




RENEWING URBAN RENEWAL
West 7th Street Improvements
Sioux City, Iowa



Renewing “Urban Renewal”

- Revitalizing areas that may be considered an eye sore vs. gentrification
 - Hard Rock Café
 - Pearl Street/4th Street
 - West 7th Street

Hard Rock Café

BEFORE




AFTER






West 7th Street:
Background

- Façade improvement program
- Low Vacancy Rates
- Location: Near Downtown, Interstate 29, Cook Park, new Bishop Heelan High School, Historic Pearl District, and the Perry Creek Trail
- Unique architecture / historic buildings
- Ethnic businesses and restaurants
- Transit Route
- Footprints of current buildings provide easy access to pedestrians





West 7th Street:
Challenges

- Several buildings/code violations/negative appearance
- Street / utilities are old and in disrepair
- Many historic buildings demolished, creating “holes” in the urban landscape of the area
- Absence of pedestrian crossings and streetscape elements
- Lack of communication with business and property owners in the area
- Blighted Corridor
- Current street design (4 lanes + parking) creates a negative visual impact



Sioux City Priorities

- Design street for all users
- Extraordinary efforts to partner with business community
- Robust engagement process
 - Involve ethnic communities
- Integrate West 7th Street physically and socially to Downtown and neighboring areas
- Food Corridor

History of West 7th Street

- Platted in the 1860s and was supposed to be Sioux City's "Main Street"
- Instead, the area became the manufacturing center for early Sioux City
- Transitioned in the 1920s to Sioux City's "auto row"
- An immigrant-friendly area with a long history of restaurants, shops, and service establishments owned / operated by minorities

Early 1900's



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1940's



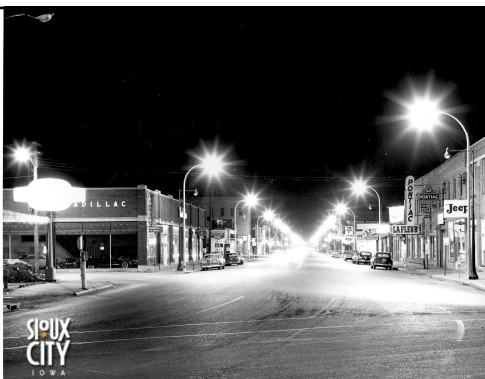
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1940's



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1940's

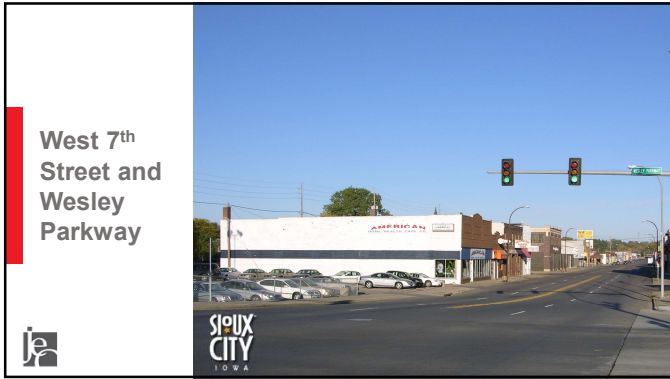


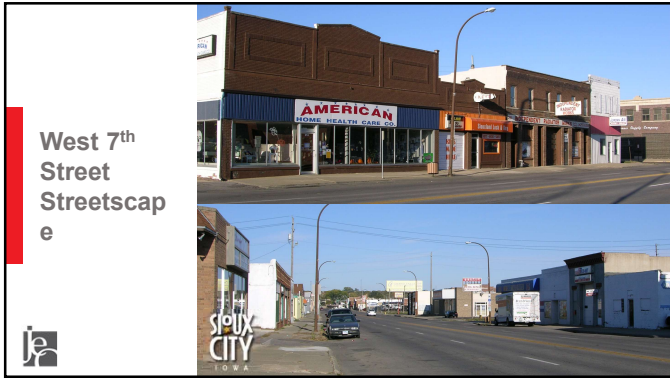
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**West 7th Street
Preconstruction**





West 7th Street: Reconstruction

History

- Many years
- Mayor's Institute on City Design in Fall 2012
- Presentation to City Council in March 2013
- Public meetings began in March 2013
- Monthly public meetings were held November 2013 – March 2014
- Project cost estimates were developed April 2014 – August 2014
- Presentation to Council in August 2014
- Funding put in place
- Consultant team of JEO / Confluence was secured in Summer 2016
- Additional public meetings
- Final design was completed 2016-2017
- Construction started Spring 2017

West 7th Street: Façade Improvement Program

- Approved by City Council in 2013
- Can include several eligible exterior elements depending on need:
 - Windows
 - Paint
 - Masonry repair
 - Doors
 - Awnings
 - Storefront Restoration
 - Rear Entrance Improvements
 - Parking lot landscaping / screening
- 25% Match is required / \$60,000 maximum per parcel
- Five Year Forgivable Loan

Preliminary Project

Full Project

- **FULL PROJECT: \$8,443,000**
- New utilities including storm sewer, sanitary sewers, water lines and lighting.
- Total street reconstruction
- New sidewalks – concrete, color concrete
- Landscaping and Site Furnishings
- **ALL ART COMPONENTS**
- **BRIDGE ENHANCEMENTS**

FUTURE PHASES: \$540,000

- Community Garden – \$255,000
- Festival Space - \$285,000

Overview: Phasing

