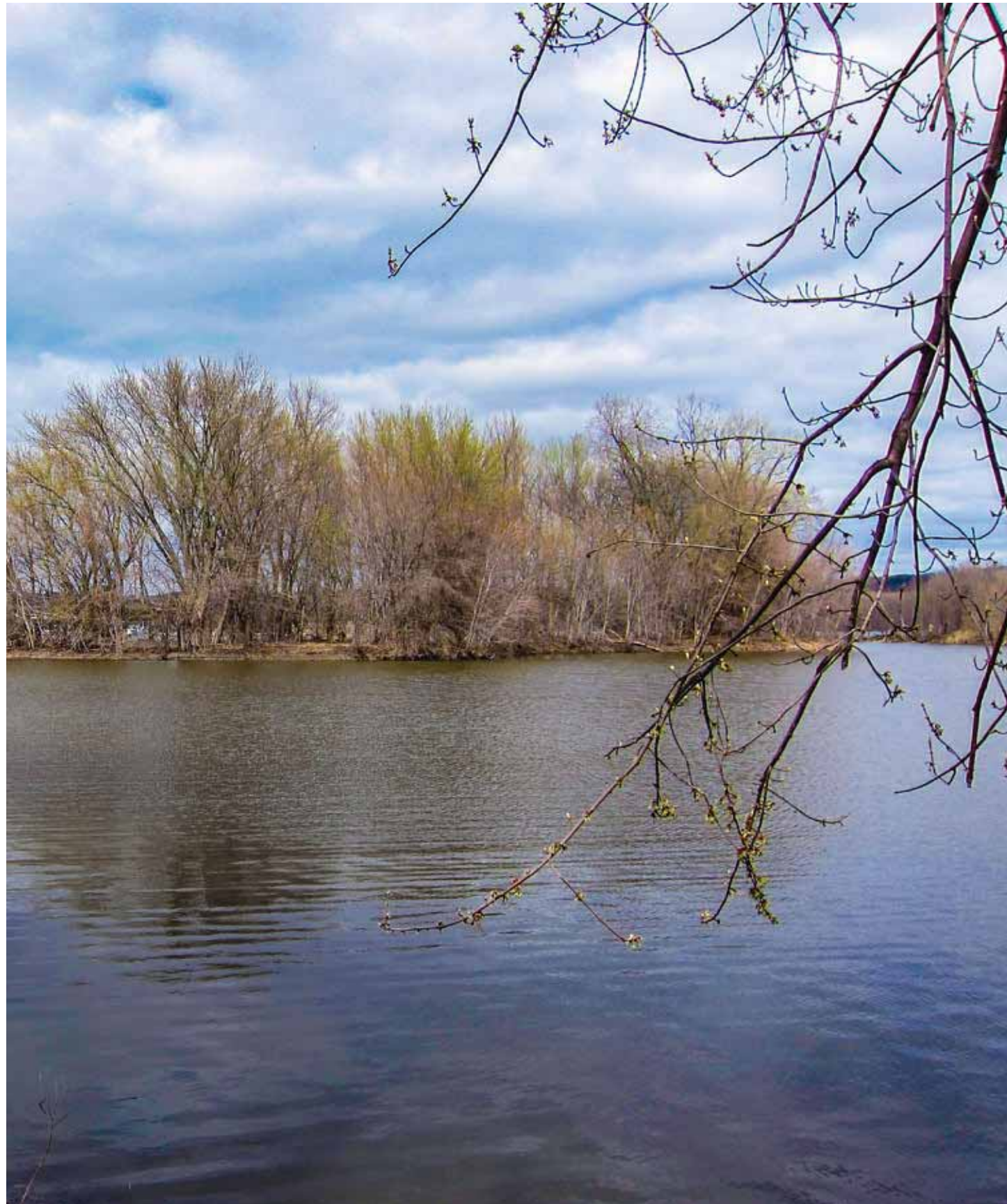
1. The site uses native plants and locally sourced materials.
2. Turf grass is well maintained, with clean turf edges.



CHAPLAIN  
SCHMITT  
ISLAND

DESIGN GUIDELINES





Chaplain Schmitt Island is a unique location, unlike any other within the City of Dubuque. The island is home to beautiful views of the Mississippi River, the bluffs and City. In contrast, many of the details on the island, such as landscaping, furnishings, lighting, paving and signage create an inconsistent assortment of mixed messages.

The design guidelines have been established to help counteract these mixed messages and meet the goals and objectives of the master plan. In addition, these guidelines will help establish a sense of place and create continuity between the various island uses.

These guidelines for the "public domain" have been established for all public spaces excluding those areas that are privately managed and operated. Example: a restaurant has a patio adjacent to a public trail. The furnishings on the patio can be chosen by the building occupants and are not regulated by these guidelines. The furnishings along the trail shall follow these guidelines.

# LANDSCAPE

## **Landscape**

Trees, plants, sidewalks, trails and other elements help define the context, connections and accessibility for buildings. These standards were developed to provide consistency between current and future developments on Chaplain Schmitt island.

# LAND SCAPE



# Landscape

## Sidewalks and Walkways



A network of pedestrian accessibility and continuity shall be provided throughout the island. Enhancing access to adjacent businesses and parks is key to improving the experience and the safety of pedestrians on the island.

- Continuous walkways shall be provided along all public street frontages
- Walkways that are clearly defined and lit shall connect parking areas to all building entrances

### Shared paths along parkway streets

Public sidewalks on parkway streets must be:

- Minimum of 10' wide

### Sidewalks on local streets

On local streets, public sidewalks shall be:

- Minimum of 10' wide
- Constructed of concrete
- Surface a stiff-broom finish with saw cut joints

### Walkways

In parking areas and around buildings or private property walkways shall be:

- Minimum of five feet wide
- Constructed of concrete or brick pavers
- Bituminous walkways are not permitted

# Landscape

## Trails



The primary purpose of creating a network of trails on the island is to provide scenic, paved connections for walkers, leisure cyclists, active cyclists, rollerbladers and other users.

### Surface

- 10' wide paved trail with center stripe

### Surface Materials

- 5" asphalt pavement on 6" base course
- 6" concrete pavement on prepared subgrade

### Shoulder

- 3' wide graded area, with 6" aggregate

### Horizontal Clearance

- 5' wide clear zone on each side

### Vertical Clearance

- 10' (free of signage, tree branches)

### Accessible

- ADA compliant



# Landscape

## Streetscape Trees



### Plants to Consider

- Black Maple
- Bur Oak
- Hackberry
- Swamp White Oak
- White Oak

### Selection Criteria

- Emphasis on native species
- Current disease concerns
- Current best management practices
- Make effort to save healthy and viable existing trees
- Environmental conditions
- Salt tolerance
- Enhance micro-climate conditions
- Species recommended for urban environments
- Safety considerations

# Landscape

## Overstory Trees



### Plants to Consider

- Maple: Black, Red, Silver, Sugar
- Oak: Bur, Chinkapin, Pin, Red, Shingle, Swamp White
- Linden
- Sycamore
- Birch
- Aspen
- Elm

### Selection Criteria

- Emphasis on native species
- Current disease concerns
- Current best management practices
- Make effort to save healthy and viable existing trees
- Environmental conditions
- Seasonal interest
- Enhance micro-climate conditions
- Use on southern exposures of buildings to enhance winter solar gain
- Safety considerations



# Landscape

## Evergreen Trees



Intentionally left blank

## Plants to Consider

- White Pine
- Eastern Red Cedar
- Balsam Fir

## Selection Criteria

- Emphasis on native species
- Current disease concerns
- Current best management practices
- Make effort to save healthy and viable existing trees
- Environmental conditions
- Winter interest
- Enhance micro-climate conditions
- Use on southern exposures of buildings to enhance winter solar gain
- Safety considerations



## Furnishings

The furnishings selected were determined based on four primary factors:

- **Durability:**  
The furnishing's ability to withstand inundation of floodwaters.
- **Uniformity:**  
Creating a consistent look that is desired to showcase the island's brand and sense of place.
- **Sustainability:**  
The furnishings fabrication process and general maintenance requirements, including long term life-cycle cost.
- **Cost:**  
A furnishing line that is about the same price, or less than other product lines typically used in these circumstances.

# FURNISHINGS

# Furnishings

## Picnic Tables



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

**Model:** FBF-56  
**Company:** Victor Stanley  
**Mounting:** Surface mount

### Color & Finish

**Color:** Gray  
**Finish:** Powder-coated steel

# Furnishings

## Tables & Chairs



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

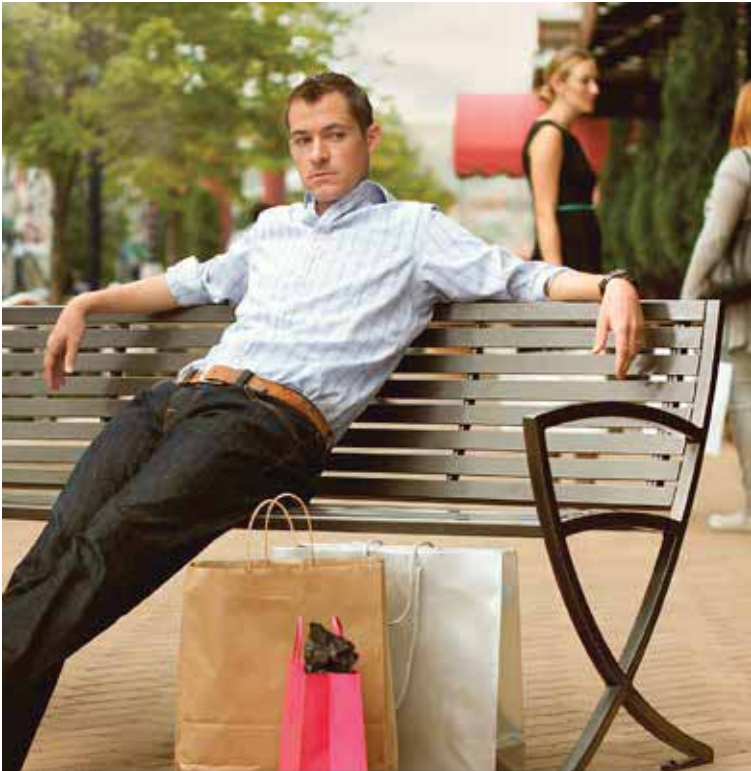
**Model:** FBF-56 (Chairs) and PRSCT-36R (cafe tables)  
**Company:** Victor Stanley  
**Mounting:** None

### Color & Finish

**Color:** Gray  
**Finish:** Powder-coated steel

# Furnishings

## Benches



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

**Model:** Lily: LIL-20 (with pointed armrests)  
Lily Backless: LIL-23NA (without armrests)

**Company:** Victor Stanley

**Mounting:** Surface mount

### Color & Finish

**Options:** Horizontal steel slat seating

**Color:** Gray

**Finish:** Powder-coated steel

# Furnishings

## Bicycle Parking



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

**Model:** Freesia Bike Rack: BFRE-161

**Company:** Victor Stanley

**Mounting:** Surface mount

### Color & Finish

**Options:** Single arch with cross bar

**Color:** Gray

**Finish:** Powder-coated steel



# Furnishings

## Litter Receptacles



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

- Model:** SDC-36
- Company:** Victor Stanley
- Mounting:** Surface mount

### Color & Finish

- Options:** Single arch with cross bar
- Color:** Gray
- Finish:** Powder-coated steel

# Furnishings

## Planters



### Information

- Company:** Edwards Cast Stone Company

### Color & Finish

- Options:** 4.64 CF, 30" X 36.5"
- Color:** 50-032

# Furnishings

## Water Fountains



### Information

**Model:** 440 SM & SMSS (optional pet fountain)  
**Company:** MDF, Inc.

### Color & Finish

**Options:** with pet fountain  
**Color:** Black



# Furnishings

## Emergency Tower



### Information

**Model:** 2100-TPL  
**Company:** Rath Emergency Communications

### Color & Finish

**Options:** 9' Height, 11 Gauge Steel  
**Color:** White (Standard)





# Furnishings

## General Parking Lighting



### Information

**Model:** GAN Galleon LED  
**Company:** Cooper Industries  
**Mounting:** 40' square steel pole

### Color & Finish

**Color:** Dark Bronze

# Furnishings

## Street Lighting



### Information

**Lamp Model:** DMS50-SHB/SCB  
**Lamp Company:** Lumec  
**Pole Base Model:** Standard Heritage Base Cover, Pole O.D. 6"  
**Pole Model:** HSAS30-64250 & HSAS30-64400 (pole reinforced)  
**Arm Model:** Post Top Swept Cast Arm HA03S/HA03L  
**Pole, Base, and Arm Company:** Kim Lighting

### Color & Finish

**Color:** Dark Bronze (Kim Lighting)



# Furnishings

## Pedestrian Lighting



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

**Model:** Corral Column LED

**Company:** Selux

**Series:** CCCL Round 8" Straight Pole

### Color & Finish

**Finish:** Gray (specify premium color)

**CCT:** 4000k

# Furnishings

## Pedestrian Bollard Lighting



Note: Images shown for reference only; the furnishing color shall be gray.

### Information

**Model:** Corral Column LED

**Company:** Selux

**Series:** CCCL Round 8" Straight Pole

### Color & Finish

**Finish:** Gray (specify premium color)

**CCT:** 4000k

# Furnishings

## Wall Sconce



### Information

**Model:** Colonnade  
**Company:** Visa Lighting  
**Series:** LED 20" Single Bars, LED 20" Cross Bars

### Color & Finish

**Finish:** Agate Gray  
**CCT:** 4000k

# Furnishings

## Dumpster/Trash Screening



### Information

Dumpster and trash screening facilities shall meet the same requirements as an "accessory structure," excluding the revenue requirements. Dumpster and trash screening facilities are not required to include a roof.



# Furnishings

## Fences and Screen Walls



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### Information

Fences must be decorative in design and shall incorporate similar colors and materials used for the building or use. In areas where a building does not exist, the fence or screen wall shall include materials that carry out the "brand" of this document.

Chain-link, fence is prohibited.\*\*

\*\*American Marine and sports and recreation area fields are exempt for this requirement.



## Signs

Building and vessel signs shall be architecturally compatible with the style, composition, materials, colors and details of the building or vessel. Signs shall be an integral part of the building and site design.

A comprehensive sign program shall be developed for buildings or vessels which house more than one business. Signs shall be compatible with one another. No more than two types of signs shall be used on a single building facade or vessel (i.e., wall signs, projecting signs, awning signs).

**Sign location:** Walls signs on commercial or mixed-use storefront-type buildings shall be placed within a "sign band" immediately above the storefront display windows or entryway. Wall signs on other building types shall be placed where they do not obscure architectural features.

**Sign materials:** Sign material shall be consistent or compatible with the construction materials and architectural style of the building facade on which they are to be displayed. Neon signs are permissible for display windows.

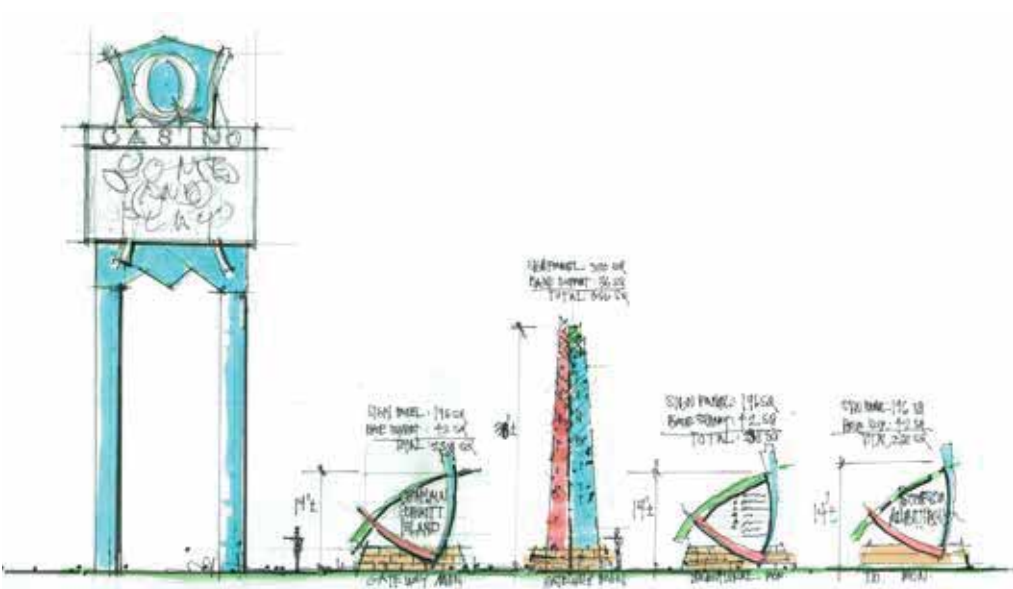
**Sign illumination:** Both internal and external illumination of signs, except for awnings, is permissible. They must have a limestone base and use one of the primary brand colors.

The following sign types are prohibited:

- Pole or pylon signs
- Billboards
- Internally illuminated awnings
- Flashing and rotating signs
- Portable signs
- Search lights
- Audible or musical signs
- Roof signs

The following sign types are permissible:

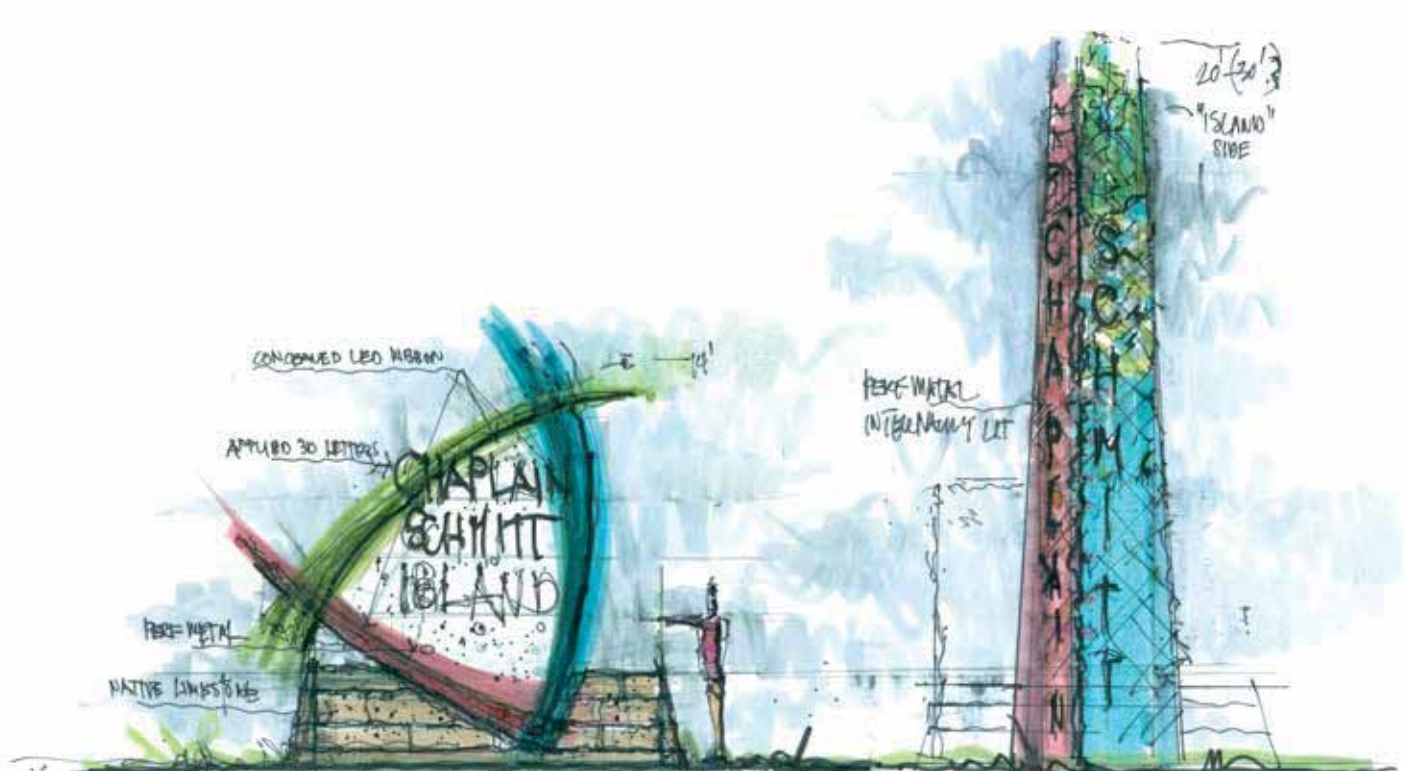
- Non-illuminated awning signs
- Canopy or marquee signs
- Wall signs
- Projecting signs
- Window signs
- Freestanding ground/monument signs
- Freestanding non-flashing, electronic information or message signs



# SL GNS

# Signs

## Ground-Mounted Gateway Signs\*\*



### Information

**Maximum Height:** 30'

**Maximum structure area any one side:** 160SF

**Maximum structure area all sides:** 600 SF

**Maximum sign area any one side:** 100 SF

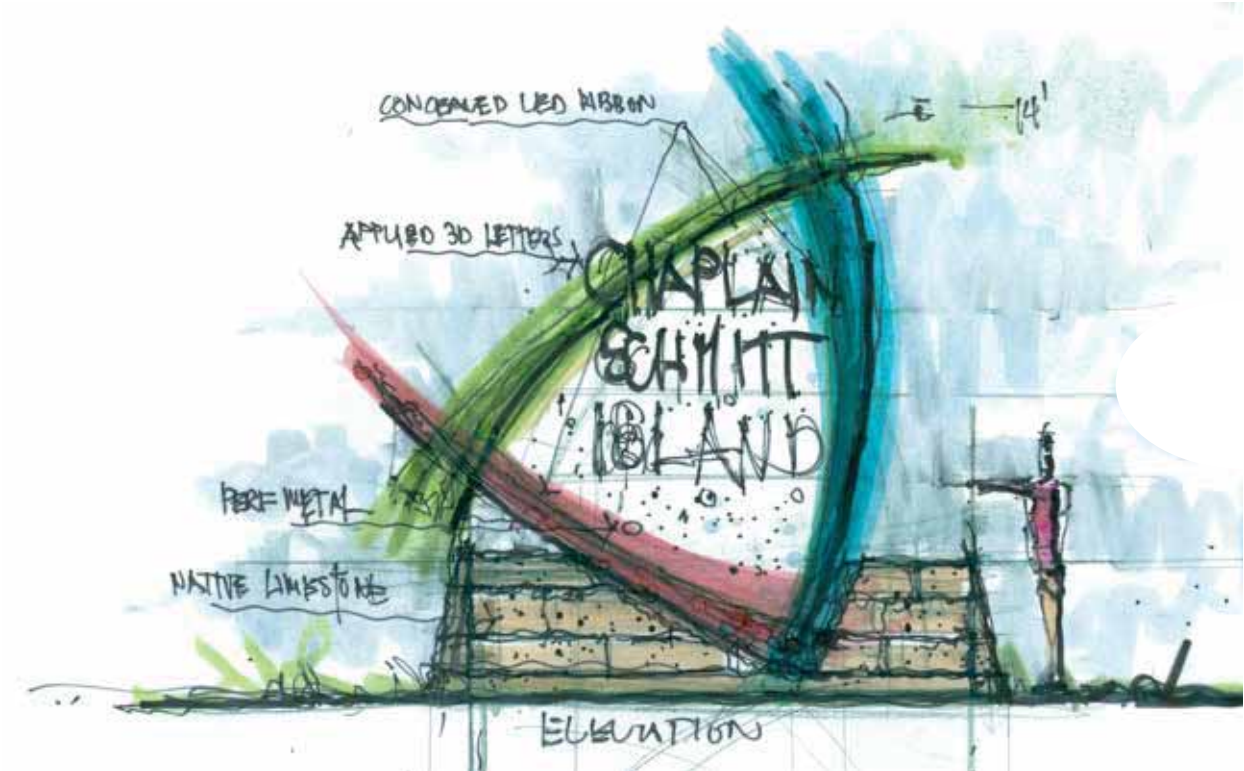
**Maximum sign area per premise:** None

**Maximum number:** None

**\*\*Note:** Ground Mounted Gateway Signs shall only exhibit copy that contains the words "Chaplain Schmitt Island." These signs are intended to be placed at prominent vehicular locations that welcome people to the island.

# Signs

## Ground-Mounted Building Identification Signs



### Information

**Maximum Height:** 20'

**Maximum structure area any one side:** 160 SF

**Maximum structure area all sides:** 600 SF

**Maximum sign area any one side:** 100 SF

**Maximum sign area per premise:** None

**Maximum number:** One per building located at the primary entrance for each building or business.

# Signs

## Ground-Mounted Directory Signs – Vehicular

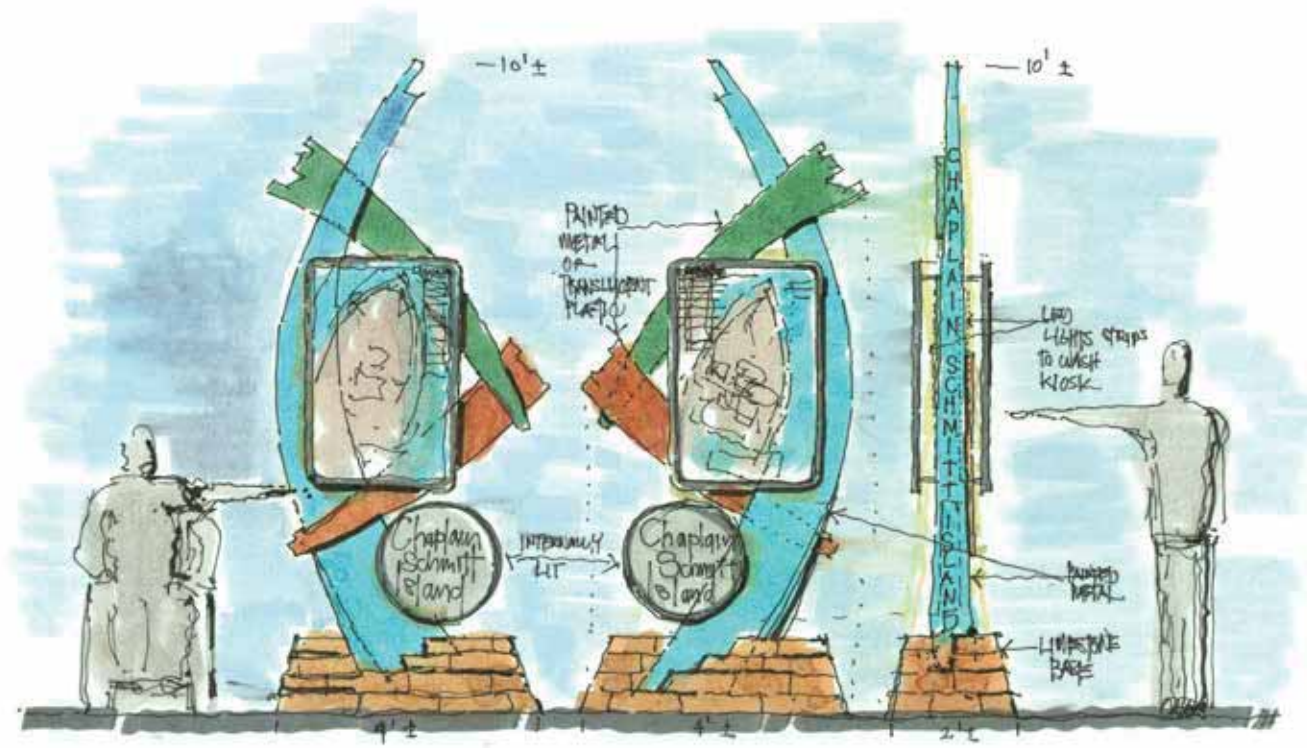


### Information

- Maximum Height: 20'
- Maximum structure area any one side: 160 SF
- Maximum structure area all sides: 600 SF
- Maximum sign area any one side: 100 SF
- Maximum sign area per premise: None
- Maximum number: None

# Signs

## Ground-Mounted Directory Signs - Pedestrian



### Information

- Maximum Height: 10'
- Maximum structure area all sides: 200 SF
- Maximum sign area any one side: 15 SF



# Signs

## Pylon-Mounted Directory Signs - Vehicular



Pylon Signs for vehicular purposes are permitted in two sizes:

**Small:** 34 x 26"

**Large:** 43" X 52"

Sign copy shall be fabricated from highly reflective lettering and should avoid using colors that may be conflicted with traffic control signs.

# Signs

## Electronic Message Signs



### Electronic Message Sign - Casino

**Maximum Overall Sign Height:** 75'

**Maximum Electronic Message Area:** 375 square feet

**Animation and Video:** Permitted

**Maximum number of signs allowed per facility or building:** One

### Electronic Message Sign - Other

**Maximum Overall Sign Height:** 20'

**Maximum Electronic Message Area:** 75 square feet

**Maximum number of signs allowed per facility or building:** One

**Monument sign only**



# Signs

## Projecting Signs



Maximum dimensions for projecting signs: nine feet, with a clearance of at least eight feet from ground level, projecting no more than three feet from the side of the building. Maximum of one per business.

# Signs

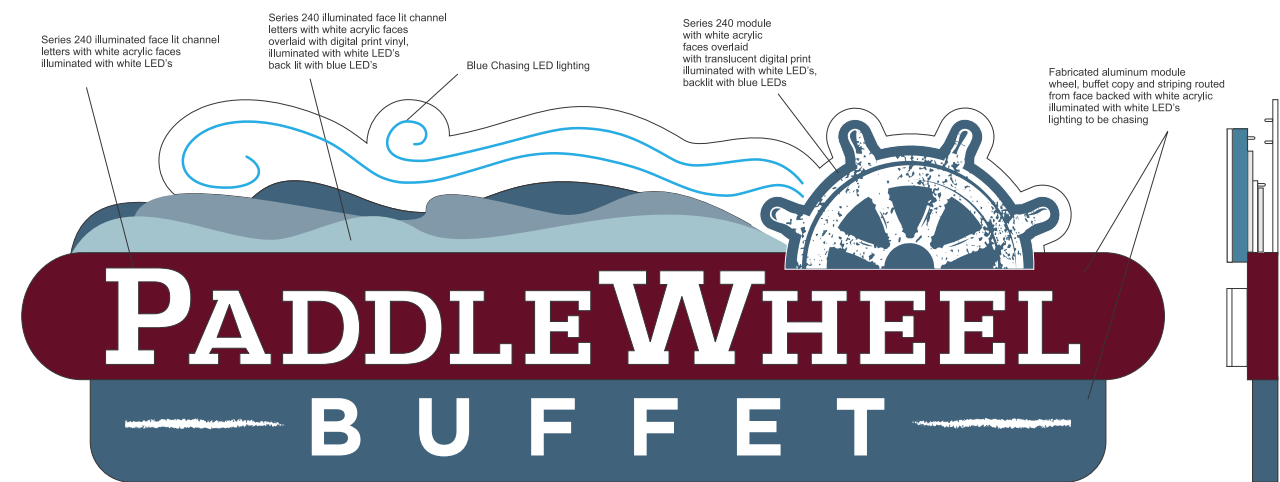
## Window Signs



Window signs shall cover no more than 20% of the window area.

# Signs

## Wall Signs



### Commercial/Retail

**Maximum sign area per use or occupant:** 50 SF

**Maximum number:** One sign per business or occupant

**Maximum aggregate sign area per premise or building:** 100 SF

Sign shall be limited to no more than four colors.

### Restaurant, Nightclub or Entertainment Facility

**Maximum sign area per use or occupant:** 100 SF

**Maximum number:** One sign per business or occupant

**Maximum aggregate sign area per premise or building:** 400 SF

Sign shall be limited to no more than four colors.

### Gaming Facility

**Maximum sign area per use or occupant:** 250 SF

**Maximum number:** Two signs per business or occupant

**Maximum aggregate sign area per premise or building:** 1,200 SF

Sign shall be limited to no more than four colors.

### Cinema, Theatre, Hotel, Institutional or Public Facility

**Marquee or Identity Sign:** Maximum three sides, maximum 300 SF of changeable information plus 150 SF identity signs for a maximum aggregate area of 450 SF

**Maximum Size of Wall Sign:** 32 SF

**Maximum aggregate sign area for all wall signs per premise, excluding marquee:** 64 SF

# Signs

## Vessel Signs



**Maximum sign area:** 10% of vessel area or 500 aggregate SF, whichever is less.

**Maximum number:** No limit, up to aggregate area per vessel.

Vessel area shall be calculated as length times height of vessel.

Height of vessel shall be defined as the mean waterline to the top of the upper deck not including the pilot house.

Note: Required US Coast Guard vessel names are excluded from these requirements.





# CHAPLAIN SCHMITT ISLAND

DESIGN GUIDELINES