

SECOND STREET CORRIDOR

DAVENPORT, IA

MIXED-USE MASS

A mixed-use mass, with diverse ground level uses, strengthens the edge of the 2nd Street Corridor and stitches into the vibrant activity of downtown. The dark color massing is in dialogue with the light glass box form of the Figge museum to the west.

MICRO - RETAIL

Micro retail spaces provide frequent points of entry for pedestrian activity with the opportunity for new retail ventures to start up in smaller footprints.

URBAN LIVING

Residential units front urban street space and also quieter urban green space for a variety of living options.

TOTAL DEVELOPMENT

Gross: 50,000 SF
Residential: 40,000 RSF (60 Units)
Commercial: 6,600 RSF

