

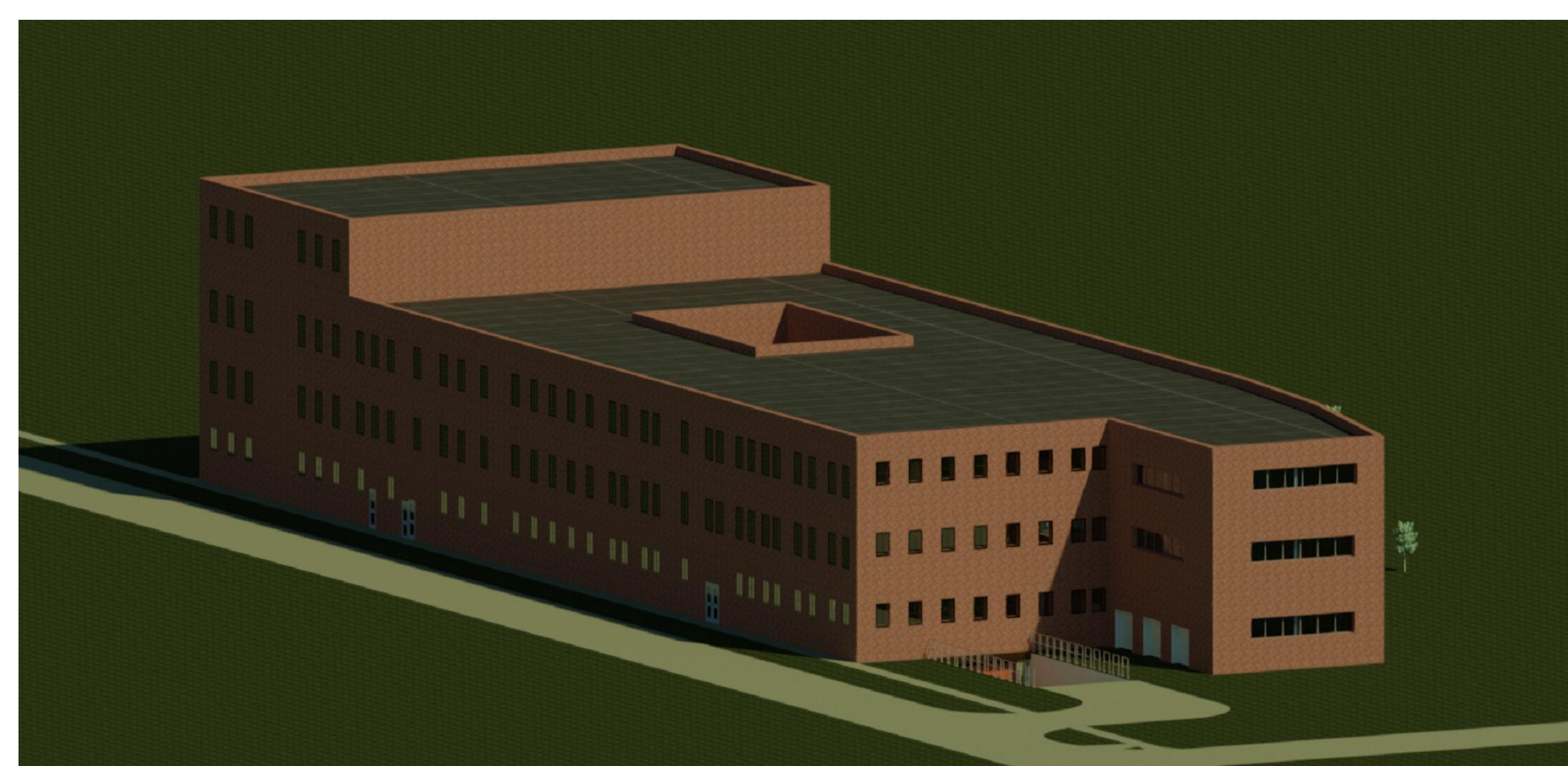
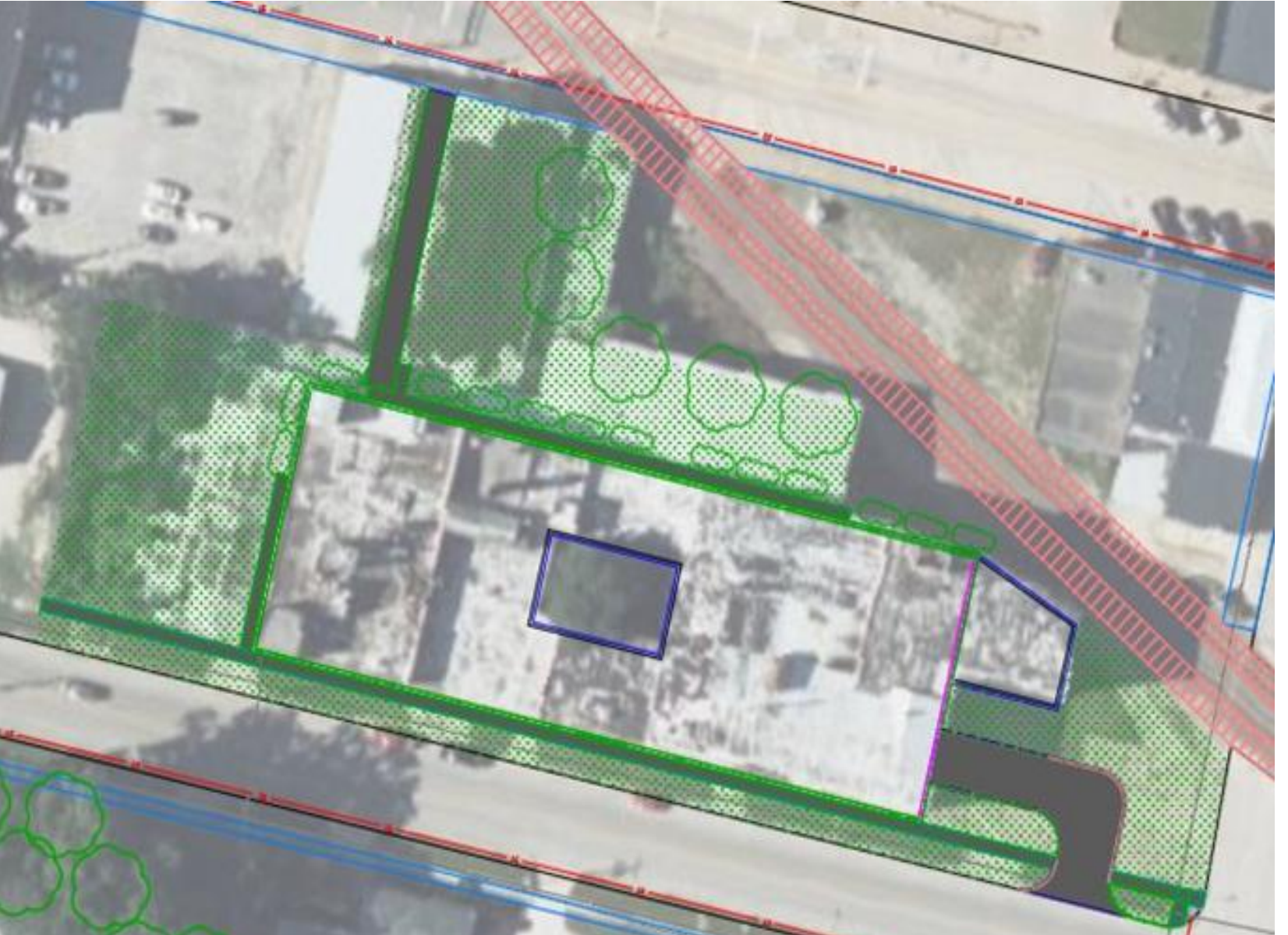
PROJECT SCOPE

Formerly the Dial Soap Factory, this 1.28-acre site is steps from downtown Burlington and the scenic riverfront. Its prime location and industrial past make it ideal for mixed-use, creative commercial, or residential redevelopment.

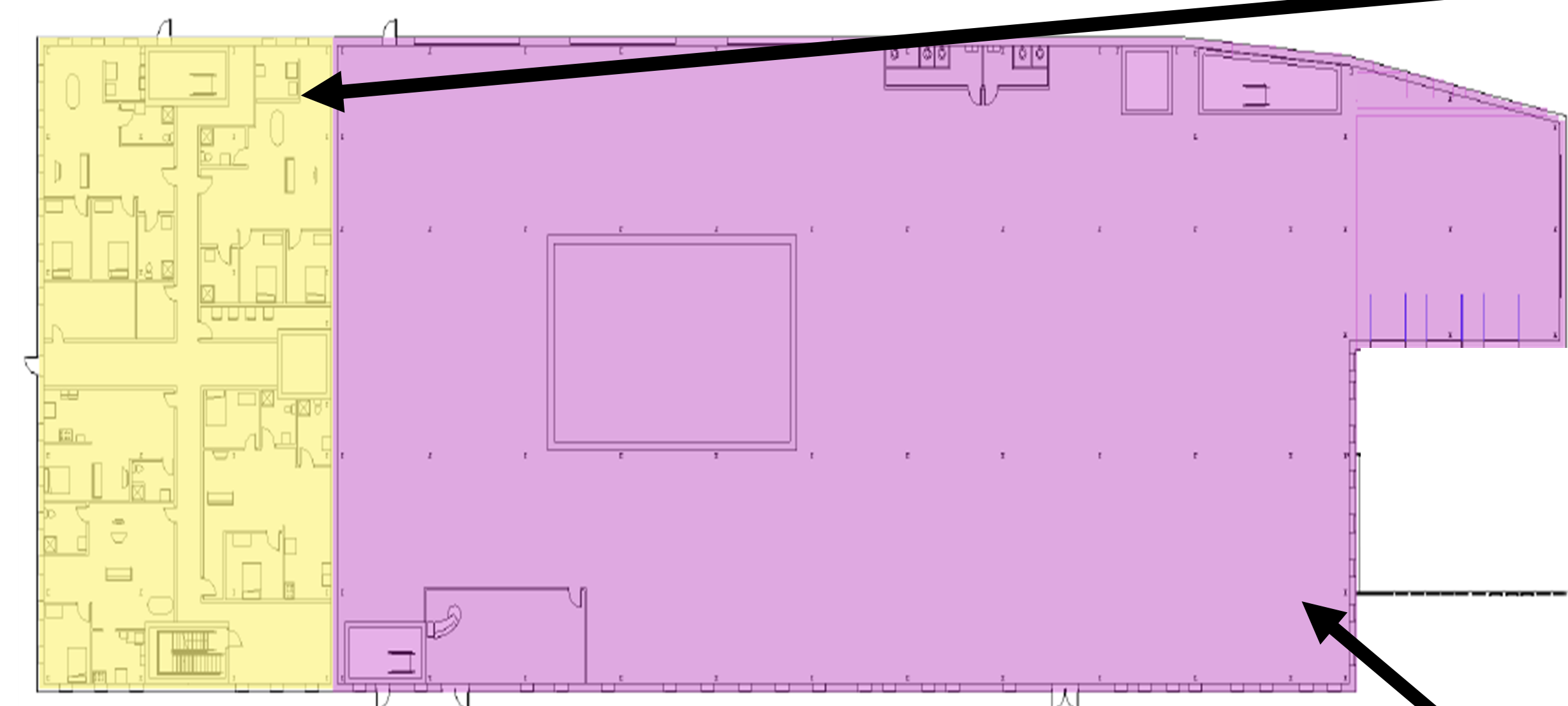


Reenergized Site:

The mostly bare site—now just patchy grass and dirt—will be transformed with new grass fields, low-maintenance Green Velvet Boxwood bushes, and Kentucky Coffee trees that will mature into shade-giving features. This landscaping will enhance the site's look, support local ecology, and create a more welcoming, livable space.



Finished Exterior Rendering



First Floor Layout



Kentucky Coffee Tree



Ginkgo Tree

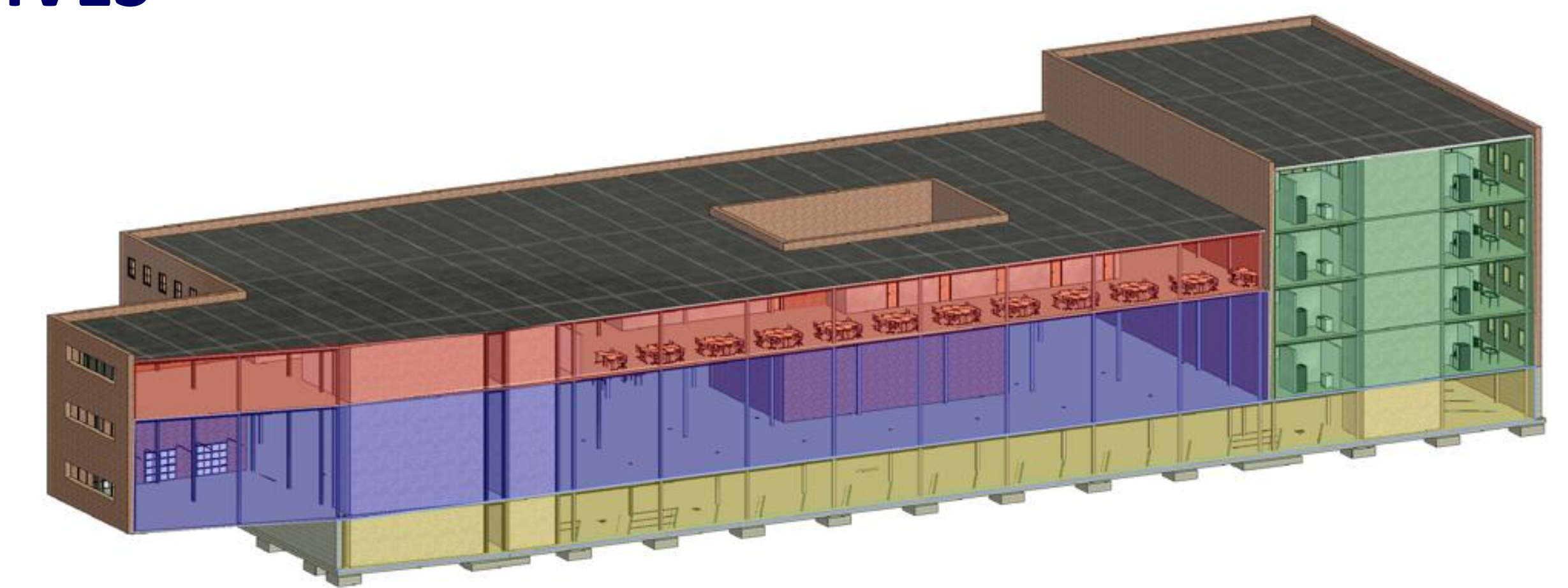
PROJECTED COST

Estimated Total: \$21 million

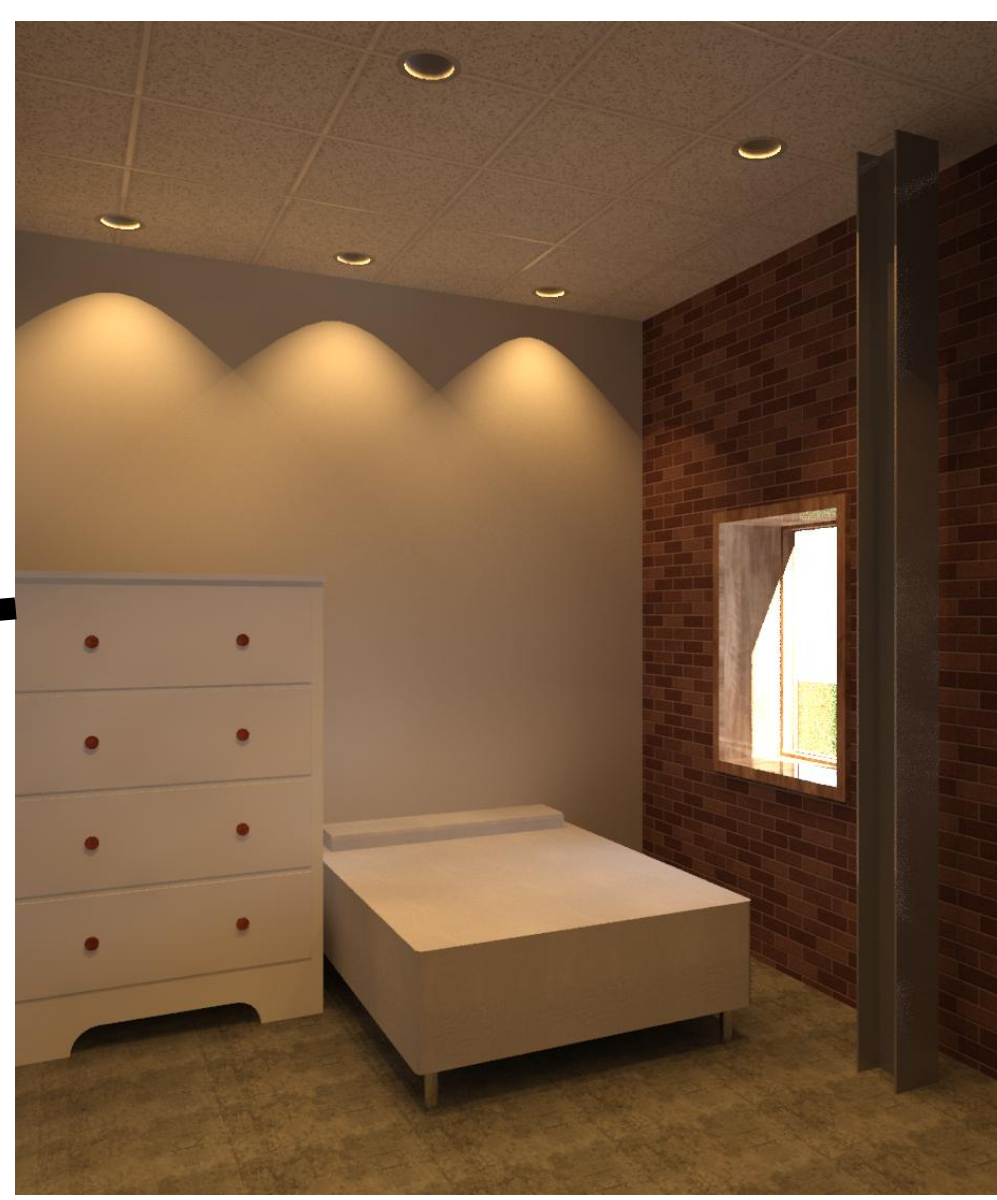
REFERENCES

- AISC Steel Construction Manual
- City of Burlington Municipal Code
- 2021 International Building Code
- Iowa Statewide Urban Design and Specifications

DESIGN OBJECTIVES



Office Event Space Residential Parking



Typical Bedroom



Typical Kitchen

Comfortable Living Spaces:

The project includes 20 living units, each offering natural light and efficient layouts that maximize space. With five unique floor plans, the units cater to a range of lifestyles, providing comfort, functionality, and everyday convenience for individuals, couples, or small families.



Community Center

Versatile Community Area:

With 25,000 SF of open space, this flexible community area will be able to host everything from markets to weddings. High ceilings, adaptable seating, and modern amenities make it ideal for events year-round, fostering connection and serving as a vibrant hub for residents and visitors.

Flexible Office Space:

Located on the third floor, two 9,000 SF office units offer a quiet, focused setting away from busy areas. Each includes 56 desk stations, 5 private offices, 2 meeting rooms, and a shared kitchen—designed to balance productivity and collaboration.



Typical Office Unit