CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, January 23, 2019; 5:30 PM

City Hall, 226 W. 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council Meeting Minutes for January 9, 2019

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for January 16, 2019

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Affirmative Action Advisory Commission
   - Robert Zelsdorf (re-appointment)

2. Design Review Board
   - Jeff Bass (new appointment)
   - Joe Cooper (new appointment)
   - Zachary Howell (re-appointment)
   - Jose Solero (new appointment)
   - Kalyssa Worden (new appointment)

3. Riverfront Improvement Commission
   - Ryan Reed (new appointment - fills Mayoral appointment vacancy)

IX. Presentations

A. Davenport Fire Department Swearing In Ceremony
   - William Schorg
   - James Swanson
   - Matthew Kindelsperger

B. Local Business "The Foundation of Our Community" to Popcorn Charlie & Co.

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Second Consideration: Ordinance for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. [Ward 6]

XII. Approval of All Items on the Consent Agenda

**NOTE: These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

Community Development

1. Third Consideration: Ordinance for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

2. Second Consideration: Ordinance for Case REZ18-17: Request of Tim Shaffer, Dale's Service Center, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]

3. Second Consideration: Ordinance for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

4. Resolution for case F18-17 being the request of Michael Richmond with Townsend Engineering for a Final Plat of a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2]

5. Resolution authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places: Davenport East Side Industrial and Motor Row Historic District. [Ward 3]

6. Resolution to convey a vacant lot at the northwest corner of 5th and Brady Streets to VZ Properties, LLC (Mark VanZuiden, petitioner). [Ward 3]

Public Safety

1. First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled “Speed Limits” by adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street. [Ward 8]

2. First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled “Speed Limits” by adding 76th Street from Northwest Boulevard to Division Street as a 40 mph street. [Ward 8]

3. Motion approving beer and liquor license applications.

   A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 1

Kwik Shop #579 (Kwik Shop, Inc.) - 2805 Telegraph Rd. - Ownership Update - License Type: E Liquor

Kwik Shop #583 (Kwik Shop, Inc.) - 3129 Rockingham Rd. - Ownership Update - License Type: C Beer

Kwik Shop #584 (Kwik Shop, Inc.) - 3624 W Locust St. - Ownership Update - License Type: C Beer

Ward 2

Pilot Travel Center #636 (Pilot Travel Centers LLC) - 8200 Northwest Blvd. - Ownership Update - License Type: C Beer

Ward 3

Antonella II (Antonia Sgro) - 421 W River Dr., Ste. 5 -Outdoor Area - License Type: Beer / Wine

Ward 4

Kwik Shop #577 (Kwik Shop, Inc.) - 1732 Marquette St. - Ownership Update - License Type: C Beer

Kwik Shop #593 (Kwik Shop, Inc.) - 303 W Locust St. - Ownership Update - License Type: C Beer

Ward 5

Kwik Shop #578 (Kwik Shop, Inc.) - 2242 E 12th St. - Ownership Update - License Type: C Beer

Kwik Shop #588 (Kwik Shop, Inc.) - 1136 E Locust St. - Ownership Update - License Type: E Liquor
Ward 6

The Ridge (JAR Hospitality LLC) - 4750 Utica Ridge Rd., Ste. 5 - Outdoor Area - License Type: C Liquor

Ward 7

Kwik Shop #586 (Kwik Shop, Inc.) - 201 W 53rd St. - Ownership Update - License Type: C Beer

Kwik Shop #587 (Kwik Shop, Inc.) - 1670 W Kimberly Rd. - Ownership Update - License Type: C Beer

B. Request for waiver of 600 foot separation from child care providers rule:

Ward 6

The Ridge (JAR Hospitality LLC) - 4750 Utica Ridge Rd., Ste. 5 - Outdoor Area - License Type: C Liquor

C. Annual license renewal (with outdoor area renewals as noted):

Ward 1

Kwik Shop #579 (Kwik Shop, Inc.) - 2805 Telegraph Rd. - License Type: E Liquor

Ward 3

K C Brothers (KC 2 Brothers Inc.) - 214 Myrtel St. - License Type: E Liquor

New Opendore Tap (New Opendore Ltd.) - 2148 W 3rd St. - Outdoor Area - License Type: C Liquor

Ward 4

SC Mini Mart (SC Minimart LLC) - 1511 W Locust St. - License Type: C Beer

Ward 5

EZ Stop (Shivco Inc.) - 2923 Brady St. - License Type: E Liquor

Kwik Shop #588 (Kwik Shop, Inc.) - 1136 E Locust St. - License Type: E Liquor

Ward 6

Mart Stop No. 1 (Mart Stop No. 1) - 3527 Spring St. - License Type: E Liquor

Public Works

1. First Consideration: Ordinance amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process. [All Wards]
2. First Consideration: Ordinance amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules. [All Wards]
3. Resolution approving the plans, specifications, form of contract and estimated cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included in the Alley Resurfacing Program CIP #35038. [Ward 5]
4. Resolution of acceptance for the FY18/FY19 Sanitary Sewer Manhole Rehabilitation and Replacement Program (Bid 18-16), completed by KIM Construction with a final cost of $1,127,149.30 budgeted in CIP #30034. [All Wards]

5. Motion authorizing City staff to approve the design, construction, and ongoing maintenance of the North Marquette Off Road Bicycle Trail in the form of an agreement extension with the Friends of Off Road Cycling. [Ward 7]

6. Motion allowing the Public Works Director to enter into license agreements with a duration of one year or less for the use of solid waste and/or CitiBus assets as a means of advertising. [All Wards]

7. Motion awarding a two-year contract with a possible one-year extension for low voltage repair services to Tri-City Electric of Davenport, IA. [All Wards]

Finance

1. Resolution approving the purchase of the National Integrated Ballistic Information Network (NIBIN) system from Forensic Technology Inc. of Largo, FL, in the amount of $308,520. [All Wards]

2. Resolution approving the use of an Iowa State University bid contract for cell phone service to U.S. Cellular. An RFP was issued for these services and was to include any government entity in the State of Iowa. This is contract #63554. [All Wards]

3. Resolution adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle. [All Wards]

4. Resolution amending Parks and Recreation fee schedule. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council can not take action on any complaint or suggestions tonight, and can not respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup
Wards:

Action / Date
1/23/2019

Subject:
Approval of the City Council Meeting Minutes for January 9, 2019

ATTACHMENTS:

Type	Description
Cover Memo	CC MIN 010919

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/14/2019 - 11:22 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, January 9, 2019---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present.

The minutes of the December 12, 2018 City Council meeting were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 9, 2019 -- The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present except Ald. Matson. The following Public Hearings were held: Community Development: for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District; for Case REZ18-17: Request of Tim Shaffer, Dale's Automotive Service, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District; for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Rawson reviewed all items listed. On motion by Ald. Gripp, second by Ald. Rawson the following amendment was made to the Zoning Ordinance as follows: amend Chapter 17.08 named “Uses” by removing “Needle Exchange Service” from the use table and principal use standards (all aldermen present voting aye). On motion by Ald. Rawson, second by Ald. Dickmann, approve the Zoning ordinance and map amendments as they are to-date (all aldermen present voting aye). On motion by Ald. Ambrose, second by Ald. Dickmann items 1 and 3 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion

by Ald. Condon, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Clewell reviewed all items listed. On motion by Ald. Clewell, second by Ald. Ambrose item 1 moved to the Discussion agenda and all other items moved to the Consent Agenda. Council adjourned at 6:38 p.m.

The following proclamations were made: Van Buren Park Neighborhood Association and National Mentoring Month, 01.

The following presentation was given: Davenport Police Department Swearing In Ceremony.

The Discussion Agenda items were as follows: NOTE: The votes on all ordinances and resolutions were by roll call vote. The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.

Community Development: The following ordinance moved to second consideration: for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District (Ald. Meginnis voting nay).

The following ordinance was adopted: for Case No. ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal Code, entitled, "Zoning", by adopting a new zoning ordinance and map, and amending Titles 2 and 14 in order to make administrative changes to support the new code, 02.

Finance: The following resolution was adopted: City of Davenport's 2019 State Legislative Program, 03.

The Consent Agenda was as follows: NOTE: These are routine items and are enacted at the City Council meeting by one roll call vote. The vote was unanimous unless otherwise noted.

Community Development: The following Ordinance moved to third consideration: for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner.

The following Ordinances moved to second consideration: for Case REZ18-17: Request of Tim Shaffer, Dale's Service Center, to rezone 1915 Zenith Avenue from R-4 Moderate

Density Dwelling District to C-2, General Commercial District; for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street.

The following resolutions were adopted: for case P18-06 being the request of WTC Investments, LLC - Davenport Series for a Preliminary Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue, 05; for case F18-14 being the request of WTC Investments, LLC - Davenport Series for a Final Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue, 06; adopting the Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards and Elmore Corners Design Guidelines, 07.

The following motion passed: setting a public hearing on the conveyance of a vacant lot at the northwest corner of 5th and Brady to VZ Properties, LLC (Mark VanZuiden, petitioner), 11.

Public Safety: The following ordinance was adopted: amending Schedule XI of Chapter 10.96 entitled “Resident Parking Only” by adding Jackson Avenue along both sides between Concord Street and Dittmer Street, 04.

The following motion was passed: approving all submitted beer and liquor license applications, 12.

Public Works: The following resolutions were adopted: accepting work completed in 2018 under the FY18 Full Depth Patch program, CIP # 35026. The total amount of work completed in Year 2 of this contract was $926,282.34, 08; approving an agreement between the City of Davenport and the Iowa Department of Transportation to replace the bridge on Hwy 61 over Hwy 22 in Davenport. The estimated City cost is $33,411.30, 09.

The following motion was passed: approving the purchase and installation of lighting for the Miracle Field to Ardent Lighting Group, LLC of Knoxville, IA in the amount of $66,504. CIP # 64030, 13.

Finance: The following resolution was adopted: approving a real estate contract with Hawkeye Paving Corporation, LLC for the sale of the Davenport Fire Training Center at 4241 W 83rd Street, Davenport, Iowa to Hawkeye Paving Corporation for $600,000 and other valuable consideration, 10.

The following is a summary of revenue received for the month of November 2018:

Property taxes	4,957,692
Other City taxes	3,527,144
Special assessments	-
Licenses & permits	152,957
Intergovernmental	2,641,461
Charges for services	3,531,534
Use of monies & property	188,430
Fines & forfeits	15,984
Bonds/Loan Proceeds	32,329
Miscellaneous	254,075

On motion Council adjourned at 7:14 P.M.

Brian J. Krup

Brian J. Krup
Deputy City Clerk
PO # 1908469

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian 563-326-6163
Wards:

Action / Date
1/23/2019

Subject:
Approval of the Report of the Committee of the Whole for January 16, 2019

ATTACHMENTS:

Type	Description
Cover Memo	COW Min 011619

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/18/2019 - 11:26 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 16, 2019--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: Public Hearing on the proposed conveyance of a vacant lot at the northwest corner of 5th and Brady Streets to VZ Properties, LLC (Mark VanZuiden, petitioner); Public Works: Public Hearing on the plans, specifications, form of contract and estimated cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included in the Alley Resurfacing Program CIP #35038. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Rawson reviewed all items listed. On motion by Ald. Ambrose, second by Ald. Dickmann item #2 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion by Ald. Condon, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Matson reviewed all items listed. On motion by Ald. Clewell, second by Ald. Dickmann all items moved to the Consent Agenda. On motion by Ald. Rawson, second by Ald. Tompkins, with all aldermen present voting aye, Council recessed to Executive Session at 7:04PM to review the performance of individuals in Closed Session as requested by those individuals pursuant to Iowa Code Section 21.5(1)(I). Council reconvened in Executive Session at 7:12PM with Mayor Klipsch and all aldermen present. On motion by Ald. Clewell, second by Ald. Rawson Council reconvened in Open Session and adjourned at 7:34PM.

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tiffany Thorndike x2066
Wards:

Action / Date
1/23/2019

Subject:
Affirmative Action Advisory Commission
- Robert Zelsdorf (re-appointment)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	1/17/2019 - 1:04 PM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tiffany Thorndike x2066
Wards:

Action / Date
1/23/2019

Subject:
Design Review Board
- Jeff Bass (new appointment)
- Joe Cooper (new appointment)
- Zachary Howell (re-appointment)
- Jose Solero (new appointment)
- Kalyssa Worden (new appointment)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	1/17/2019 - 1:07 PM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tiffany Thorndike x2066
Wards:

Action / Date
1/23/2019

Subject:
Riverfront Improvement Commission
- Ryan Reed (new appointment - fills Mayoral appointment vacancy)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	1/17/2019 - 1:08 PM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tiffany Thorndike x2066
Wards:

Action / Date
1/23/2019

Subject:
Davenport Fire Department Swearing In Ceremony
- William Schorg
- James Swanson
- Matthew Kindelsperger

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	1/10/2019 - 3:27 PM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tiffany Thorndike x2066
Wards:

Action / Date
1/23/2019

Subject:
Local Business "The Foundation of Our Community" to Popcorn Charlie & Co.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	1/17/2019 - 1:01 PM

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **1/2/2019**
Contact Info: Matt Flynn 563-888-2286
Wards:

Subject:
Second Consideration: Ordinance for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. [Ward 6]

Recommendation:
Adopt the Ordinance.

Background:
Request is to allow a building greater than the 25 feet tall currently allowed in the Code. Owner envisions a four story building consisting of apartments arranged in a co-op style of ownership.

The R-5M District allows buildings of up to 90 feet in height.

As of this writing the number of units or the exact height of the building(s) is unknown. Four story apartment buildings typically have heights of 48 to 60 feet.

It is likely that a final vote by the Council on this proposal will occur following adoption of the new code. It is expected that, if this rezoning effort is successful, the property would be zoned R-MF. This district contains a draft height limitation of 70 feet.

Technical Review:
No negative comments have been received. The City Traffic Engineer believes that the existing street network can accommodate traffic generated on the site.

Public Input:
A neighborhood meeting was held on Thursday, November 8, 2018 at 5:00 pm at Harvest Bible Church. Approximately 40 people attended. Concerns raised included traffic, parking, noise, lighting and storm water management.

At the public hearing at the Plan and Zoning Commission, approximately four people expressed their opposition to the rezoning.

Several people have submitted written protests and objections to the proposal; they are attached.

The protest rate is 5.2%.

Discussion:
As previously stated, the only reason the rezoning is being requested is to accommodate a taller building on this property. In staff's opinion, building height should not on its own determine land use compatibility. Other factors, such as activity, land use, noise and other environmental impacts have more potential damage to surrounding areas.

This property is generally located on an edge and is adjacent to an arterial street. In locations such as this, staff is inclined to support higher density with contributes to higher efficiency in the delivery of City services, provided surrounding neighborhoods are protected.

Allowing the greater height on this property may reduce the footprint of any development and increase overall open space.

In this location, staff would be unlikely to support a rezoning to a higher intensity commercial district such as C-2. In terms of neighborhood impact, staff believes there are not significant differences between the existing C-O and proposed R-5M.

Finally, the City encourages development of a variety of housing types to serve its diverse population. Co-ops are allowed in R-5M

Plan and Zoning Commission Recommendation

At its December 4, 2018 meeting, the Plan and Zoning Commission forwarded this case to the City Council for approval, with the following findings and conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:

a. The property is located along an edge of an area designated RG - Residential General.

b. The property is located adjacent to an arterial street, where higher density development is appropriate.

c. Traffic generation from this property will not burden the local street network.

2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition: That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Application
Backup Material	Location Map
Backup Material	Current Zoning Map
Backup Material	Concept Plan
Backup Material	Future Zoning Map
Backup Material	Hearing Notice

Cover Memo	Proposed Use Matrix from new code.
Backup Material	Public Engagement Summary
Backup Material	Gabel Comments
Backup Material	P&Z Letter
Backup Material	Taylor Opposition
Backup Material	Protest Calculation 12-26-18
Backup Material	Wulf Objection
Backup Material	Aldape photos

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	12/26/2018 - 4:13 PM

ORDINANCE NO.

ORDINANCE for Case REZ18-16 being the request of Rob Davis of Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office Shop District to R-5M, Medium Density Dwelling District. [Ward 6]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-O" Office Shop District.

Lot 3 of Crow Valley Plaza Tenth Addition, City of Davenport, Iowa.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:
1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:

   a. The property is located along an edge of an area designated RG - Residential General.

   b. The property is located adjacent to an arterial street, where higher density development is appropriate.

   c. Traffic generation from this property will not burden the local street network.

2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition:
That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

Section 3. At its Dec ember 4, 2018 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation to approve.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch, Mayor

Attest: _____
Jackie Holecek, CMC, Deputy City Clerk

Published in the *Quad City Times* on _____

IMEG
formerly Missman, Inc.

1717 State Street, Suite 201
Bettendorf, IA 52722
563.344.0260
www.imegcorp.com

TRANSMITTAL LETTER

TO:	Matt Flynn City of Davenport 226 West 4th Street Davenport, Iowa 52801	DATE:	October 26, 2018
		FROM:	MaryLou Jeskie
		JOB NAME:	Lot 3 of Crow Valley Tenth Addition
		LOCATION:	Davenport, Iowa
Delivery Method:	Delivery	IMEG #:	18003939

WE ARE TRANSMITTING THE FOLLOWING TO YOU:

Copies	Description
1	Check #032808 in the Amount of $898.25 for Rezoning Application Fee
1	Rezoning Application (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
1	Authorization to Act as Applicant (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
1	Plan Sheet A100 Crow Valley Co-op Site Plan & Perspective (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)

☐ For Your Information	☐ As Requested	☐ Shop Drawings
☒ For Review/Comment	☐ For Distribution	☐ For Your Use

REMARKS:

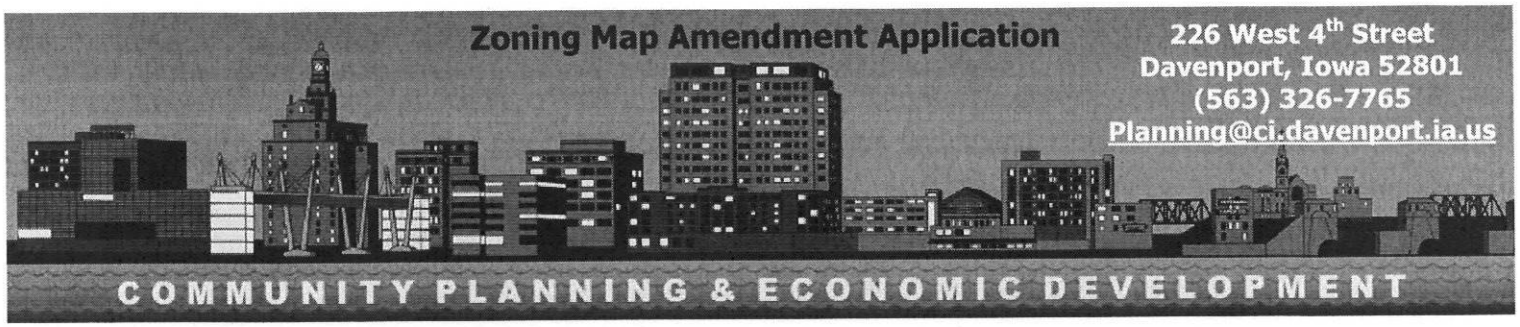
If you have any further information, please feel free to contact us.

Thank you.

Signed: MaryLou Jeskie

Received by: _____ Date: _____

Document4



Property Address* Lot 3 of Crow Valley Plaza Tenth Addition

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Rob Davis
Company:	Bush Construction
Address:	5401 Victoria Avenue
City/State/Zip:	Davenport, Iowa 52807
Phone:	(563) 344-3796
Email:	rdavis@bushconstruct.com

Owner (if different from Applicant)

Name:	Greg Bush
Company:	McCarthy Improvement
Address:	5401 Victoria Avenue
City/State/Zip	Davenport, Iowa 52807
Phone:	(563) 359-0500
Email:	Gbush@MCB-Corp.com

Engineer (if applicable)

Name:	Jason Holdorf
Company:	IMEG Corp.
Address:	1717 State Street Suite 201
City/State/Zip	Bettendorf, Iowa 52722
Phone:	(563) 823-6035
Email:	Jason.L.Holdorf@imegcorp.com

Architect (if applicable)

Name:	Jennifer Spencer
Company	Gary W. Anderson Architects
Address:	200 Prairie Street
City/State/Zip:	Rockford, Illinois 61107
Phone:	(815) 963-1900
Email:	jspencer@gwaarchitects.com

Attorney (if applicable)

Name:	Joe Judge
Company:	Lane & Waterman, LLP
Address:	220 N. Main Street Suite 600
City/State/Zip:	Davenport, Iowa 52801-1987
Phone:	(563) 333-6660
Email:	jjudge@L-Wlaw.com

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☑
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Final Development Plan ☐
- Voluntary Annexation ☐
- Subdivision ☐

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
- Special Use Permit - New Cell Tower ☐
- Home Occupation Permit ☐
- Special Exception ☐
- Special Use Permit ☐
- Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☐
- Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Floodplain Development ☐
- Cell Tower Co-Location ☐
- Identification Signs ☐
- Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: C-0

Proposed Zoning Map Amendment: R-MF

Total Land Area: 5.93 +/- Acres

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☑ No

Submittal Requirements:

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:
- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

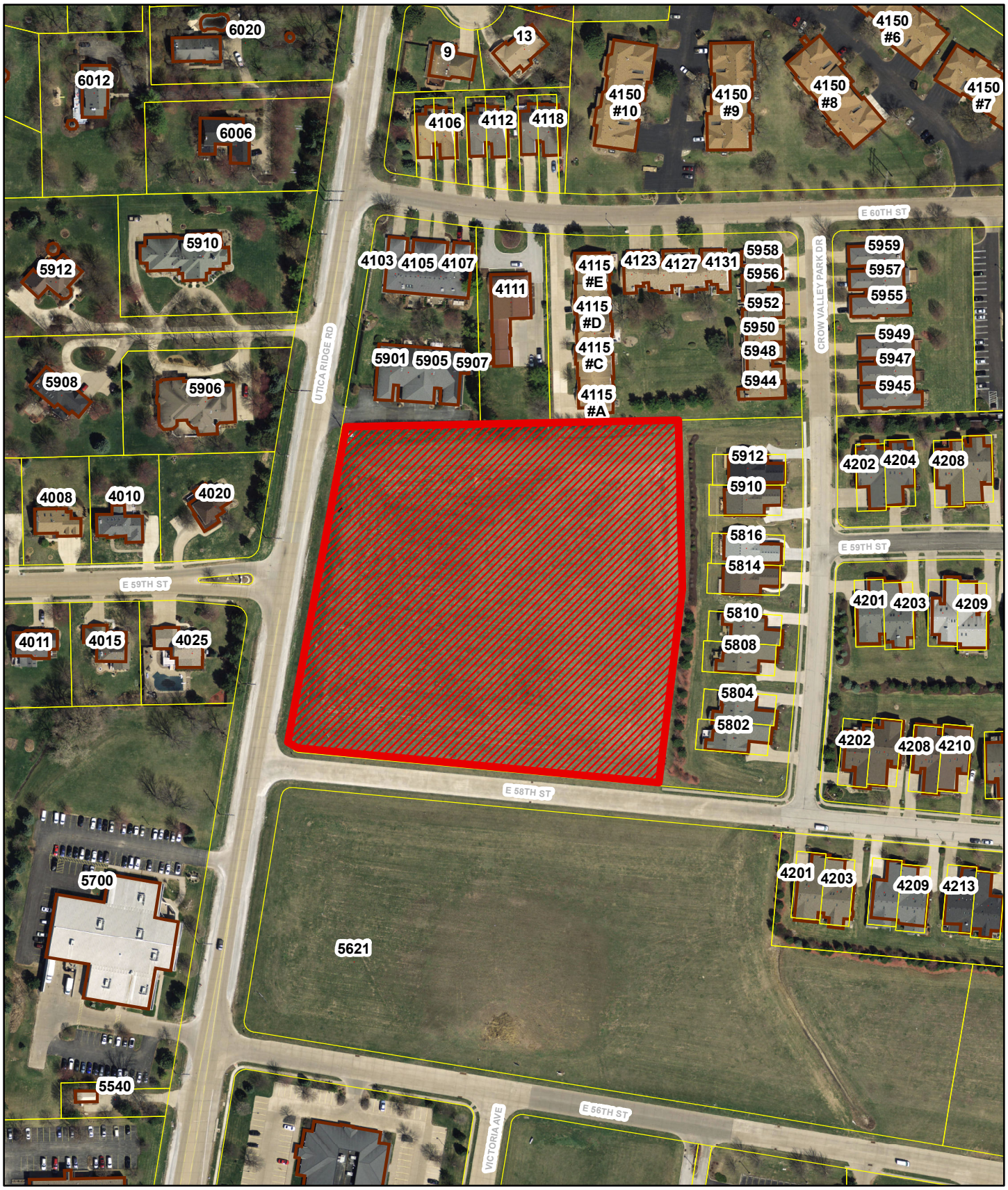
Authorization to Act as Applicant

I, Greg Bush, McCarthy Bush Corporation
authorize Rob Davis, Bush Construction Company, Inc.
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at Lot 3 of Crow Valley Plaza Tenth Addition.

Signature(s)*

*Please note: original signature(s) required.

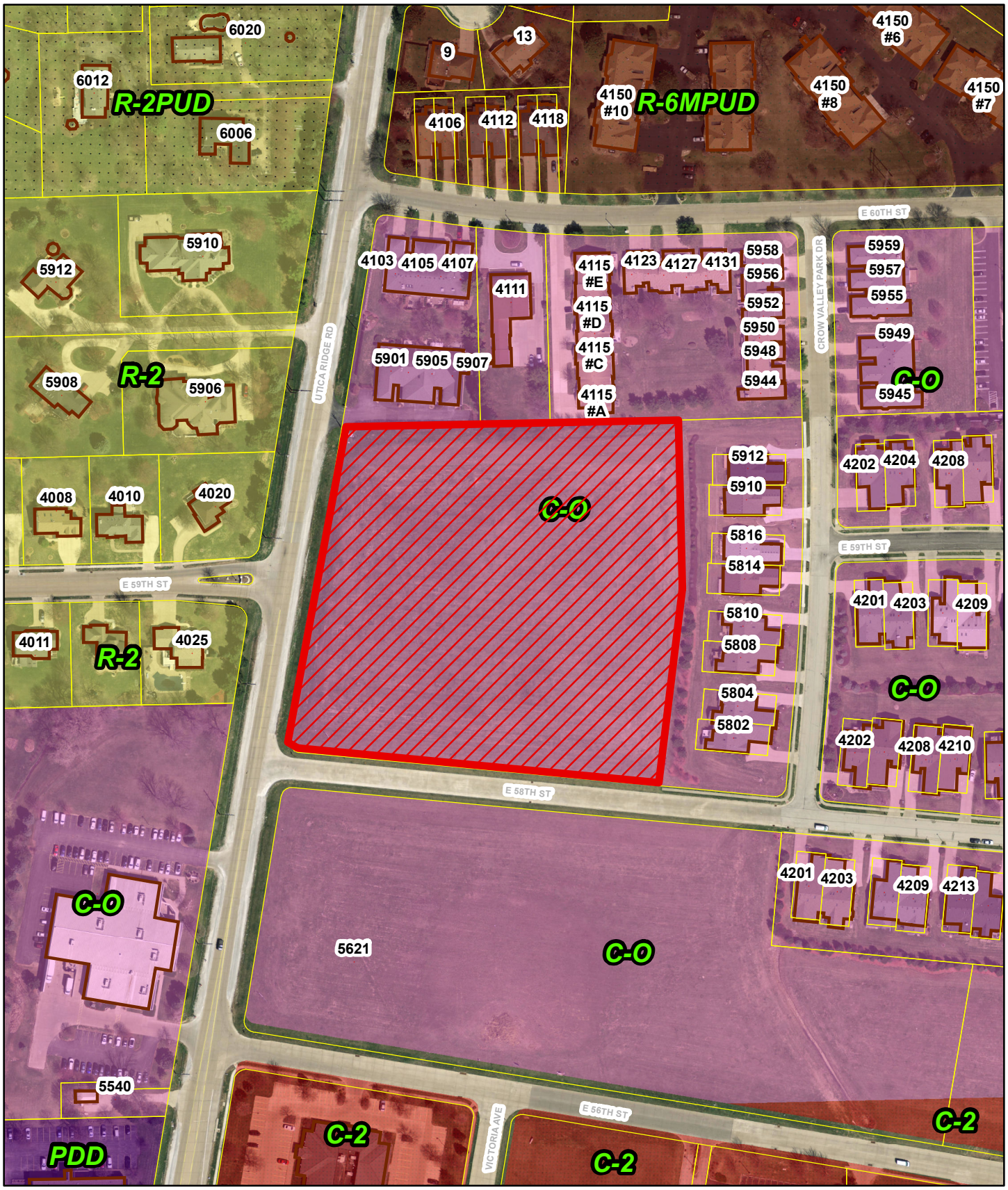
REZ18-16: Location Map
Bush Construction C-O to R-5M



Feet
0 40 80 160 240 320

N

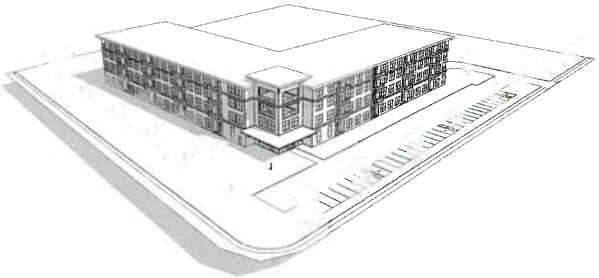
REZ18-16: Existing Zoning
Bush Construction C-O to R-5M



Feet
0 40 80 160 240 320

N

Crow Valley Co-op



① Site
1" = 100'-0"

GARY W. ANDERSON ARCHITECTS
220 Prairie Street Rockford, Illinois 61107 815-963-1900

©COPYRIGHT 2018

Crow Valley Co-op

ISSUE DATES:
10/08/18

SHEET TITLE
SITE PLAN & PERSPECTIVES

PROJECT NUMBER:
18-1430

SHEET NUMBER
A100

REZ18-16 Future Zoning

10/30/2018 1:11:01 PM

1:4,000

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parks

Parcels

Street Centerline (Labels only)

Creeks

Named Creeks

Unnamed Tributaries

Piped Creeks

City Limit

Proposed Zoning

R-1 Single-Family Residential District

R-2 Single-Family Residential District

Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS

Scott County Iowa, Bi-State Regional Commission | Copyright:© 2014 Esri |

City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
MONDAY, NOVEMBER 19, 2018, 5:00 PM
CITY HALL COUNCIL CHAMBERS 226 WEST FOURTH STREET
DAVENPORT, IOWA 52801

Please be aware of possible zoning changes that may impact your property or neighborhood.

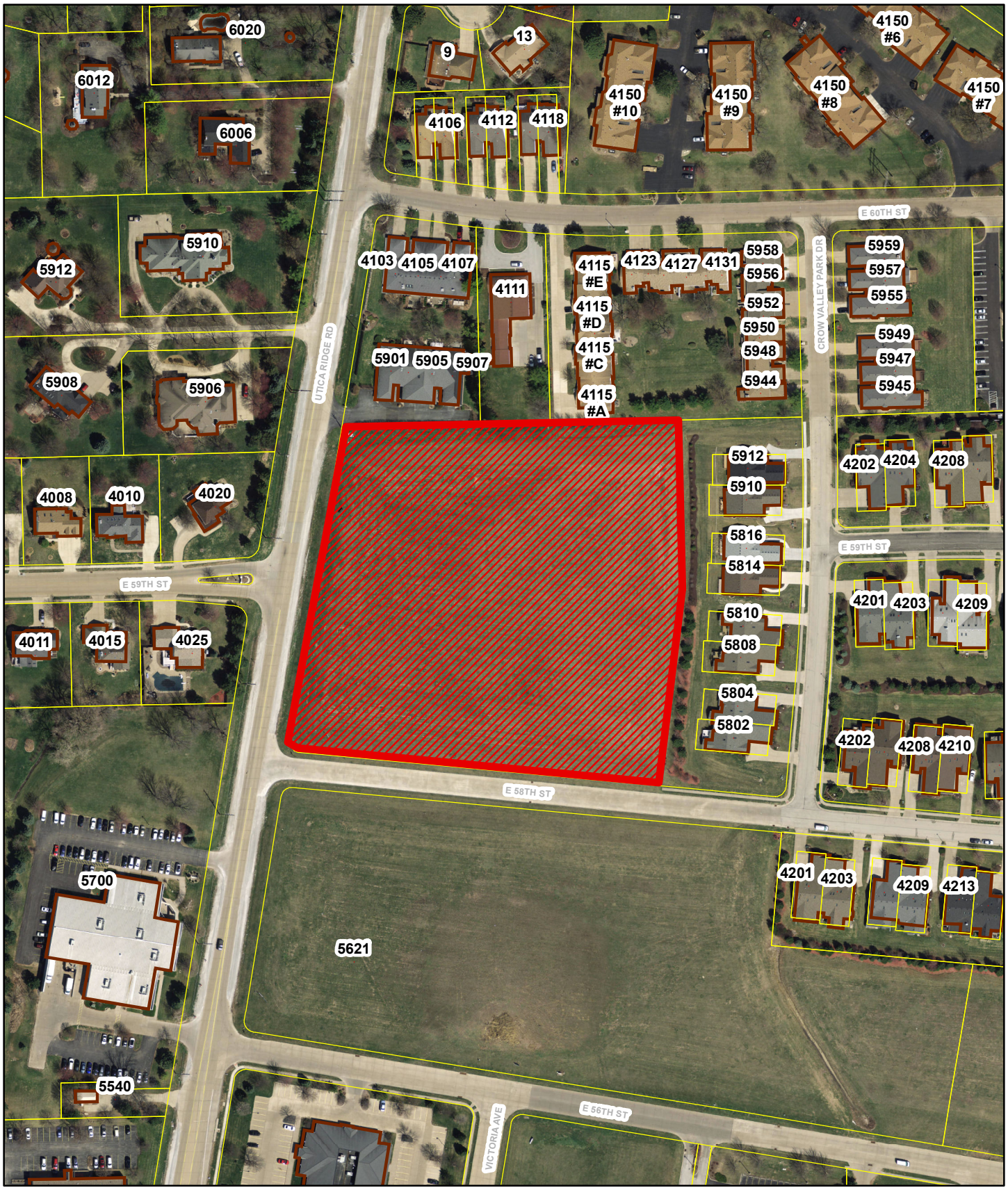
Case No. REZ18-16: Request by Rob Davis, Bush Construction, to rezone 5.93 acres, more or less, of property located at northeast of the intersection of E. 58th Street and Utica Ridge Road from C-O Office Shop District to R-5M, Medium Density Dwelling District [Ward 6] (See map of the affected property on reverse side of this notice).

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please fill out and return the form below. You may send an email or letter to the Community Planning Division Staff, and your protest will be registered.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-16
EMAIL: planning@ci.davenport.ia.us Phone: (563) 326-7765

REZ18-16: Location Map
Bush Construction C-O to R-5M



Feet
0 40 80 160 240 320

N

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Adult Use															S	S					Sec. 8.3.A
Agriculture																		P			
Amusement Facility - Indoor									P	P		P	P	P			P				
Amusement Facility - Outdoor										S				S	P		S				
Animal Care Facility – Large Animal																		P			
Animal Care Facility – Small Animal							S	S	P	P		S	S	P			P	P			Sec. 8.3.B
Animal Breeder																		P			Sec. 8.3.B
Art Gallery							P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P		P	P	P			P				
Bar								S	P	P		P	P	P			P				
Bed and Breakfast	P	P	S	S	S													P			Sec. 8.3.C
Billboard										P					P	P					Sec. 8.3.D
Body Modification Establishment								P	P	P		P		P			P				
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P	
Campground																		S	P		Sec. 8.3.E
Car Wash									P	P				S			P				Sec. 8.3.F
Casino														P							
Cemetery																			P		
Children's Home					P				P	P				P			S			P	Sec. 8.3.G
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 8.3.H
Conservation Area																		P	P		
Country Club																			P		
Cultural Facility							P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 8.3.I
Day Care Home	P	P	P	P	P													P			Sec. 8.3.I
Drive-Through Facility								S	P	P		S		P			P				Sec. 8.3.J
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 8.3.K
Drug Treatment Clinic									S	S				S			S			S	Sec. 8.3.K
Domestic Violence Shelter						P		P	P	P				P			P			P	Sec. 8.3.G
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 8.3.L
Dwelling – Manufactured Home						P												S			Sec. 8.3.M

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P		P	P	P							Sec. 8.3.N
Dwelling - Townhouse					P		P	P	P	P		P	P	P							Sec. 8.3.N
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 8.3.O
Dwelling - Two-Family			P	P			P	P	P				P								Sec. 8.3.O
Educational Facility - Primary or Secondary	P	P	P	P	P															P	
Educational Facility - University or College										P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P	
Fairground																		S	S	P	
Financial Institution							P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S				S			P				Sec. 8.3.P
Food Bank															P		P				
Food Pantry									P	S				S			S				
Funeral Home							S	S	S	P				P			P				
Gas Station								S	P	P				P	P	P	P				Sec. 8.3.Q
Golf Course/Driving Range																			P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P				P			P	S			
Group Home	P	P	P	P	P																Sec. 8.3.R
Halfway House									S	S				S			S			S	Sec. 8.3.K
Healthcare Institution																				P	
Heavy Rental and Service															P		P				
Heavy Retail										S				S	P		P				
Homeless Shelter									S	S				S			S			S	Sec. 8.3.K
Hotel									P	P	P	P	S	P			P				
Industrial - General																P					
Industrial - Light											P				P	P	P				
Industrial Design								P	P	P	P	P		P	P	P	P				
Live Performance Venue										P		P	P	P			P				
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 8.3.S
Manufactured Home Park						P															
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P	
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P				

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Needle Exchange Service									S	S				S			S			S	Sec. 8.3.K
Neighborhood Commercial Establishment		S	S	S	S																Sec. 8.3.T
Office							P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 8.3.U
Parking Lot (Principal Use)								S	S	S	S	S	S	S			S			P	Chapter 10
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 10
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P	
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P	
Private Recreation Facility								P	P	P		P	P	P			P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P		P	
Public Works Facility											P				P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 8.3.V
Recreational Vehicle (RV) Park																		S	S		Sec. 8.3.E
Research and Development											P				P	P	P			P	
Residential Care Facility					P				P	P				P						P	Sec. 8.3.W
Restaurant								P	P	P	P	P	P	P	P	P	P			P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Retail Alcohol Sales									P	P		S		P	P		P				
Retail Sales of Fireworks															P	P					Sec. 8.3.X
Salvage Yard																S					
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 8.3.Y
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 8.3.Y
Social Service Center									P	P				P			P			P	
Solar Farm											P				P	P		S		P	Sec. 8.3.Z
Specialty Food Service								P	P	P		P	P	P	P		P				
Storage Yard - Outdoor															P	P					Sec. 8.3.AA
Truck Stop															P	P					
Vehicle Dealership – Enclosed										P	S	P		P	S		P				
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major															P	P	S				Sec. 8.3.BB
Vehicle Repair/Service – Minor								S	P	P				P	P	P	S				Sec. 8.3.BB
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 8.3.CC
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 8.3.DD
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.DD
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.DD
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 8.3.DD
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 8.4.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 8.4.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 8.4.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 8.4.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 8.4.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.H

City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

NOTICE
PUBLIC MEETING
THURSDAY, NOVEMBER 8, 2018, 5:00 PM
HARVEST BIBLE CHAPEL
3800 E. 53RD ST., DAVENPORT, IOWA 52807

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-16: Request by Rob Davis, Bush Construction, to rezone 5.93 acres, more or less, of property located at northeast of the intersection of E. 58th Street and Utica Ridge Road from C-O Office Shop District to R-5M, Medium Density Dwelling District [Ward 6] (See map of the affected property on reverse side of this notice).

Both current and proposed zoning classifications allow for multi-family development. The proposed R-5M classification allows for structures up to ninety (90) feet in height whereas the existing C-O classification has a height limitation of twenty five (25) feet.

Please also note that the City expects to adopt a new zoning ordinance prior to the development of this property. If the rezoning request is successful, the future R-MF (Residential, Multi-Family) classification is proposed to have a height limitation of seventy (70) feet.

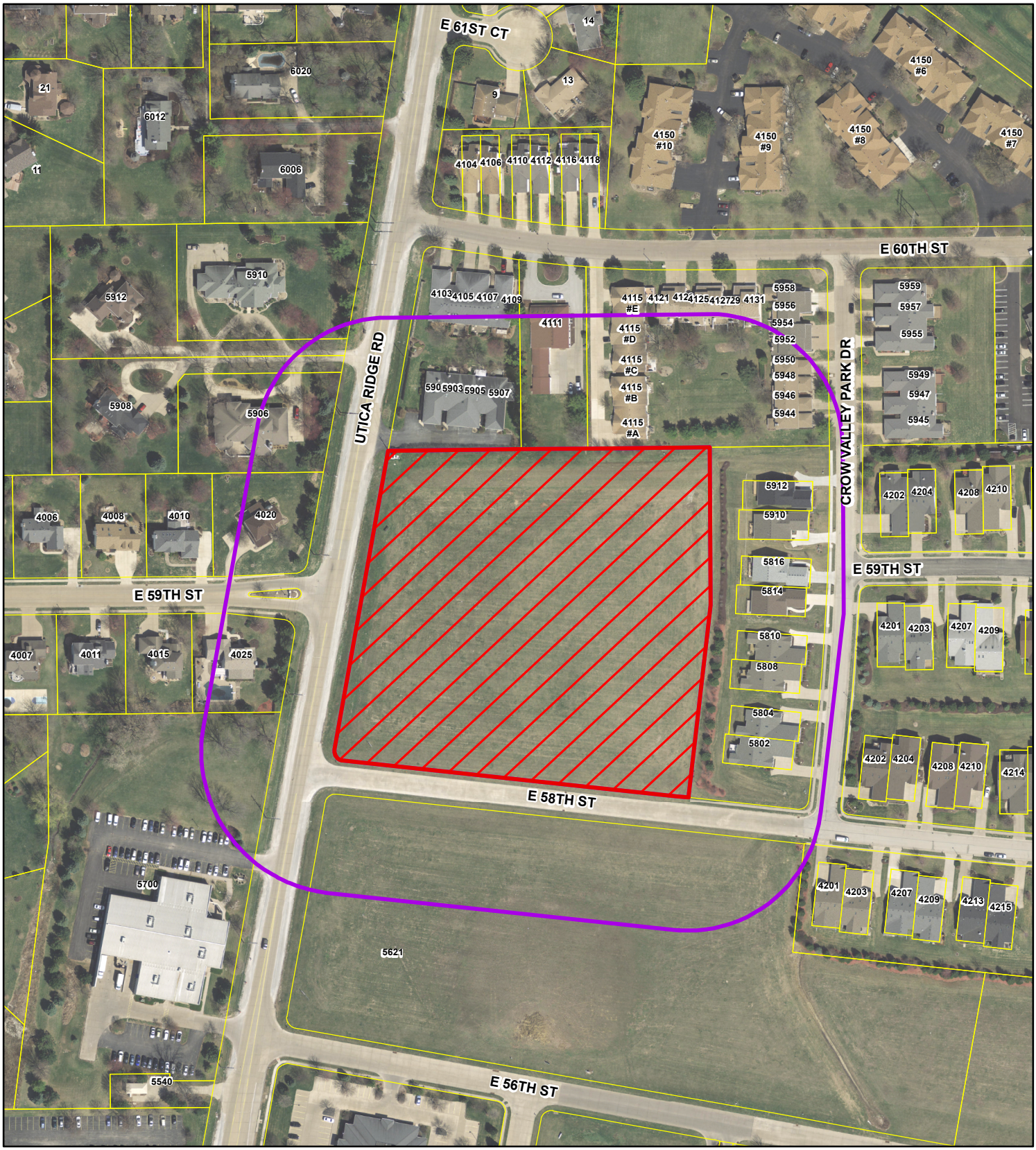
A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Monday, November 19, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-16
EMAIL: planning@ci.davenport.ia.us Phone: (563) 326-7765

Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Legend

Subject Property

100 Ft. Notice Buffer

Feet
0 50 100 200

1 inch = 200 feet

N

From:	Ann Friedman
To:	Planning Division – CPED
Subject:	Case No. REZ18-16
Date:	Friday, November 16, 2018 1:28:18 PM

Hello,

I am writing to find out how I can protest this development. I am unable to attend meetings but I am not in favor of this development as this will negatively impact my neighborhood.

Please advise.
Thank you

Ann M. Friedman
4105 E 60th St
616-450-8586

Registered

CITY OF DAVENPORT REZONING PROTEST FORM

I/we DONNA-JEANNE DOCHERTY TERENCE DOCHERTY who own property located at (be specific as possible) 4109 E. 60TH ST DAVENPORT, IA 52807

The developers only gave vague information on the building and especially on the property left after the initial building is completed. The 4 story building doesn't fit in to the proposed area AT ALL.

Hereby protest the proposed rezoning by Bush Construction described in Case No. REZ18-16.

This will negatively affect the value of all the homes in the area. The rezoning should be tabled until it is completely explained to everyone.

Signed: Terence Docherty Date : 11-17-18

Donna-Jeanne Docherty

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Neighbors never learned about this proposed development from Bush Construction. They never did the courtesy of notifying us.

We learned about the proposed zoning change from the City of Davenport on Saturday, November 3rd before the Thursday, November 9th meeting – not even one week prior.

At the neighborhood meeting, Rob Davis of Bush Construction presented a vague black and white CAD drawing and lots of floor plans for the Co-op that they intend to build, but no concrete information for the homeowners who would be affected.

In their drawing the building is situated on the Southwest corner of the property

When homeowners asked about the remaining (more than 50% of the property) they mentioned there might be a pergola or garden someday.

When asked about the proposed height of the project Rob Davis said it would be about 50 feet, revised that to 58 feet and then suggested that the building they were showing us did not show a roof design yet.

The developers (Bush Construction) are proposing a 62 unit, 4-story structure with 68 underground parking spaces. What about parking for a second car and visitors?

When asked about the paved parking area (which on the drawing shows approximately 18-20 spaces) Rob Davis was extremely vague about additional surface parking.

The Developer (Bush Construction) is asking to rezone approximately 6 acres of land to R-5M

This would allow the developer to erect a building up to 90 feet tall.

West of the Bush property are luxurious 2-story single family dwellings.

North and East are structures with a maximum height of 25 feet as far as the eye can see. Currently the only commercial development directly South of this Bush property is a single story building.

The neighbors are rightly alarmed because even 4 stories is significantly out of scale with everything that surrounds this proposed zoning change.

One of our neighbors, within the protest zone for this proposed development was told by (Ellyce Billany?) The Marketing Director, that there would not be another Co-op put up in this area.

The neighbors are also alarmed because they have very little hard information on what really will be built on this site.

We ask that you deny, or at the very least table this rezoning effort until affected homeowners have a clear understanding of the developers' intentions, and are given an opportunity to respond accordingly.

Questions:

- Would the per unit HOA fee include taxes?
- Would future residents own 1/62nd of the entire rezoned property or just the structure?

Neighbors, Homeowners, and Taxpayers opposed to the rezoning effort. 563-505-9846 Craig & Sue Gabel

From:	Patricia Harris
To:	Flynn, Matt
Subject:	Public Input re REZ18-16 attached
Date:	Monday, November 26, 2018 9:00:36 AM
Attachments:	REZ18-16 Public Input (26 Nov 2018).pdf

Hello Matt,

Please find attached my objection to the proposed rezoning.

By the way, at the Nov. 19 P&Z meeting, a few people in the Adjacent Property Owner Notice Area indicated they had not received forms for filing objections. They indicated they had notified City Staff, but I wanted to pass that along.

Also, the Online Agenda posted on the City of Davenport's website prior to the Nov 19 meeting referred to Case No. REZ18-16 under "New Business" with a link to the City Staff report, but it doesn't appear there anymore. And I don't see it under "Items". I thought it was helpful because it had Petitioner's drawing of the proposed "Crow Valley Co-op". Is this matter still scheduled for review by the Plan & Zoning Commission at its December 4 meeting?

Thank you,

Patricia Harris

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neigbborhood:	N/A			
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	46 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0901-11	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63		JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	1821 PINEACRE AV	CHRISTOPHER A RAYBURN REVOC TRUST	1821 PINEACRE AV	DAVENPORT IA 52803
Y0901-60	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
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Y0901-57		RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0807-02	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
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Y0901-46A	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
Y0901-56B	4125 E 60TH ST	FAIRWAY PINES INC	4125 E 60TH ST	DAVENPORT IA 52807

Protest Calculation - REZ18-16

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
Y0901-11	16310.35	3.1%		0.0%	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
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Y0901-59A	4619.23	0.9%	YES	0.9%	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
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Y0807-02	2101.39	0.4%		0.0%	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	20011.14	3.8%		0.0%	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	102470.24	19.4%		0.0%	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
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Y0901-47A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
COMMONS	59230.59	11.2%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
COMMONS	261.16	0.0%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
PARCELS	394,255.3	74.6%						
R-O-W	133,919.6	25.4%					Protests:	Properties:
TOTAL NOTICE AREA	528,174.9	100%		**4.3%**	**PROTEST RATE**		5	47
								Alderman:

From:	Craig Gabel
To:	Planning Division – CPED
Subject:	Re: Case No REZ18-16
Date:	Wednesday, November 14, 2018 1:15:25 PM

Please be advised that on November 19th public hearing, we intend to formally protest the proposed 4-story building.

Thank you,

Sue & Craig Gabel
5907 Utica Ridge Road
Davenport

From: cothoms@mchsi.com
To: Flynn, Matt
Subject: REZ18-16 Rezoning Request (northeast corner of Utica Ridge and East 58th Street)
Date: Monday, November 26, 2018 10:39:04 AM

Matt,

I am a resident at 4202 E 58th St, Davenport. I don't know where exactly we stand with this request but I'd like to voice my objection to the height and scale of the proposed condo complex that is being proposed. We were initially told it would be sized more comparably to the condos at Blackbird Commons, which I do not object to. At a recent meeting at Harvest Bible Chapel, the organizers of that meeting said it would be more on the scale of the complex they've already build further south off Utica Ridge, which is massive. The rendering they showed to the group was no where close to scale, appearing to only take up approximately 1/4 of the existing lot. What is the zoning for only allowing a 3 story building instead of the proposed 4 story?

Thank you for allowing me to voice my objection to the size of this project.

Cosette Thoms
4202 E 58th St
Davenport, IA 52807
309-269-8198

Re: Address to the Zoning Commission December 4, 2018

As neighboring properties to the proposed zoning change Case #RE218-16, we see nothing in the proposed R-5M that applies to the Bush Construction 4-story 55+ community project. How does the proposed building fit within the R-5M description?

Description of R-5M provided by Planning Office:
This district is intended to provide for residential development of walk-up apartments, garden apartments, group or row houses, housing two or more families, at relatively low density, and in those areas where such development would be compatible with surrounding uses, where the density would not create service problems, and where municipal service facilities are available.

• Low Density	No
• Walk-up Apartments	No
• Garden Apartments	No
• Group or row houses	No
• 2 or more families @ LOW Density	No
• Compatible with surrounding uses	No
• Density would not create "service" issues (traffic??)	Wrong
• Municipal service facilities available	Unsure?

All other buildings in the area have had to abide by the zoning restrictions in this area. Height restrictions were strenuously enforced on all other residential and commercial structures.

No effort has been made by Bush Construction to address neighborhood concerns. We specifically asked at the last commission meeting for details about the vague proposal which will negatively impact our property values and quality of life.

We are opposed to the zoning changes being considered regardless of what Bush Construction is trying to do. Any change to the zoning that would allow a building higher than those in the surrounding area would change the personality and aesthetics of the neighborhood.

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

December 5, 2018

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

Dear Mayor and Council:

At its regular meeting of December 4, 2018, the Plan and Zoning Commission considered Case No. REZ18-16: Request by Rob Davis of Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O Office Shop District to R-5M Medium Density Dwelling District. [Ward 6]

Findings:
1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:
    a. The property is located along an edge of an area designated RG - Residential General.
    b. The property is located adjacent to an arterial street, where higher density development is appropriate.
    c. Traffic generation from this property will not burden the local street network.
2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition:
That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

The Commission voted 8-1 (Reinartz no; Quinn abstain) to forward the case to the City Council for its approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

From:	patricia taylor
To:	Planning Division – CPED
Subject:	REZ18-16
Date:	Monday, December 24, 2018 6:11:27 PM

I wish to file my objection to this rezoning request by Rob Davis of Bush Construction. First, let me say remarks at prior zoning meeting that there is "little opposition" is inaccurate. There was no reason this needed to be pushed through during the holidays when it is difficult for people to attend these meetings, unless of course your purpose is to "push" this through. I urge you to delay a decision on this matter.

There was a reason for the prior zoning on this land and that should be explored. What has changed for this zoning except some companies' desire to make money at the expense of individuals and families who have invested their lives and homes in this area. Again, asked at a prior zoning committee why, since the height of the building was a major objection, couldn't the building be a 2 story instead of a 4 story building? The answer given was it wasn't financially feasible. This meaning it would not make them the money they wanted. The 2 story was not even given a consideration. This could have been a point of compromise between homeowners surrounding this project and the Bush Construction Company. However, this was dismissed immediately without any discussion.

I would urge you, before a quick decision is made to consider this area is totally comprised of one story condos and villas, and one story businesses. Across Utica Ridge Road are two story luxury homes. This monolithic building would be an eyesore and totally out of place. Please, since you are making decisions, drive by the already in existence first Coop, off Utica Ridge just a few blocks south of this proposed site, to visualize the immense size. Then, drive by the site Bush Construction is requesting rezoning and visualized the inappropriate size of this building in this area.

Again, I urge you to delay this decision.

Protest Calculation - REZ18-16

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Y0901-01E	4522.25	0.9%		0.0%	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4522.25	0.9%	YES	0.9%	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G	4522.25	0.9%		0.0%	5901 UTICA RIDGE RD	MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	4522.25	0.9%	YES	0.9%	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	4522.25	0.9%	YES	0.9%	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	4522.25	0.9%	YES	0.9%	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	3517.21	0.7%		0.0%	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	3517.21	0.7%		0.0%	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
Y0901-31A	3517.21	0.7%		0.0%	4125 60TH ST UNIT 3	RICHARD E SPEIDEL	4125 60TH ST UNIT 3	DAVENPORT IA 52807
Y0901-32A	3517.21	0.7%		0.0%	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	3517.21	0.7%		0.0%	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	3517.21	0.7%		0.0%	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
Y0901-35A	3517.21	0.7%		0.0%	5958 CROW VALLEY PARK DR	ALLISON M SANYI	5958 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-36A	3517.21	0.7%		0.0%	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	3517.21	0.7%		0.0%	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	3517.21	0.7%		0.0%	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	3517.21	0.7%		0.0%	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-40A	3517.21	0.7%		0.0%	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	3517.21	0.7%		0.0%	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	3517.21	0.7%		0.0%	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-43A	3517.21	0.7%		0.0%	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
COMMONS	59230.59	11.2%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
COMMONS	261.16	0.0%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
PARCELS	394,255.3	74.6%						
R-O-W	133,919.6	25.4%						
TOTAL NOTICE AREA	528,174.9	100%		**5.2%**	**PROTEST RATE**			

Protests: 6

Properties: 47

Alderman:

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neigbborhood:	N/A			
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	46 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0901-11	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63	5910 CROW VALLEY DR	JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	1821 PINEACRE AV	CHRISTOPHER A RAYBURN REVOC TRUST	1821 PINEACRE AV	DAVENPORT IA 52803
Y0901-60	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0807-02	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-01C	4103 E 60TH ST UNIT 1	JACK W SIMPSON	4103 E 60TH ST UNIT 1	DAVENPORT IA 52807
Y0901-01D	4105 E 60TH ST	MICHAEL FRIEDMAN	4105 E 60TH ST	DAVENPORT IA 52807
Y0901-01E	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G	5901 UTICA RIDGE RD	MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
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Y0901-32A	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
Y0901-35A	5958 CROW VALLEY PARK DR	ALLISON M SANYI	5958 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-36A	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PK DR	DAVENPORT IA 52807
Y0901-40A	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PK DR	DAVENPORT IA 52807
Y0901-43A	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
Y0901-56B	4125 E 60TH ST	FAIRWAY PINES INC	4125 E 60TH ST	DAVENPORT IA 52807

OBJECTID	FID_Buffer_	Id	BufferDist	FID_Owner	Parcel	Address	Occupancy	Frontage
1	0	0	200	0	Y0807-01	5912 UTICA	Single-Fam	0
2	0	0	200	1	Y0807-02	5908 UTICA	Single-Fam	0
3	0	0	200	2	Y0807-14B	5700 UTICA		0
4	0	0	200	3	Y0901-01A	4111 E 60T		0
5	0	0	200	4	Y0901-10	5910 UTICA	Single-Fam	0
6	0	0	200	5	Y0901-10A			0
7	0	0	200	6	Y0901-11	5906 UTICA	Single-Fam	0
8	0	0	200	7	Y0901-12	4020 E 59T	Single-Fam	155
9	0	0	200	8	Y0901-13	4025 E 59T	Single-Fam	148.8
10	0	0	200	9	Y0901-57	5802 CROV	Single-Fam	0
11	0	0	200	10	Y0901-58A	5804 CROV	Single-Fam	0
12	0	0	200	11	Y0901-59A	5808 CROV	Single-Fam	0
13	0	0	200	12	Y0901-60	5810 CROV	Single-Fam	0
14	0	0	200	13	Y0901-61	5814 CROV	Single-Fam	0
15	0	0	200	14	Y0901-62	5816 CROV	Single-Fam	0
16	0	0	200	15	Y0901-63	5910 CROV	Single-Fam	0
17	0	0	200	16	Y0901-64	5912 CROV	Single-Fam	0
18	0	0	200	18	Y0901A02			0
19	0	0	200	19				0
20	0	0	200	20				0
21	0	0	200	21				0
22	0	0	200	22				0

Depth	Deed1_Nar	Deed1_Ad	Deed1_CSZ	Deed2_Nar	Deed2_Ad	Deed2_CSZ	Cont1_Nan	Cont1_Add
0	ABDENAIM	5912 UTICA	DAVENPOR	BOUCHARE				
0	BRYON E BI	5908 UTICA	DAVENPOR	BLACK PRA				
0	DIXON PRC	5700 UTICA	DAVENPOR					
0	VALDALE LI	4111 E 60T	DAVENPOR					
0	MARK J NI	205 W 4TH	CINCINNAT	NELSON DA				
0	LAKEHURST	3845 SEA C	DAVENPOR					
0	PRAKASH	5906 UTICA	DAVENPOR					
154	LARRY & M	4020 E 59T	DAVENPOR					
148	GREGORY A	4025 E 59T	DAVENPOR	DE SMET PA				
0	RODNEY B .	21730 BELV	ESTERO FL	JOHNSON K				
0	NORMA J	5804 CROV	DAVENPOR					
0	JEROME C	5808 CROV	DAVENPOR					
0	JOHN C HO	5810 CROV	DAVENPOR	HOWES RIT				
0	CHRISTOP	1821 PINEA	DAVENPOR					
0	WILLIAM A	5816 CROV	DAVENPOR	MILLER JUL				
0	JOHN GEC	5112 SYLVA	RICHMOND	MARY ANN				
0	JANET M \	5912 CROV	DAVENPOR					
0	MCCARTHY	5401 VICTC	DAVENPOR	LINWOOD S				
0								
0								
0								
0								

Cont1_CSZ	Subdivison	Lot	Block	Yr_Built	Rental	Land_Value	Building_V	Total_Valu
	LAKEHURST	2		1991	N	89800	341300	431100
	LAKEHURST	3		1989	N	88830	291850	380680
	LAKEHURST	1		0	N	993500	0	993500
	CROW VAL	1		0	N	110400	0	110400
	LAKEHURST	1		1990	N	96960	472720	569680
	LAKEHURST	00A		0	N	0	0	0
	LAKEHURST	4		1992	N	78420	612500	690920
	LAKEHURST	5		1992	N	66530	193350	259880
	LAKEHURST	25		1992	N	63240	233000	296240
	VILLAS AT (	57		2008	N	51050	278390	329440
	VILLAS AT (	58		2008	N	51050	261270	312320
	VILLAS AT (	59		2007	N	51050	266910	317960
	VILLAS AT (	60		2007	N	51050	261040	312090
	VILLAS AT (	61		2012	N	51050	238530	289580
	VILLAS AT (	62		2012	N	45050	95850	140900
	VILLAS AT (	63		2013	N	36040	0	36040
	VILLAS AT (	64		2013	N	36040	0	36040
	CROW VAL	2		0	N	0	0	0
				0		0	0	0
				0		0	0	0
				0		0	0	0
				0		0	0	0

Shape_Len	Shape_Are	Area
188.8108	1561.708	1562
225.5653	2101.387	2101
588.7606	18070.22	18070
600.1056	20011.14	20011
129.2966	640.3462	640
171.1893	862.7201	863
516.4918	16310.36	16310
530.9477	17086.19	17086
504.8187	16029.28	16029
296.4296	4573.1	4573
296.6574	4572.365	4572
297.4931	4619.235	4619
296.2676	4534.808	4535
296.3118	4548.108	4548
296.3308	4564.865	4565
297.3576	4592.785	4593
297.5032	4608.659	4609
1674.715	102470.2	102470
87.58988	261.1645	261
3008.033	59230.6	59231
765.3842	36178.46	36178
1057.103	66826.71	66827

From:	CPED Info
To:	Flynn, Matt
Cc:	contactus
Subject:	FW: Rezoning on Utica Ridge
Date:	Wednesday, January 09, 2019 10:03:06 AM

-----Original Message-----
From: contactus
Sent: Wednesday, January 09, 2019 8:22 AM
To: CPED Info
Cc: contactus
Subject: FW: Rezoning on Utica Ridge

Please respond to this eGov request below and copy contactus@ci.davenport.ia.us

Sincerely,
Customer Experience Team
City of Davenport
TM

-----Original Message-----
From: Jeanne Wolf [mailto:jkwolf626@gmail.com]
Sent: Tuesday, January 08, 2019 3:21 PM
To: contactus
Subject: Rezoning on Utica Ridge

I want to post a protest regarding the rezoning of the plots east of Utica Ridge north of 58th Street in Davenport. As I understand this field is being rezoned so that Bush Construction can add another 4 story, 62 unit building. In October Bush was allowed to rezone a plot of land south of this area for a beauty shop. Opposition was expressed at that time for the same reason I am protesting further development this time. This spot zoning near residential living is unacceptable. We are already struggling with water that has no place to go and is eroding our back yards. The builders decades ago didn't adequately provide drainage for the homes in Lakehurst. Now the east side of Utica, that has absorbed water for decades, will be turned into concrete. This area will not absorb water and will increase an already broken water removal system.

The construction that has eaten up our neighborhoods and residential areas is one more reason people are leaving Davenport. Trees and bushes are destroyed and bare land waits for concrete to fill the space. Water continues to erode areas of town that used to be stable areas of land. We struggle as a state to keep our young professionals in Iowa. Our city continues to deter individuals from buying homes and condos here because people do not want to be next to a car lot, apartments or bars that causes water problems and 24 hour a day lighting in the neighborhoods. The additional traffic strains are already decaying roads on 53rd and parking lots throughout the city. Erosion and flooding have not been adequately addressed and the increase in this construction on Utica Ridge will make this problem worse.

The home owners south of 53rd hired an attorney to stop the building of multiple story and dozens of units near their homes for similar reasons. Why must home owners fight city hall with attorneys to provide quality neighborhoods in Davenport? If we want people to live here and stay here the planning and zoning committee and city council need to listen to homeowners. These concerns have been expressed to our alderman.

I learned today that I have to go to the 2nd floor of City Hall to get a protest paper to voice my concerns. Given that the City Council meetings tomorrow my schedule doesn't allow me to get to City Hall for the paper.

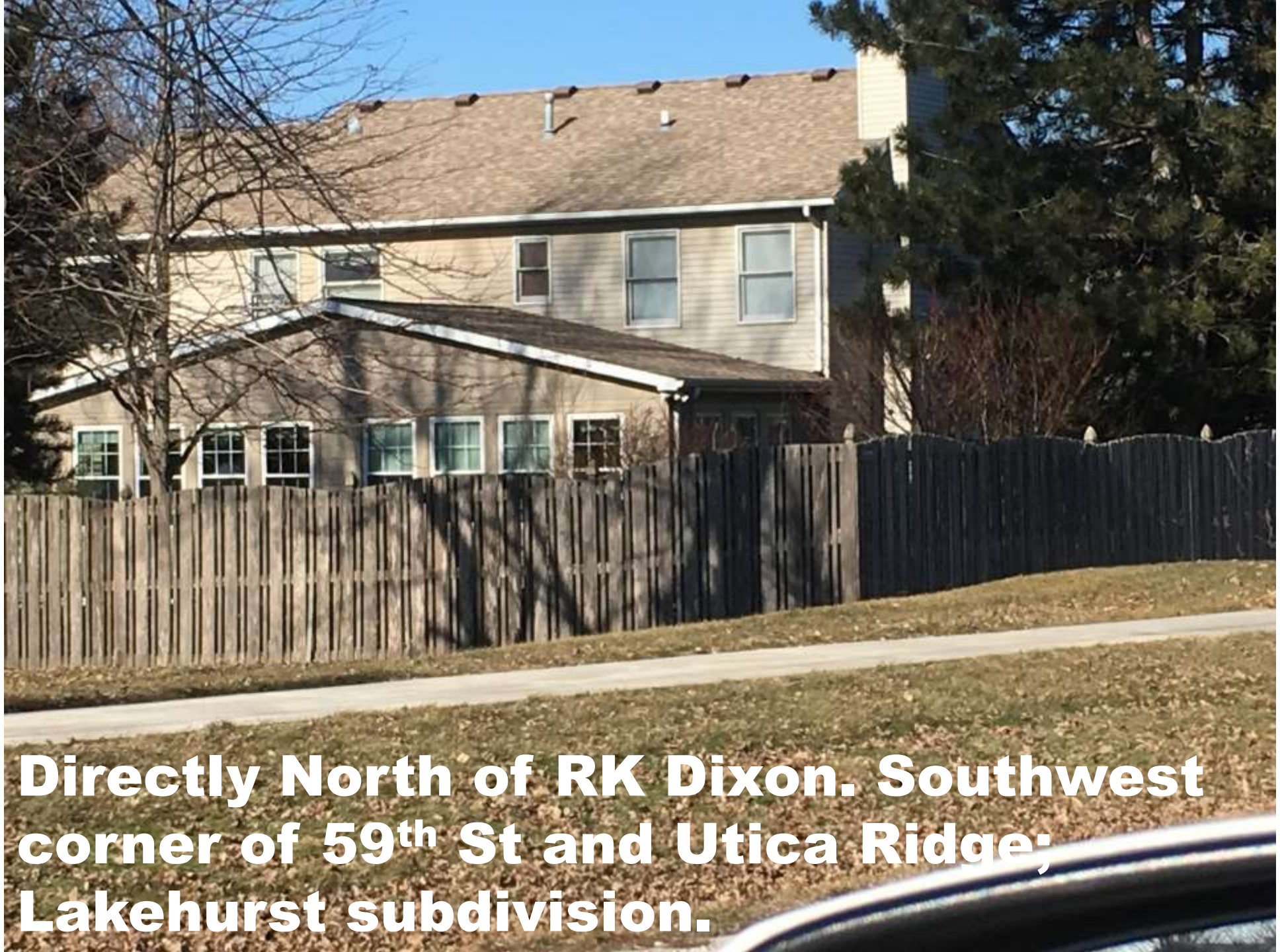
Sincerely,

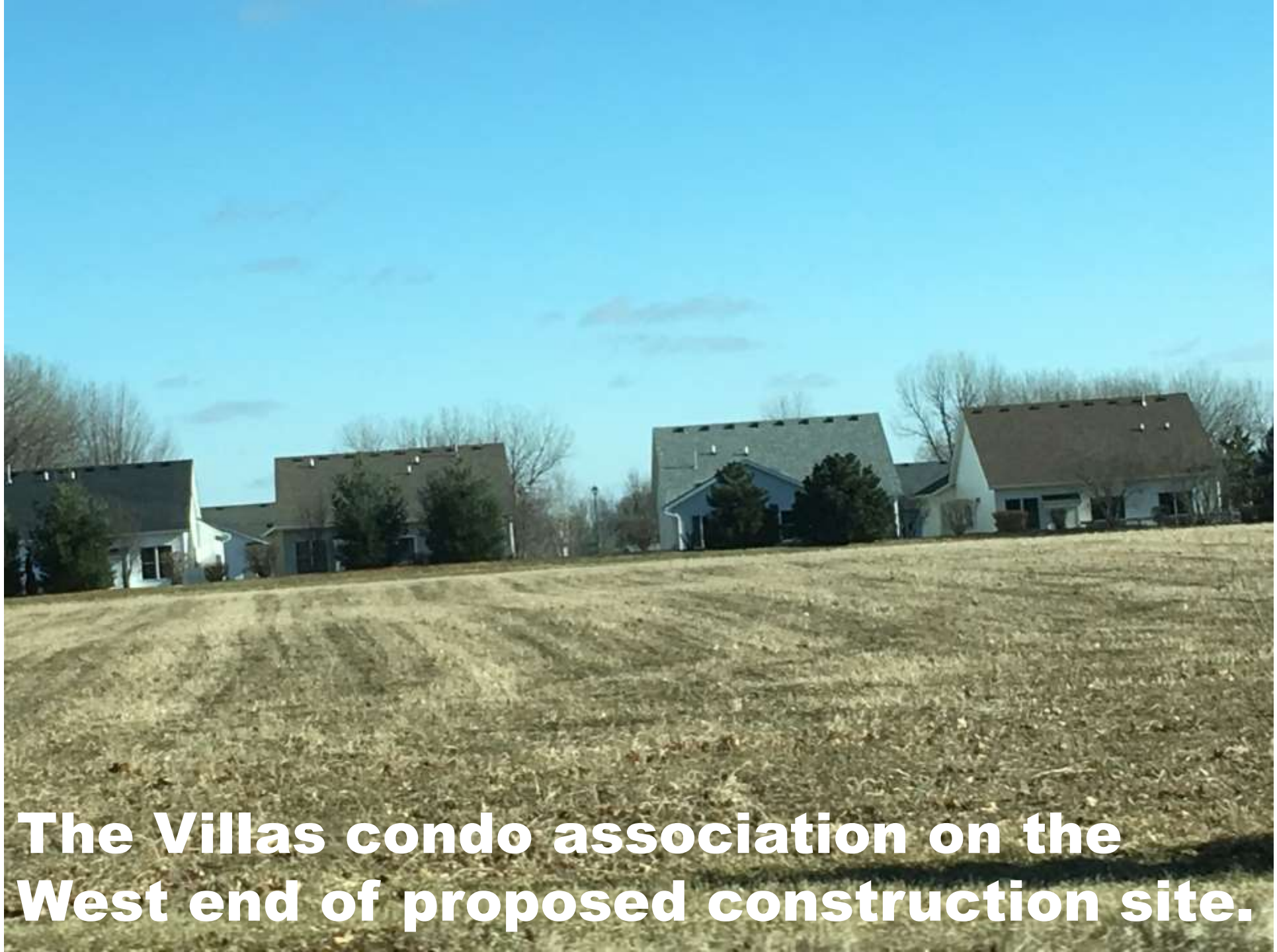
Jeanne Wolf

Wells Fargo building Northeast corner of 53rd and Utica Ridge.

US Bank and retail building Southeast corner of 56th and Utica Ridge

RK Dixon West side of Utica Ridge @ 56th St


Directly North of RK Dixon. Southwest corner of 59th St and Utica Ridge; Lakehurst subdivision.


The Villas condo association on the
West end of proposed construction site.

Standing at 58th St and Utica Ridge on Southeast corner. Huntington at Crow Valley pictured with land where Bush proposes to build. Easy to see how this would impact our area.

Village Cooperative of Crow Creek 4700 Village Drive
Similar height and similar design

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **10/9/2018**
Contact Info: Matt Flynn 563-888-2286
Wards:

Subject:
Third Consideration: Ordinance for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

Recommendation:
Adopt the Ordinance.

Background:
The Davenport Public Library was dedicated in 1968. It was designed by Edward Durell Stone and embodies the Modern Movement architectural style.

Edward Durell Stone was born in 1902 in Fayettville, Arkansas and attended the University of Arkansas from 1920-23. He went to Boston, Massachusetts where his brother was an architect and studied architecture at the Massachusetts Institute of Technology. He left MIT in 1927 before finishing his degree when he won a traveling scholarship that allowed him to visit the avant-garde modernist architecture of Europe.

The United States Embassy in New Delhi, designed in 1954, is considered the signature work that cemented his reputation as an architect of the Modern Movement. The Davenport Public Library is only remaining building designed by Stone in Iowa.

The Davenport City Code provides the following for the nomination of a property:

Findings:
1. The property achieves consistency with Section 17.23.060.3 - embodies a distinctive architectural style and Section 17.23.060.B.3 - work of an architect or possesses high artistic values.

The Historic Preservation Commission considered the request at its November 14, 2018 public hearing and voted to accept the listed findings and forward Case LL18-01 to the City Council with a recommendation for approval.

The vote for approval was 6-0.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Nomination Form
Backup Material	Aerial Map
Backup Material	Section 17.23.060 of the Davenport City Code

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/28/2018 - 9:08 AM
Community Development Committee	Berger, Bruce	Approved	11/28/2018 - 9:09 AM
City Clerk	Admin, Default	Approved	11/28/2018 - 12:36 PM

ORDINANCE NO. 2019-

ORDINANCE for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building at located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate known as the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street is hereby granted designation as a Local Historic Landmark. The property has the following legal description:

> Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M., situated in the City of Davenport, Scott County, Iowa being more particularly described as follows: West 39.7 feet of Lot 8 and all of Lots 9 and 10, Block 45, LeClaire's Addition. Containing .58 acres, more or less.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Nomination No:_____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 321 Main Street, Davenport, Iowa 52801

Legal Description of the Property: Subdivision Name: LeClaire's Addition

Block: 45 Lot: W 39.7 ft of lot 8, lots 9-10

Historic Name (or proposed historic name): Davenport Public Library - Edward Durell Stone Building

Date listed on *National Register of Historic Places* (if applicable): _____

(If listed, NRHP Site No. #82-10-_____)

NRHP Historic District (if applicable): _____

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____ (check one)

Owner(s) of Record: Davenport Public Library

Owner(s) Address: (Name) Davenport Public Library

(Street) 321 Main St

(City, State & ZIP) Davenport, Iowa 52801

Owner(s) Telecommunications: Work: 328-6850 Home: _____ Mobile: _____
Fax: _____ Email: agroskopf@davenportlibrary.com

Current Use of the Property: Public Library

Original Function of the Property: Public Library

The Petitioner shall submit the following information:

(1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary

Date of Construction: 1967 (completed Oct 1968) Architectural Style: New Formalist

Building Materials: Foundation: concrete Walls: precast concrete block

Roof: EPDM Other: _____

Distinctive Features: slitted overhang ; central floating staircase; grid lighting in ceiling

Alterations: no permanent alterations. railing added to front porch c ,1990. exterior lighting no longer functional

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030[1].

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

(A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or

(B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

(C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

(5) A list of major bibliographical references.

see attached

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Owner(s) of Record or Authorized Agent

Oct 10, 2018
Date

[1] Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

_____
month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:
Received by: Ryan Rusnak 10-10-2018

Commission Secretary or Designee Date

Is application complete? [Yes] No

If not, explain: _____

Physical Description of Property:

The Main Library building is located on the northeast corner of Main and 4th Streets and was dedicated Oct 6, 1968. Designed by noted architect Edward Durell Stone, it is an important example of Mid-Century Modern architecture in Davenport. The architecture is quite similar to the Kennedy Center in Washington, DC which was also designed by Stone. The building is constructed of poured concrete and white, pre-cast concrete block. Columns in the building also serve for air-handling through vents in the top of the columns.

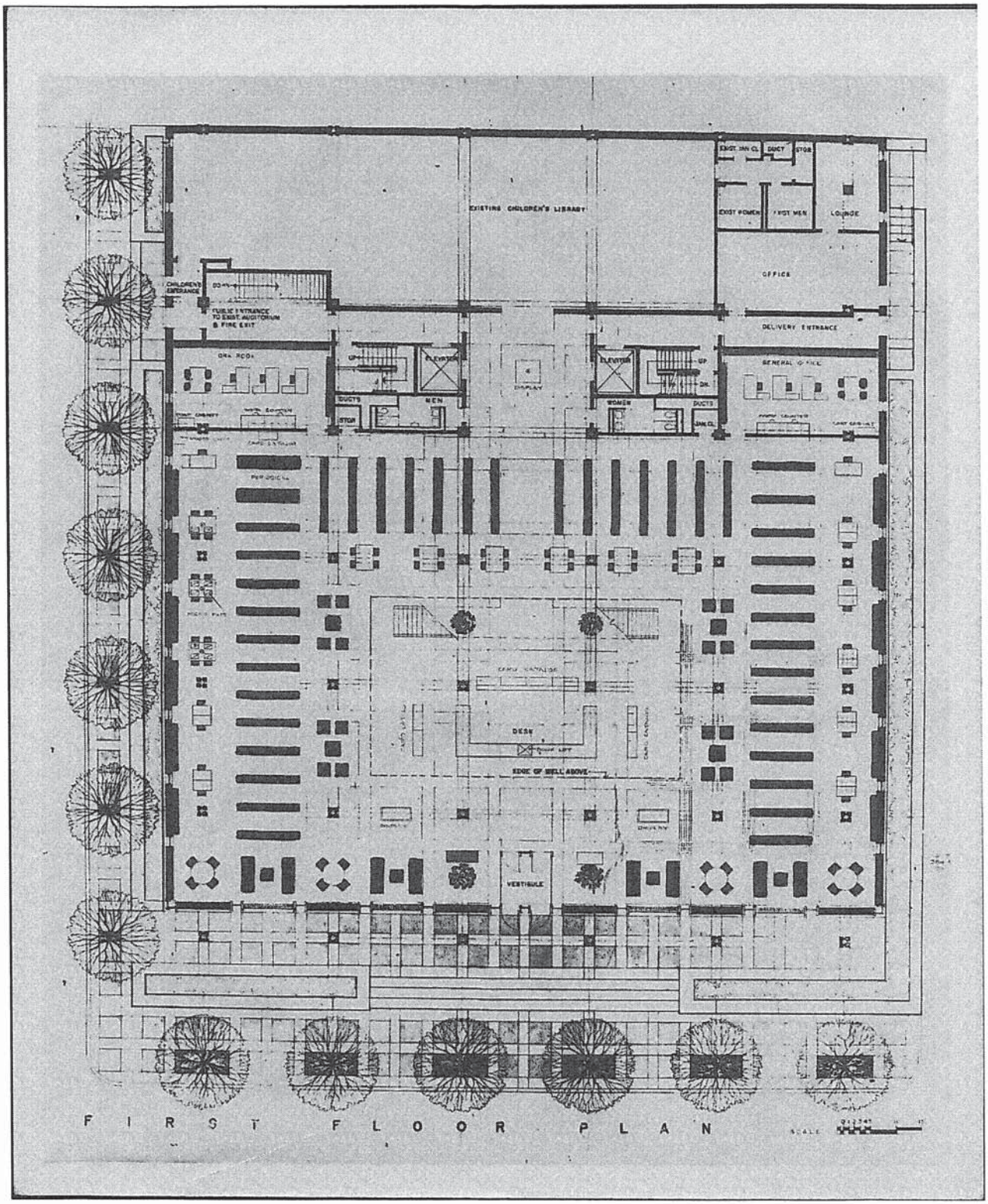
Total square footage of the building is 63,000 sq.ft. Of this total, 53,000 sq.ft are the "new" part of the library building. The remainder is the Children's addition that was opened in 1963. The Children's addition is at the back (East side) of the building. Entrance to that portion of the building is through double doors that are in a direct line east from the front doors. Both structures are encased in the same architectural block making it virtually impossible to tell from the exterior that the library is actually two buildings.

The entrance to the Library is characterized by 6 columns supporting a wide, slitted overhang creating the library's front porch. The front of the building has tall glass windows that provide visibility to the interior architectural features of tall columns and a ceiling with lighting in a geometric grid. The grid ceiling is in squares that are also reflected in the architectural block that is on the exterior and interior walls of the building. The effect of the grid lighting is especially visible at night. There have been no changes to the front entrance of the building since 1968 other than the installation of banners on the front columns and installation of a wrought-iron railing to prevent skate-board use.

The north and south elevations of the building feature the same architectural block, a roof overhang and floor to ceiling windows. The east elevation has no windows, but the same overhang dimensions as the north and south elevations and is covered in the same exterior block.

The interior of the Library retains many original features. One of the most important is the open, floating, terrazzo staircase to the second floor mezzanine. The railing around the opening from the mezzanine to the first floor is also original. The original open floor plan is largely unchanged as well. The exception is the room constructed at the front of the library around 2010 to house automated materials handling equipment. To not impair the view of the ceiling lighting from the exterior, the room was constructed of a glass curtain wall that echoes the exterior windows and is installed around the ceiling grid. Current renovation plans for the building call for the removal of this room.

The floor plan shows the existing children's library that was opened in 1963. The corridor that runs the width of the building from 4th street to the alley is where the two buildings meet.



F I R S T F L O O R P L A N

Statement on Designation Criteria:

The Davenport Public Library Main Library, dedicated in October of 1968, meets Designation Criteria B for its embodiment of the Modern Movement architectural style and Designation Criteria C as it represents the work of architect Edward Durell Stone.

In the mid-1960's, Downtown Davenport experienced significant urban renewal. New construction projects included the Davenport YMCA, the Lee Building, the Clayton Motel Hotel, the Priester Construction Company Building (on the National Register) and the First Federal Saving and Loan Association Building (on the Davenport Register of Historic Properties). These projects all embraced the Modern Movement design, which was widely accepted nationwide as the standard for urban construction.

Edward Durell Stone was born in 1902 in Fayetteville, AR and attended the University of Arkansas from 1920-23. He then went to Boston, MA where his brother was an architect and studied architecture at Massachusetts Institute of Technology. He left MIT in 1927 before finishing his degree when he won a travelling scholarship that allowed him to visit the avant-garde modernist architecture of Europe.

Stone first gained a reputation designing International Style homes. The United States Embassy in New Delhi, India, designed in 1954, is considered the signature work that cemented his reputation as an architect of the Modern Movement. At the time the Embassy was built, the design was a radical change from mainstream modern architecture, and was a strong influence on a style that came to be known as New Formalism. With subsequent design of the Stanford University Medical Center in Palo Alto, CA; Stuart Pharmaceutical Company in Pasadena, CA and the United States Pavilion at the 1958 Brussels World's Fair, Stone established himself as a leading formalist.

Buildings designed in the New Formalist style exhibit many classical elements including strict symmetrical elevations, building proportion and scale, classical columns, highly stylized entablatures and colonnades. Buildings in this style are often set on a podium. Stone's New Delhi Embassy is considered the symbolic start of New Formalism.

The Davenport Public Library includes many of the features that Stone himself saw as most important to his designs. In his book, Recent & Future Architecture, Stone indicates "I rely heavily on the contrast of multi-storied central areas with smaller elements groups around the periphery". He also lauds the idea of corridor-free buildings. These two elements are very much part of the Library design: the open design with the open staircase to the second floor mezzanine and the very minimal corridors in the building.

In the same volume, Stone also shares his thoughts on the building materials he used in his designs: "Architecture is a grimly serious business. It should be timeless and convey by its very fiber the assurance of permanence; stone, bricks and concrete all have this characteristic." Materials used in the Main library – precast and poured concrete – certainly follow this recommendation.

A list of projects by Stone based on his archives held by the University of Arkansas does not indicate any projects in Iowa other than the Davenport Public Library. That said, the Voxman Music Building on the University of Iowa Campus was designed by Stone. It was razed due to damage incurred from the 2008 flood.

While the Kennedy Center for the Performing Arts in Washington, DC is the building that most Stone aficionados view as being most similar in appearance to the Davenport Public Library, a number of other Stone designs have similar features, among them the Stuhr Museum of the Prairie Pioneer near Grand Island, NE.

Edward Durell Stone designed a small number of public libraries during his career. The Stone archives project database lists 6 library projects. The Rinconada library in Palo Alto, CA was designed in 1958 early in Stone's career and does not have many of the New Formalism features of his later works. The Undergraduate Library at the University of South Carolina opened in 1963. Its design shares similar features to the Davenport Public Library, including the use of exterior columns supporting a slitted overhang and open floor plan.

The Davenport Public Library building epitomizes the architectural style of New Formalism and was designed by one of the most celebrated architects who designed in this style.

Photos:

Front (West) view of the Main Library building. The railing/fence along the porch was added around 1990 to deter skateboard use. (Sept 2018)

North side. To the east of the double doors in this image is the area that is the Children's addition that was constructed on the back of the old Carnegie Library in 1963. (Sept 2018)

View from the north west corner. This image shows the slitted overhang that Stone used in many of his designs. (Sept 2018)

View from the south east corner of the building (Sept 2018)

View from the south west corner. (Sept 2018)

View from south west corner of the Main Library – February 1969

Exterior view from the south west corner taken about 1969. This night time view shows the lighted grid ceiling.

Stuhr Museum of the Prairie Pioneer – Grand Island, NE. Designed by Stone in 1963

United States Embassy in New Delhi, India. Designed in 1954.

Bibliography

In Special Collections at Davenport Public Library:

Boxes 68-74, Physical Plant – E.D. Stone Building, Davenport Public Library Archives, Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport, IA. (Research materials on Stone collected by Kay Runge in Box 60)

Excerpts from interviews with Stone in:
Peter, John. *The Oral History of Modern Architecture: Interviews with the Greatest Architects of the Twentieth Century*. New York: Harry N. Abrams, 1994.
Ephemera-Biography

Stone, Edward Durell. *Recent & future architecture*. New York: Horizon Press, 1968.
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Newspaper articles

"A Library for Tomorrow: A Special Times- Democrat Section to Mark the Opening of the New Davenport Public Library, Oct. 6, 1968." *Davenport Sunday Times-Democrat* (Davenport, IA), Oct. 6, 1968.

Arpy, Jim. "Stranger in Town." *Sunday Times-Democrat* (Davenport, IA), Apr. 26, 1964.

Others in "Libraries-Davenport" clipping file/vertical file; those that may be found with Newspapers.com

Additional sources:

Hunting, Mary Anne. *Edward Durell Stone: modernism's populist architect*. New York: W.W. Norton and Company, 2013. 9780393733013

Stone, Hicks. *Edward Durell Stone a son's untold story of a legendary architect*. New York: Rizzoli, 2011. 9780847835683

"Edward Durell Stone, Architect." https://www.edwarddurellstone.org.

Edward Durell Stone papers 1927-1969 (bulk 1940-1963), Special Collections Department, University of Arkansas Libraries, Fayetteville, AK. Finding aid online at: https://libraries.uark.edu/specialcollections/findingaids/stone/index.html

Subject Property

N

17.23.060 Commission designation process.

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or

2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than thirty-three and one-third percent of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the city council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic district may seek individual local landmark status at any time following the commission's or city council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and

2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and

3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and

4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or city council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than one hundred twenty calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the city housing, building, fire or legal department or the city council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or city law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial violation of the city's building, fire and/or housing codes before the date this chapter is adopted. (Ord. 99-562 §§ 2, 3: Ord. 97-318 §§ 1, 2: Ord. 95-453 § 2: Ord. 91-737 § 1 (part)).

17.23.070 Designation by city council.

A. Action by city council. The city council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the city council denies local landmark status for the property and/or district, the same nominated

property(s) may not be reconsidered by the commission for designation during the twenty-four month period following the date of denial by the city council, except pursuant to the exceptions stated in Section 17.23.060G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the city council's determination. The notification letter shall be postmarked no later than fifteen business days after the date of the city council's ruling on said designation.

If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation. (Ord. 99-562 § 4: Ord. 91-737 § 1 (part)).

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **1/2/2019**
Contact Info: Matt Flynn 563-888-2286
Wards:

Subject:
Second Consideration: Ordinance for Case REZ18-17: Request of Tim Shaffer, Dale's Service Center, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
Background:

Reason for Request:

Petitioner recently was successful in rezoning two adjacent lots on West Locust Street to C-2 in order to accommodate a business expansion (REZ18-12).

Upon completing a survey of the property, it was determined that a discrepancy existed, resulting in inadequate property to accommodate the desired expansion. The proposed rezoning comprises the lot immediately north of one of the lots recently rezoned.

Site Information:

Property is 0.20 acres, more or less.

Comprehensive Plan:

Property is within the Urban Service Boundary.

Property is designated RG, Residential General, in the Comprehensive Plan. RG designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Technical Review:

Request for technical review has been made. No service issues have been noted.

Public Input:

Notice Signs were posted on November 5

Seventeen notices were sent to property owners inviting them to a neighborhood meeting on November 19. No neighbors attended.

Notice of Public Hearing was posted in the Quad City Times on November 30, 2018.

A public hearing was held before the Plan and Zoning Commission on December 4, 2018. No one other than the petitioner spoke.

No opposition has been expressed; the protest rate is 0.0%.

Discussion:

This property is owned by the family that operates the existing automotive repair business. Due to a discrepancy in the legal description, it was not included within the recently approved rezoning request. If this discrepancy was discovered earlier, it would have been included.

The rezoning represents an incremental expansion of a commercial node along a busy arterial street. While the Comprehensive Plan identifies this property as RG, Residential General, limited commercial nodes along the edges can be found acceptable.

Due to the business' success, some activities (parking, maneuvering, deliveries) have on occasion occurred on Zenith Avenue. Approving the rezoning will allow for all of the business operations to occur on-site.

No opposition to either of the rezoning requests is a testament to the good operation and need for this type of business in West Davenport.

Plan and Zoning Commission Recommedation

The Plan and Zoning Commission forwarded Case REZ18-17 to the City Council for approval with the following findings and conditions:

Findings:
1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.

2. The property has access and frontage along Locust Street, a major arterial street.

3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:
1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.

2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

The vote to approve was unanimous 8-0.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Application
Backup Material	Location Map and Notice
Backup Material	Public Hearing Notice
Backup Material	Existing Zoning Map
Backup Material	Proposed Zoning Map
Backup Material	Future Land Use Map
Backup Material	P&Z Letter

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	12/26/2018 - 4:13 PM

ORDINANCE NO.

ORDINANCE for Case REZ18-17 being the request of Tim Shaffer to rezone 0.20 acres, more or less, of property located at 1915 Zenith Avenue from R-3, Low Density Dwelling District to C-2, General Commercial District. [Ward 1]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-2" General Commercial District.

Part of the East Half (1/2) of the Southeast Quarter (1/4) of Section 20, Township 78 North Range 3 East of the 5th P.M., and more particularly described as follows: Commencing at a point Four Hundred Sixty-two (462) feet West and One Hundred Fifty (150) feet North of the Southeast corner of said Section 20; thence North Fifty (50) feet; thence West parallel with the South line of said Section 20, One Hundred Eighty one and 5/10 (181.5) feet to the east line of a roadway; thence South along the East Line of said roadway, Fifty (50) feet; thence East parallel with the south line of said Section 20, One Hundred Eighty One and 5/10 (181.50) to the place of beginning.

Exempting therefrom that portion conveyed to the City of Davenport, Iowa, by Quit Claim Deed dated July 23, 1962 and filed October 7, 1965 at Book 282 Deeds, Page 8.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:
1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.
2. The property has access and frontage along Locust Street, a major arterial street.
3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:
1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.
2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

Section 3. At its December 18, 2018 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation to approve.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

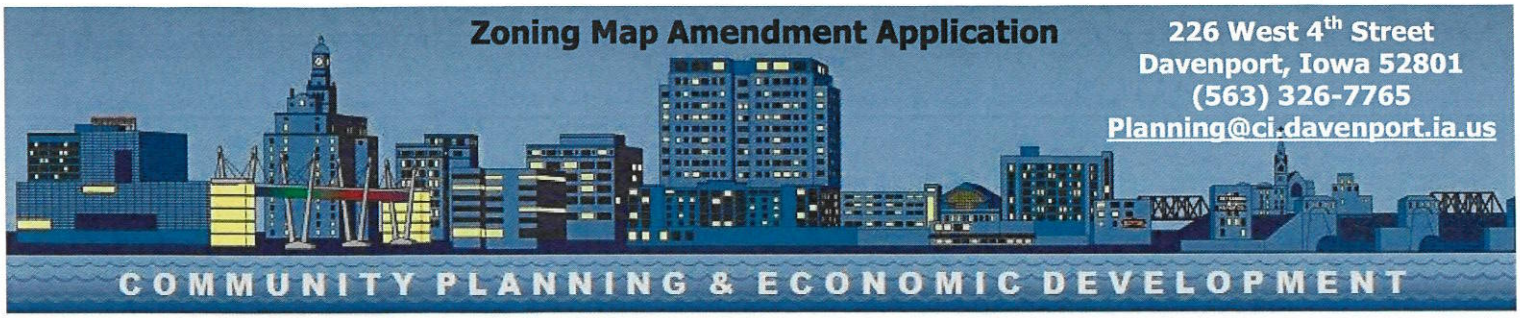
Second Consideration _____

Approved _____

_____
Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____



Property Address* 1915 N. Zenith Ave

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Tim Shaffer
Company: Dales Service Center
Address: 3830 W. Locust St
City/State/Zip: Davenport IA 52804
Phone: 563 940-6114
Email: Tim@dalesg.com

Owner (if different from Applicant)

Name: Richard Shaffer
Company: Dales Service Center
Address: 3830 W. Locust St
City/State/Zip: Davenport IA 52804
Phone: 563 343-0189
Email: ~~RDSHAFF~~ DWSHAFFER8@GMAIL.COM

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)

Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☒
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Final Development Plan ☐
- Voluntary Annexation ☐
- Subdivision ☐

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
- Special Use Permit - New Cell Tower ☐
- Home Occupation Permit ☐
- Special Exception ☐
- Special Use Permit ☐
- Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☐
- Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Floodplain Development ☐
- Cell Tower Co-Location ☐
- Identification Signs ☐
- Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: R4

Proposed Zoning Map Amendment: C2

Total Land Area: _____ Please Select

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☑ No

Submittal Requirements:

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:
- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Tim SHAFFER Date: 10-31-18

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Richard Shaffer
authorize Tim SHAFFER
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at 1915 N. ZENITH AVE 52804.

Signature(s)*
*Please note: original signature(s) required.

City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

NOTICE
PUBLIC MEETING
MONDAY, NOVEMBER 19, 2018, 6:00 PM
DALE'S SERVICE CENTER
3830 W. LOCUST ST., DAVENPORT, IOWA 52806

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-17: Request by Rob Davis, Bush Construction, to rezone 0.20 acres, more or less, of property located at 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District [Ward 1] (See map of the affected property on reverse side of this notice).

This rezoning is proposed to accommodate an expansion of Dale's Service Center.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, December 4, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-17
EMAIL: planning@ci.davenport.ia.us Phone: (563) 326-7765

Location Map
REZ18-17
1915 Zenith R-4 to C-2

Feet
0 25 50 100 150 200

N

PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT

Public Hearing Details:

Date: 12/4/2018 Ward: **1st**
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning request before the Plan and Zoning Commission
Case #: REZ18-17

To: All property owners within 200 feet of the subject property located at **1915 N. Zenith Avenue.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request Description

REZ18-17: Request of Dale's Service Center for a rezoning from "R-3" to "C-2" General Commercial at 1915 N. Zenith Avenue to facilitate additional driveway/parking area. [Ward 1]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Mathew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

Existing Zoning

11/29/2018, 11:32:48 AM

1:1,000

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Parks

Parcels

Street Centerline (Labels only)

Piped Creeks

City Limit

Address Points

Creeks

Named Creeks

Unnamed Tributaries

Zoning Districts

A-1 Agricultural

R-1 Low Density Dwelling District

Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS

Scott County Iowa, Bi-State Regional Commission | Copyright:© 2014 Esri |

Proposed Zoning

11/29/2018, 12:23:45 PM

1:1,000

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Parks

Parcels

Street Centerline (Labels only)

Piped Creeks

City Limit

Address Points

Creeks

Named Creeks

Unnamed Tributaries

Recognized Neighborhoods

33rd Street Watch

Central Community Circle

Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS

Scott County Iowa, Bi-State Regional Commission | Copyright:© 2014 Esri |

Future Land Use

11/29/2018, 11:34:45 AM

1:1,000

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Parks

Parcels

Street Centerline (Labels only)

Piped Creeks

City Limit

Address Points

Creeks

Named Creeks

Unnamed Tributaries

Land Use+2035

Urban Corridor

Commercial Node

Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS
Scott County Iowa, Bi-State Regional Commission | Copyright:© 2014 Esri |

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

December 19, 2018

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

Dear Mayor and Council:

At its regular meeting of December 19, 2018, the Plan and Zoning Commission considered Case No. REZ18-16: Request by Rob Davis of Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O Office Shop District to R-5M Medium Density Dwelling District. [Ward 6]

Findings:
1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.
2. The property has access and frontage along Locust Street, a major arterial street.
3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:
1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.
2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

The Commission voted 9-0 to forward the case to the City Council for its approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **12/4/2018**
Contact Info: Ryan Rusnak 563-888-2022
Wards:

Subject:
Second Consideration: Ordinance for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

Recommendation:
Adopt the Ordinance.

Background:
Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

Zoning:

The property is currently zoned PID Planned Institutional District, R-4 Moderate Density Dwelling District and C-2 General Commercial District.

The majority of the property was rezoned to PID in 2012. In conjunction with the rezoning, a land use plan and narrative of intent and compatibility with surrounding area were approved.

Since 2012, St. Ambrose University has acquired two property at the southeast portion of the campus.

Technical Review:

Streets.
The property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. No impacts to streets are proposed.

Storm Water.
Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.
There is sanitary sewer adjacent to the property.

Other Utilities.
Other normal utility services are available.

Public Input:

Letters were sent to property owners within 500 feet of the St. Ambrose University Campus notifying them of the November 28, 2018 neighborhood meeting and the December 3, 2018 Plan and Zoning Commission Public Hearing.

Pursuant to the Planned Institutional District Ordinance, St. Ambrose University notified neighborhood organizations located within five hundred feet of the campus at least 60 days prior to the application being submitted. The meeting was held on September 6, 2018 and was for the purpose of sharing the details of the petition, answering questions and receiving feedback.

Staff has not received any verbal or written objections.

Discussion:

St. Ambrose University wants to renovate and construct substantial addition to McMullen Hall, which is located at the southwest corner of the campus adjacent to the West Locust Street and Gaines Street Intersection. McMullen Hall is currently situation approximately 70 feet from the West Locust Street right-of-way. The addition would reduced the setback to 35 feet to the West Locust Street right-of-way.

Major amendments to a Planned Institutional District: Proposed changes to either the land use plan or narrative of intent and compatibility with surrounding area shall first be submitted to the community planning and economic development director or his/her designee. If it is determined that there is a major amendment, the property owner shall return to the city plan and zoning commission and city council pursuant to Section 17.57.010C4. The community planning and economic development director or his/her designee shall have the authority to approve minor amendments.

A major amendment includes a decrease of 10% or more of any setback shown on the Land Use Plan. Therefore, the expansion has been deemed a major amendment.

St. Ambrose University is rezoning two properties at the southeast portion of the campus it acquired since the 2012 rezoning.

Recommendation:

Findings:
1. The use of the property would comply with the Davenport 2035 Civic & Institutional Future Land Use Map designation; and
2. Due to the location of the proposed development, the impact to the surrounding residential properties would be minimal.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case

REZ18-19 to the City Council with a recommendation subject to the following condition:

1. In the event that the “PID” Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

The vote for approval was 7–yes, 0-no and 1-abstention.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Plan and Zoning Commission Letter to City Council and Vote Results
Backup Material	Zoning Map
Backup Material	Land Use Map
Backup Material	Amended Land Use Plan
Backup Material	Amended Narrative of Intent and Compatibility with Surrounding Area
Backup Material	Neighborhood Meeting Notice and Public Hearing Notices

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/20/2018 - 5:22 PM
Community Development Committee	Berger, Bruce	Approved	12/20/2018 - 5:22 PM
City Clerk	Admin, Default	Approved	12/21/2018 - 5:27 PM

ORDINANCE NO. 2019-

ORDINANCE for Case No. REZ18-19 being the request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned.

The property has the following legal description:

Part of the South Half of Section 23, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Real property located within the boundaries of West Lombard Street to the north, West Locust Street to the south, Brown Street to the west and Harrison Street to the east. Said property contains 53.13 acres, more or less.

Section 2. That the following findings and condition is hereby imposed upon said rezoning (see Plan and Zoning Commission letter dated December 19, 2018 letter for findings in its recommendation for approval):

In the event that the “PID” Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration:

Second Consideration:

Approved:

_____
Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

December 19, 2018

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of December 18, 2018, the City Plan and Zoning Commission considered Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

Findings:

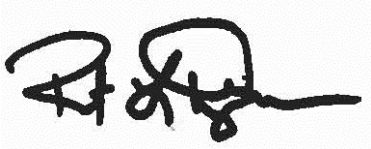
1. The use of the property would comply with the Davenport 2035 Civic & Institutional Future Land Use Map designation; and
2. Due to the location of the proposed development, the impact to the surrounding residential properties would be minimal.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ18-19 to the City Council with a recommendation subject to the following condition:

1. In the event that the “PID” Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

The vote for approval was 7–yes, 0-no and 1-abstention.

Respectfully submitted,

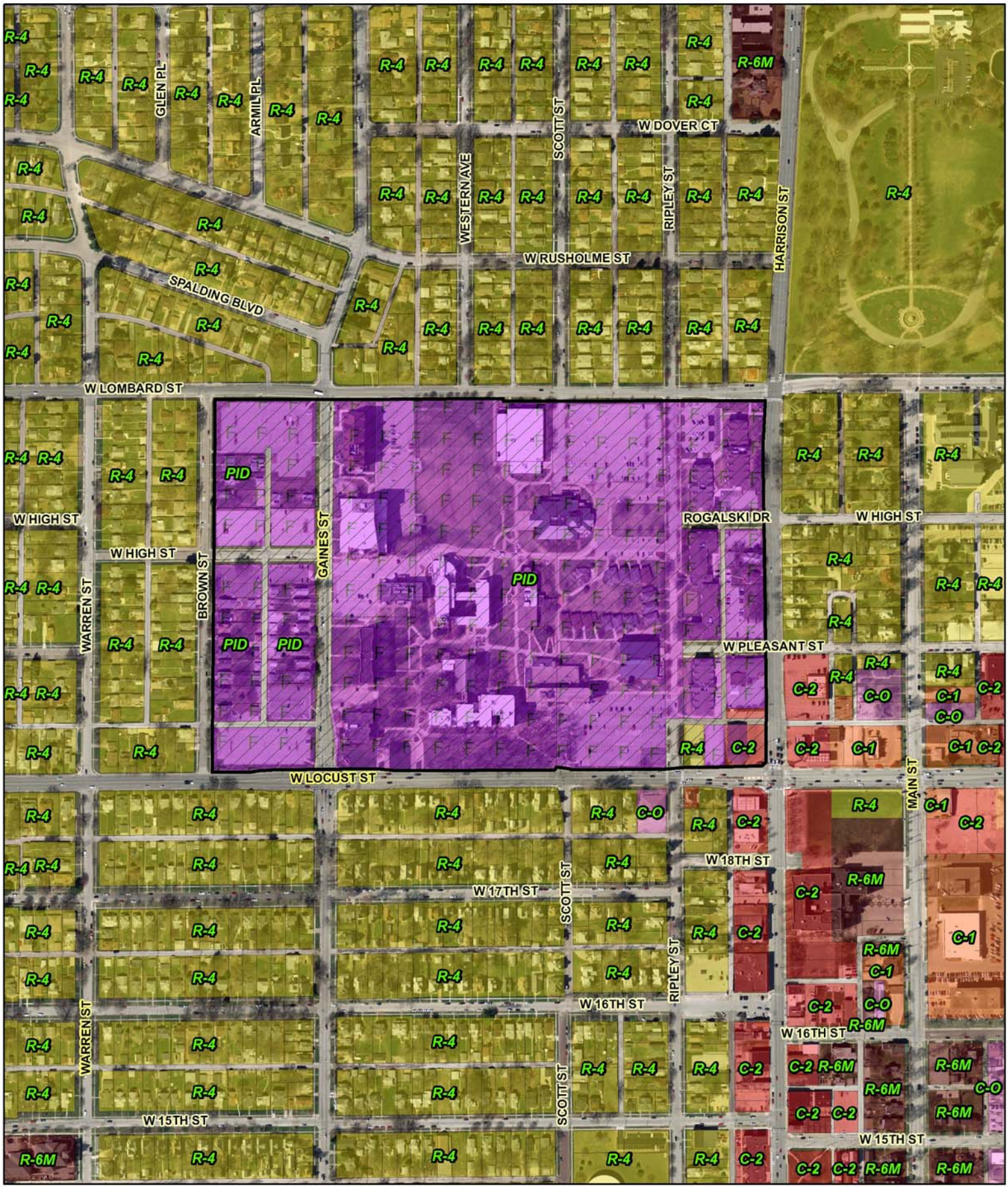


Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record
Meeting Date: 12-18-2018
Meeting Location: Council Chambers-City Hall

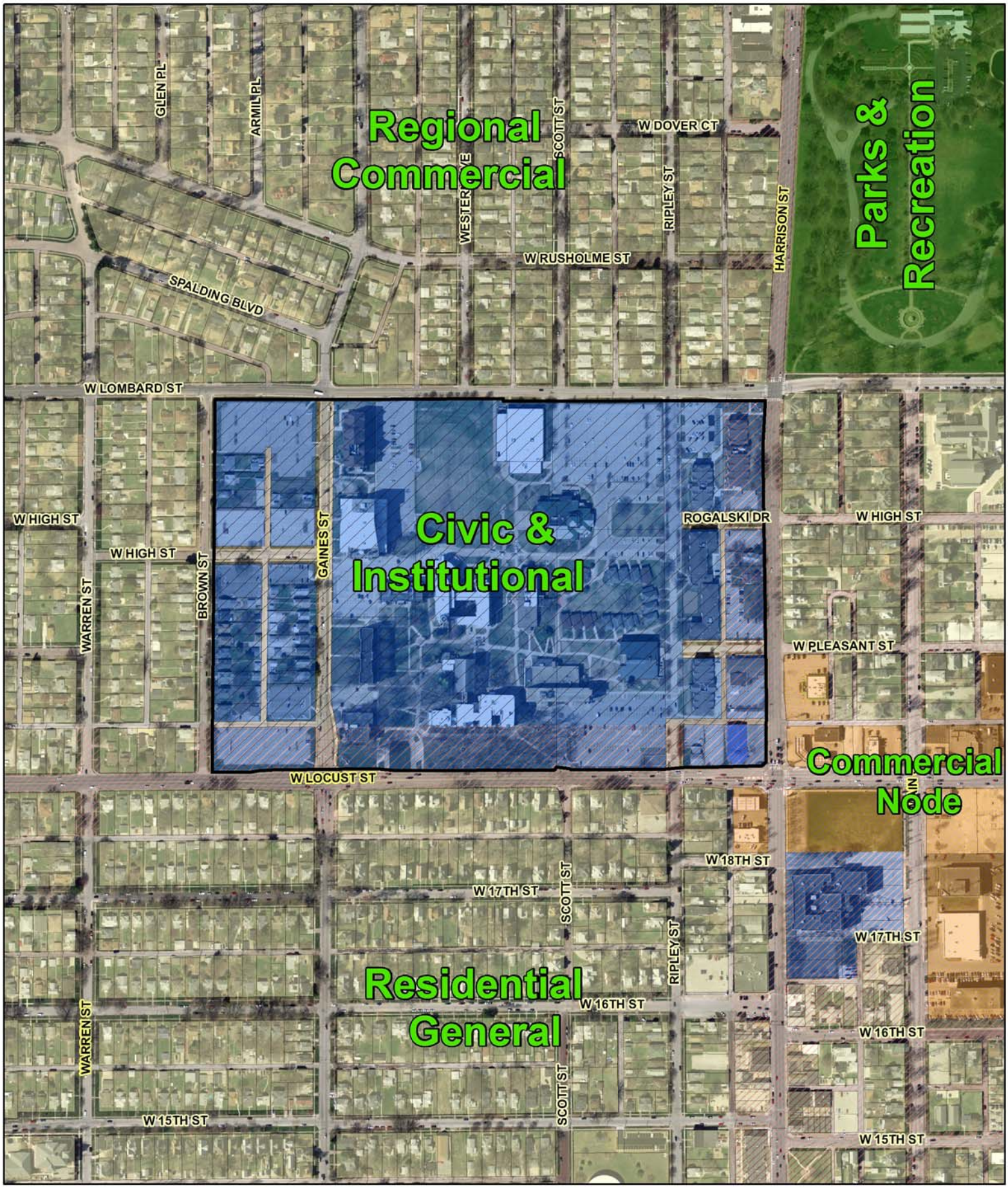
Name:	Public Hearing Roll Call	Regular Meeting Roll Call	12-04-2018 Minutes	M	S	REZ18-17	M	S	REZ18-19	M	S	FPV18-01	M	S									
Connell	Present	Present	Yes		x	Yes		x	Yes			Yes		x									
Hepner	Present	Present	Yes	x		Yes			Yes			Yes											
Inghram	Present	Present																					
Johnson	Present	Present	Yes			Yes			Yes		x	Yes											
Lammers	Excused	Excused																					
Maness	Present	Present	Yes			Yes			Yes			Yes											
Medd	Excused	Excused																					
Quinn	Present	Present	Yes			Yes			Abstain			Yes											
Reinartz	Present	Present	Yes			Yes			Yes			Yes											
Tallman	Present	Present	Yes			Yes	x		Yes	x		Yes	x										
Schneider	Present	Present	Yes			Yes			Yes			Yes											
Result			8-0			8-0			7-0-1			8-0											

Notes:



Subject Property

N



Subject Property

N

ST. AMBROSE
PLANNED INSTITUTIONAL DISTRICT

DAVENPORT, IOWA

City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Existing Zoning Map

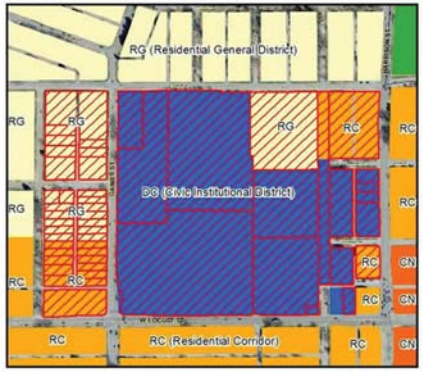
Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

Legend

0 250 500 Feet

Parcels included in Rezoning Petition

City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Davenport 2025 Proposed Land Use Map

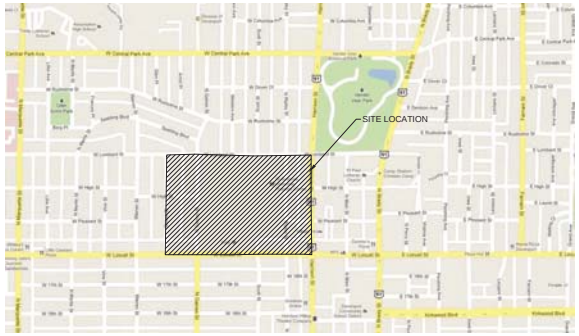


Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

Legend

0 250 500 Feet

Parcels included in Rezoning Petition



MAP PROVIDED BY GOOGLE

VICINITY MAP
NOT TO SCALE

ST. AMBROSE UNIVERSITY
518 WEST LOCUST STREET
DAVENPORT, IA
563-333-6000

SOILS DATA

4000—Urban land	4162C—Downs-Urban land complex, 2 to 9 percent slopes	4162D—Downs-Urban land complex, 9 to 14 percent slopes	4291—Atterberry-Urban land complex, 0 to 2 percent slopes
Map Unit Setting	**Map Unit Setting**	**Map Unit Setting**	**Map Unit Setting**
	Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 680 to 1,400 feet
Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches
Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days
	Map Unit Composition	**Map Unit Composition**	**Map Unit Composition**
	Downs and similar soils: 50 percent	Downs and similar soils: 50 percent	Atterberry and similar soils: 50 percent
	Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent Minor components: 10 percent
	Setting	**Setting**	**Setting**
	Landform: Hillslopes	Landform: Hillslopes	Landform: Flats
	Landform position (two-dimensional): Shoulder, summit	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Summit
	Landform position (three-dimensional): Interfluve, side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Interfluve
	Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Linear
	Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex
	Parent material: Loess	Parent material: Loess	Parent material: Loess
	Properties and qualities	**Properties and qualities**	**Properties and qualities**
	Slope: 2 to 9 percent	Slope: 9 to 14 percent	Slope: 0 to 2 percent
	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches
	Drainage class: Well drained	Drainage class: Well drained	Drainage class: Somewhat poorly drained
	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
	Depth to water table: More than 80 inches	Depth to water table: More than 80 inches	Depth to water table: About 12 to 42 inches
	Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
	Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
	Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.8 inches)
	Typical profile	**Typical profile**	**Typical profile**
	0 to 8 inches: Silt loam	0 to 8 inches: Silt loam	0 to 8 inches: Silt loam
	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam

INDEX OF SHEETS

LAND USE PLAN	C-1
MCMULLEN HALL LAND USE PLAN	C-1.1
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SITE ARE AND SOILS CLASSIFICATION	C-3
UTILITY PLAN	C-4
GRADING AND DRAINAGE PLAN	C-5
DATA SHEET	C-6
LANDSCAPE DETAIL SHEET	C-7

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MISSMAN, INC. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. MISSMAN, INC. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED BY

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0260 • Rockford, IL (815) 965-6400 • Sycamore, IL (815) 895-3825
www.missman.com

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/9/12
3	REVISED PER CITY OF DAVENPORT'S COMMENTS	

Missman, Inc.
Professional Engineers & Land Surveyors
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www.missman.com

ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

COVER SHEET

Missman Project No: C11L031
File Name: C11L031_Base.dwg
© COPYRIGHT 2018 ALL RIGHTS RESERVED
Field Book No:
Drawn By: RJJ
Checked By: JLH
Date: 11/06/18

50 0 50 100

SCALE: 1" = 50'

NOTE:
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

- 4' HIGH ORNAMENTAL FENCE
- CAMPUS EXPANSION PROPERTY
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED SIGNAGE

NOTES:

1. Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or on the Data Sheet, may continue to be used as they currently exist and/or as permitted under the PID zoning classification. Said properties may also be used for open space purposes in the event of demolition of an existing building or group of buildings. All demolition sites shall be filled, graded level, and at a minimum shall be restored with planted grass seed or sod.
2. Fence locations and openings depicted on the map may be adjusted based on neighborhood input and/or further review during the pre-construction phase.

PROPERTY SUMMARY - DETAILS

Total Area Bound By P.I.D.	- 53.13 AC
Area of Properties Not Owned by S.A.U.	- 1.40 AC
Area of Davenport Owned Streets	- 2.76 AC
Area of P.I.D. Owned by S.A.U.	- 48.97 AC

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/27/2012
3	REVISED PER CITY OF DAVENPORT'S COMMENTS	2/8/2012
4	McMULLEN HALL ADDITION MODIFICATIONS	8/28/2018

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0260 • Rockford, IL (815) 968-4400 • Sycamore, IL (815) 895-3025
www.missman.com

ST. AMBROSE UNIVERSITY P.I.D.

DAVENPORT, IOWA

LAND USE PLAN

Missman Project No: C11L031

File Name: C11L031_Base.dwg

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 11/06/18

C-1

20' 0 20' 40'

SCALE: 1" = 20'

NOTE:
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

- 4' HIGH ORNAMENTAL FENCE
- CAMPUS EXPANSION PROPERTY
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED SIGNAGE

NOTES:

1. Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or on the Data Sheet, may continue to be used as they currently exist and/or as permitted under the PID zoning classification. Said properties may also be used for open space purposes in the event of demolition of an existing building or group of buildings. All demolition sites shall be filled, graded level, and at a minimum shall be restored with planted grass seed or sod.
2. Fence locations and openings depicted on the map may be adjusted based on neighborhood input and/or further review during the pre-construction phase.

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/27/2012
3	REVISED PER CITY OF DAVENPORT'S COMMENTS	2/6/2012
4	MCMULLEN HALL ADDITION MODIFICATIONS	8/31/2018

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ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

MCMULLEN HALL LAND USE PLAN

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Field Book No:
Drawn By: AEK
Checked By: JLH
Date: 08/31/18

C-1.1

SCALE: 1" = 50'

NOTE:
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/9/12
3	REVISED PER CITY OF DAVENPORT'S COMMENTS	

REVISIONS

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ST. AMBROSE UNIVERSITY P.I.D.
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EXISTING CONDITIONS

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Checked By: JLH
Date: 11/06/18

C-2

NOTE:
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

- 4' HIGH ORNAMENTAL FENCE
- CAMPUS EXPANSION PROPERTY
- SOIL CLASSIFICATION
- 4291 SOIL CLASSIFICATION
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- EXISTING PARKING
- PROPOSED SIGNAGE
- EXISTING COMPACTOR
- EXISTING CARDBOARD COMPACTOR
- EXISTING RECYCLE
- EXISTING LOADING AREA
- PROPOSED SERVICE DOOR
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/9/12

REVISIONS

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ST. AMBROSE UNIVERSITY P.I.D.
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SITE AREA AND SOILS PLAN

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Checked By: JLH
Date: 11/06/18

C-3

SCALE: 1" = 50'

NOTE:
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

- STORM MANHOLE
- STORM INLET
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- HYDRANT
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FOC FIBER OPTIC CABLE
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- EXISTING PARKING

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/2/12

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ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

UTILITY PLAN

Missman Project No: C11L031

File Name: C11L031_Base.dwg

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Field Book No:

Drawn By: RJJ

Checked By: JLH

Date: 1/2/12

C-4

50 0 50 100

SCALE: 1" = 50'

NOTE:
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

- CONTOURS
- DRAINAGE WAY
- SLOPES > 10%
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- EXISTING PARKING

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/9/12

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ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

GRADING AND DRAINAGE PLAN

Missman Project No: C11L031
File Name: C11L031_Base.dwg
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Field Book No:
Drawn By: RJJ
Checked By: JLH
Date: 10/16/18

C-5

Amendment Required

The University would like to renovate and expand McMullen Hall, the building located on the southeast corner of campus at the intersection of Locust and Gaines Streets. McMullen Hall is a 24,157 square foot building that houses classrooms and faculty offices. The University would like to remodel and expand the building to house our College of Business. [illegible] square feet. While the size of the addition (which was introduced in our 2017 Local Use Plan) does not trigger an amendment to our Local Use Plan, the fact we are moving closer to Locust Street does trigger an amendment. Although the University is requesting a change to our Local Use Plan, the University is still well below the 50% or 75% or 7 feet setback triggering an amendment. However, our plan with revise the setback to 30 feet, or a 50% reduction. This setback is still greater than the current C2 requirements, but does require an amendment to our Local Use Plan.

In addition, at the time our Local Use Plan was approved, new parcels on the southeast portion of our main campus were not included in the plan. The former Eye Care Center, parking to the north of the building and a house east of the EC building were not included in the plan. Since the plan was approved, the former Eye Care Center, the two parcels zoned R – 4 Moderate Density Dwelling District and C – 2, General Commercial District, the three properties are now a part of our main campus, we would like to also include them in our Local Use Plan and zone them PD.

Finally, as the Eye Care Position was owned by outside parties, the City owned and maintained streets and alleys around these properties. As these properties are now owned by St. Ambrose, we would also like to include these streets and alleys in our Local Use Plan and zone them PD as well.

The original application for our Land Use Plan has been updated for these three changes and can be seen below.

Current Situation

General:

St. Ambrose University (the "University") is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as a [illegible] The main campus of the University is located at 518 West Locust Street in Davenport, Iowa on a tract of approximately 50.8 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Ledbetter Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to its west but the University owns a majority of the houses and property between Gaines and Brown Street.

University Buildings:

The University's main campus has 20 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

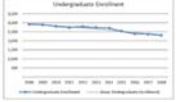
- Admissions and Welcome Center – Admissions related offices and spaces to meet with prospective students and their families.
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Le Claire Hall – Former shop and offices for the university's Physical Plant Departments (Maintenance and Housekeeping). Empty now.
- McMullen Hall – Classrooms and faculty offices.
- Dave Hall – Single room residence hall (119 beds) with faculty and staff offices in the basement.

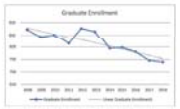
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (90 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Rohlman Hall – Classrooms and faculty offices (Engineering and Mathematics).
- Ashman Hall – Residence hall (261 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, indoor track, weight rooms, fitness areas, locker rooms, and staff offices.
- Regalia Center - Student Center, ballrooms, food court and staff offices.
- Bechtel Hall – Residence hall (136 beds).
- Hagen Hall – Residence hall (136 beds).
- Hagen Hall – Residence hall (136 beds).
- Franklin Hall – Residence hall (204 beds).
- Physical Plant Building – Houses the University Maintenance and Housekeeping Departments.
- Library – Houses the University's library and information technology departments.
- Cosgrove Hall – Residence rooms on the top two floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (164 beds).
- North Hall – Residence hall (204 beds).

The University also owns numerous houses that are leased to undergraduate students. These houses hold 125 - 150 beds.

Enrollment:

The University's enrollment has decreased 16.6% since 2010, when the original Campus Master Plan was approved. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 17.7% since 2010. Graduate enrollments are down 13.1% since 2010. Charts showing undergraduate enrollment and graduate enrollment are shown below:





Student Housing:

The University's residence halls held 1,090 students in the fall of 2018. This includes 110 beds located in off-campus houses. Not including overflow housing located in residence hall lounges, total capacity on campus is 1,700 beds. In the fall of 2018, the University houses approximately 69% of its undergraduate students on campus.

Parking:

In the fall of 2018, the University had 1,998 main campus parking spaces. This does not include parking spaces at the Health Science Building, St. Vincent's Center or at the ECC Building on Pleasant Street.

Future Projections

The University's goal is to stabilize enrollment in the next six years. In the undergraduate enrollment last danger between 2,000 and 2,300 students per year, compared to the 2,310 in undergraduate enrollment in the fall of 2018. It is felt graduate enrollment will stay increase, but the majority of this increase is assumed to be on-line students. It is felt the enrollment can grow to 800-850 students over the next five years.

Campus Facilities Master Plan

In the fall of 2016, the University hired VGA and Associate from Chicago to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2021. This plan identified the following facilities needs over the next 10 years. The United tend to an update of these needs in 2018:

Buildings needing significant renovation:

- Ambrose Hall **(Not completed, planned in future years)**
- Le Claire Hall **(Not completed, planned in future years)**
- Davis Hall **(Not completed, planned in future years)**
- Galvin Fine Arts Center **(Not completed, planned in future years)**

Buildings needing some renovation:

- Physical Education Center and Lee Lohman Arena **(Completed)**

- Lewis Hall **(Completed)**
- Hayes Hall **(3/4 Complete. Planned completion 2020)**
- Cosgrove Hall **(Not completed, planned in future years)**
- Bookstore **(Completed)**

[illegible]

- Addition to the Physical Education Center and Lee Lohman Arena **(Completed)**
- New lobby and addition to the Galvin Fine Arts Center **(Not completed, planned in future years)**
- 256 spaces parking structure at the corner of High and Gaines Streets **(Not completed. Will be evaluated if enrollment increases)**
- Two new residence halls to replace the Townhouses **(Not completed. Will be evaluated if enrollment increases)**
- [illegible] **(Completed)**

[illegible] **(Completed)**

Required Information:

Completed Application:

See Appendix 1

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University is asking to be zoned bordered by Locust Street to the south, Harrison Street to the east, Ledbetter Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University does a majority of its property between Gaines and Brown Streets and has the intention of acquiring the rest as they become available. A map of the property owned by the University between

	Square Footage	Floor Area Ratio
Existing:		
Ambrose Hall	37,344	0.736
Le Claire Hall	23,400	0.902
McMullen Hall	25,200	0.746
Davis Hall	41,600	7.204
Lewis Hall	25,000	0.601
Galvin Fine Arts Center	75,000	0.610
McCarthy Hall	58,000	1.620
Christ the King Chapel	26,400	0.160
Hayes Hall	27,000	*
Rohlman Hall	48,700	1.195
PE Center and Lee Lohman Arena	45,300	1.264
Wellness and Recreation Center	88,201	0.613
Regalia Center	64,400	2.033
Bechtel Hall	35,400	0.924
Tiedemann Hall	37,350	2.077
Hagen Hall	48,700	**
Franklin Hall	48,700	2.344
Physical Plant	8,800	0.174
Library	98,000	5.135
Cosgrove Hall (University Townhouses)	77,600 (55,000)	0.470 (1.211)
North Hall	54,200	1.900
Admissions and Welcome Center	10,748	7.300
Proposed:		
McMullen Hall addition	15,000	6.000
Residence Hall One	54,400	3.600
Residence Hall Two	54,400	3.600
Galvin Fine Arts addition	45,700	4.000
Parking deck	75,000	15.000

* Hayes Hall floor area is included in the Christ the King Chapel.
** Hagen Hall's floor area is included in the Tiedemann Hall.

Location of Existing and Proposed Parking

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 9. It should be noted that the parking lots proposed between Gaines and Brown Street and the parking structure at Gaines and High Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be bought by the University. The following [illegible]

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 9.

Location of Existing and Proposed Landscaping and Lighting

A map showing the existing and proposed landscaping and lighting can be seen in Appendix III, sheet 5 of 9. Details of what the decorative fencing and the related landscaping will look like can be found in Appendix III, sheet 6 of 9.

Location and Configuration of Existing and Proposed Access Points

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 3 of 9.

Storm Water Management Plan

A storm water management plan, prepared by IMEG can be found in Appendix IV.

Location of Existing and Proposed Signage

A map showing the location of all existing and proposed the standing signage can be seen in Appendix III, sheet 2 of 9.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, the Traffic Engineer for the City of Davenport is not requesting a full Traffic Impact Study. However, he did provide maps from the Iowa Department of Transportation that show the traffic counts on the main roads and intersections around the University's main campus.

Locust Street, east of Brady Street, has a [illegible] traffic of 21,200 vehicles on a daily basis. Locust Street, west of Brady Street has automobile traffic of 19,200 vehicles on a daily basis. Harrison Street, north of Locust Street has automobile traffic of 10,800 vehicles and south of Locust Street it has 12,900 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,700 vehicles and south of Locust Street it has 5,100 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 150-180 students over the next five years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 150-180 cars added to the traffic counts listed above will not have a significant impact, even if they decide these matriculating the rush hour times during the morning and afternoon.

The 110 additional graduate students will also have little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students

Gaines and Brown Streets can be found in Appendix II. The areas outlined in red or pink are not zoned by the University.

Drawing of the Development:

[illegible]

Number of Grass Acres in the Project

The total number of grass acres between Locust, Harrison, Ledbetter and Brown Streets is 52.5.

Existing and Proposed Parking Spaces

The University has 1,998 parking spaces on our main campus, and 477 spaces off campus to handle the faculty, staff and students that use our off campus facilities. The 44 spaces at the Locust/Marquette lot handle the faculty, staff and students at our facility on Pleasant Street, just north of the lot. The 234 spaces on the Genesa Medical Center lot are used by students who live in the Quad Cities area and who do not want to commute back and forth between Davenport and Ledbetter streets. In 2018, the University entered into a lease with Genesa to lease 125 additional spaces. At the past, students who took classes at the location parked at the main campus and walked or bused to this facility. These students can now park on site and we feel this will reduce the number of students parking in the neighborhoods between the main campus and the building. The 160 spaces at IMF Street support the graduate College of Business and Professional Development students who attend classes at this location. The 98 spaces at St. Vincent's are the spaces at Central Park that are used around-time parking for the main campus. These off-campus spaces do not include the other spaces at the St. Vincent Center or the spaces at the Ambrose Dome.

Regalia Lot	322
Ripley Street lot	14
North Hall lot	38
Tiedemann Hall Lot	28
Hagen Hall lot	54
Franklin Hall lot	70
Welcome Center lot - one	42
Welcome Center lot - two	225
Cosgrove Hall lot	174
Locust Street lot	22
McMullen Hall lot	198
High Street lot	143
Lower Gaine Center lot	169
Lombard Street lot	91
Upper Gaine Center lot	11
Ambrose Circle lot	28
Maintenance Shop lot	17
Archer Hall Lot	13
McMullen/Hall House lot	10
Total main campus	1,998
Locust/Marquette lot	44
Genesa	234
Genesa leased lot	125
IMC overflow	160
Gilfillan Street property	98
Total off facilities	1,161
Total all facilities	3,159

Existing and Proposed Lot Coverage

See Appendix III, sheet 7 of 9. The lot coverage in 2018 for buildings equals 11.3 acres, and is 14.9 acres for parking lots. That leaves 37.3 acres that are non-structured (green space). The proposed development plan in 2019 had 9.5 acres of buildings, 11.5 acres of parking and 30.5 acres of green spaces. The major difference between the 2018 plan and our revised plan is the expansion of McMullen Hall and a Wellness and Recreation Center that is bigger than planned.

Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

[illegible]

Existing Land Use and Zoning

The main campus of the University of 518 West Locust Street is zoned PD based on the Local Use Plan approved in 2010. The property surrounding the main campus is zoned as follows:

[illegible]

South – Primarily zoned R – 4 – Moderate Density Dwelling District. In the area southeast of campus the complexes of the properties changes to C – 3, Office Bloc District, C – 1, Neighborhood Shopping District and C – 2, General Commercial District. Commercial properties in this area include the Bank Shop, Greatest Grains, QC Automotive Paint, Meet at Locust Pharmacy and a mix of other apartments and retail establishments. The area southeast of campus also includes the former JB Young Middle School which is zoned R-4M, High Density Dwelling District.

East – Similar to the area south of campus, the area to its east is primarily R – 4 Moderate Density Dwelling District, but it switches to C – 3, Office Shop District, C – 1, Neighborhood Shopping District and C – 2, General Commercial District as you move to the Locust Street. This area includes a Village Inn, BFC Restaurant, a Shell Gas Station, a chiropractic office, dentist office and other miscellaneous use. Other exempt properties east of the main campus include St. Paul Lutheran Church and Central Park.

North – Zoned R – 4 – Moderate Density Dwelling District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, there are typically residential properties and the commercial businesses listed above.

Existing and Proposed Services

Existing and proposed services to the main campus: water, sanitary and storm sewer, electric, gas, stream and the capacity of those services can be seen in the map at Appendix III, sheet 8 of 9.

Site Constraints

See Appendix III, sheet 8 of 9. Many of the slopes in excess of 10% are located mainly to the campus. The most prominent can be found north of Ambrose Hall, east of Freeman Hall and north of the Christ the King Chapel. The majority of the buildings on the edge of campus can be found along Gaines and Brown Streets. These slopes over where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that runs from the storm water area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to move north and west until it reaches the storm system around McCarthy Hall. This waterway is also indicated in Appendix III, sheet 8 of 9.

Soil conditions can be found at Appendix III, sheet 7 of 9. While there do not appear to be any issues, soil boring tests will be necessary after the new structures are designed.

Topographical Map

Topographical map for the main campus can be seen in Appendix III, sheet 8 of 9. St. Ambrose will also obtain a survey for each project as it is being designed. The topographical data comes from the State of Iowa LiDAR Survey.

Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 9. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Footprint	Stories	Length	Width (Feet)	Floor Area	Uses	Year Remodeled
Existing:							
Ambrose Hall	37,350	4	149	84,000	Classrooms, offices	1962/1974	
Le Claire Hall	23,400	3	78	70,200	Empty/Storage	1918/1967	
McMullen Hall	25,200	3	24	8,148	Classrooms, offices	1940/1967	
Davis Hall	41,600	4	40	1,664	Residence Hall	1922/1951	
Lewis Hall	25,000	4	50	5,851	Classrooms, offices	1923/1951	
Galvin Fine Arts Center	75,000	3	60	26,816	Auditorium, classrooms	1966	
McCarthy Hall	58,000	4	50	11,600	Classrooms, residence hall	2008	
Christ the King Chapel	26,400	2	88	16,100	Chapel, offices	1962/2006	
Hayes Hall	27,000	3	88	*	Classrooms, residence hall	1966	
Rohlman Hall	48,700	4	50	11,180	Residence Hall	1956/2001	
PE Center and Lee Lohman Arena	84,400	2	400	33,984	Arena, weight room, fitness	1980	
Wellness and Recreation Center	88,201	2	52	36,000	Fieldhouse, weight rooms	2017	
Regalia Center	64,400	2	38	33,000	Student Services, offices	2004	
Bechtel Hall	35,400	4	50	14,160	Residence Hall	2008	
Tiedemann Hall	37,350	4	50	22,077	Residence Hall	1966	
Hagen Hall	48,700	4	50	*	Residence Hall	1966	
Franklin Hall	48,700	4	50	12,496	Residence Hall	2000	
Physical Plant	8,800	1	88	8,176	Storage, offices/shop	1910/1967	
Library	98,000	3	98	70,100	Library	1966	
Cosgrove Hall	77,600	4	50	18,000	Residence Hall	1966	
University Townhouses	40,000	2	24	17,011	Residence Hall	1966	
North Hall	54,200	4	40	13,000	Residence Hall	2010	
Admissions and Welcome Center	10,748	1	10	7,300	Offices	2010	
Proposed:							
McMullen Hall addition	15,000	2	50	6,000	Classrooms, offices		
Residence Hall One	54,400	3	40	10,000	Residence Hall		
Residence Hall Two	54,400	3	40	10,000	Residence Hall		
Galvin Fine Arts addition	45,700	4	50	10,000	Classrooms, offices		
Parking deck	75,000	5	50	40,000	Parking		

* Hayes Hall floor area is included in the Christ the King Chapel area.
** Hagen Hall's floor area is included in the Tiedemann lobe.

The new buildings, parking structure and parking lots included in the University's application will meet all of the City of Davenport's requirements for setbacks and site elements, including landscaping.

are mainly part time and attend classes after 5:00 pm. Once again, 110 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours.

Compatibility with Surrounding Area

[illegible] European influences such as French chrétienne Hall with rainbow roofs and circle top windows and English Tudor Griffin Chapel, Lewis Hall and McMullen Hall with Gothic arches, Davis Hall with Dutch gables and parapet ornamentation. Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlman, Cosgrove and Galvin). The architecture of the past 10 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Regalia Center, West Hall and North Hall) which will continue with the proposed building on the Master Plan.

The University has 3,050 students in the fall of 2018. This includes 2,310 undergraduates and 739 graduate students. As mentioned earlier, the University's Enrollment Plan calls for 1,200 – 1,300 total students by 2021. In the fall of 2018 the University had 402 full-time faculty and staff and 132 part-time faculty and staff. The majority of the part-time employees are adjunct professors. It is estimated there are 150 contract employees on campus (food service and various trades). This would bring the total count to 688 employees. It is estimated this will increase to no more than 750 employees by 2021.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds are high level. Two of the proposed new developments will be built on the outer edge of our campus. The first is a 55 space parking structure. As mentioned earlier, this structure will have a line profile and will not appear to be small-level parking deck. By taking advantage of the slope of Gaines Street as it goes north from Locust Street, the new level of the structure will be largely hidden from view. As with all of the University's newer structures, this structure will be landscaped using trees, bushes, and other plants.

The other structure that was built on the edge of campus is the expansion to Lee Lohman Arena and the PE Center. As the building includes four basketball/volleyball courts, it has a higher profile. However, its roofline just slightly increases one of our existing [illegible] The expansion does not create a barrier or wall [illegible] The building also has windows along Lombard Street so full neighbors will not be looking at one large wall.

The University has an existing process to communicate with our neighbors. For many years, the University facilitated a group called the Neighborhood Relations Council. This group meets monthly and is made up of representatives from each district neighborhood that surrounds the University. The University first facilitated the meetings of this group, but they now meet independent of the University. In addition, the University also holds semi-annual Neighborhood Update Meetings with the group and all other interested neighbors. This group will be used in the future to address any issues that arise between the neighborhood and the University.

In many ways the original Planned Institutional District application was the University's attempt to catch up with its past growth and deal with neighborhood issues. A constant theme in our discussions with our neighbors is they would like us to house more of our students on campus so that they want to provide adequate parking for our faculty students and staff. This plan calls for the construction of a 256 space parking ramp to address the issues of parking in the neighborhood. The University's current plan calls for the addition of 108-160 more traditional undergraduate students, so the plan calls for the construction of one new residence hall to accommodate these students. As this new residence hall will be built where the University has two level townhouses, a second residence hall will be necessary to handle those students displaced by this construction.

The other projects also will allow the University to improve the environment on campus. The two areas that had the most demand for space included indoor recreation and academic classrooms and offices. A 45,000 square addition to the PE Center now provides adequate recreation space and a 45,700 square addition to the Galvin Fine Arts Center will provide relief to our many academic departments.

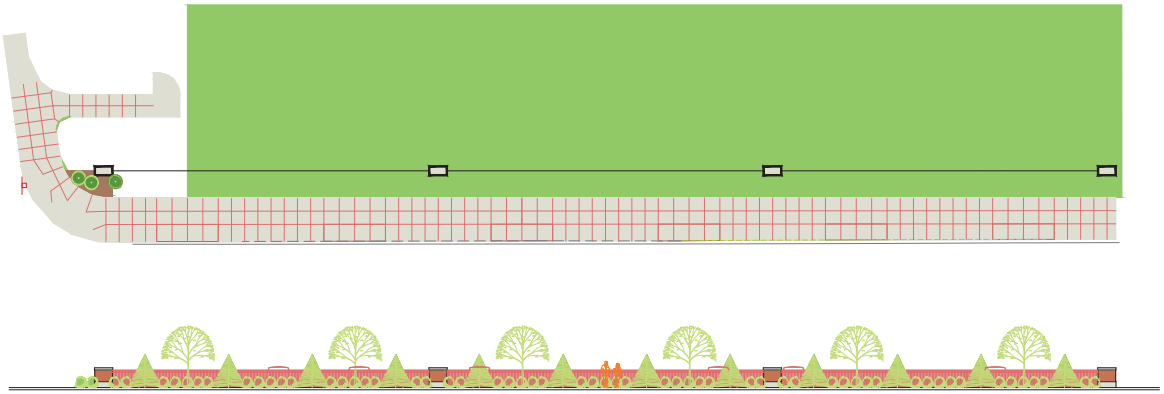
The addition of more parking and residence hall rooms will improve the lighting, video and parking issues in the neighborhood. The additions to our PE Center and Galvin Fine Arts Center will provide adequate space for our existing students and will have no negative impact on the neighborhood.

The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the City bus system.

In 2009 the University signed an agreement with CitiBus (rather all faculty, students and staff to ride the bus free of charge. The University pays the City 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are current seeing significant use on other City bus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

APPROXIMATE OVERALL AREA USE DESCRIPTION

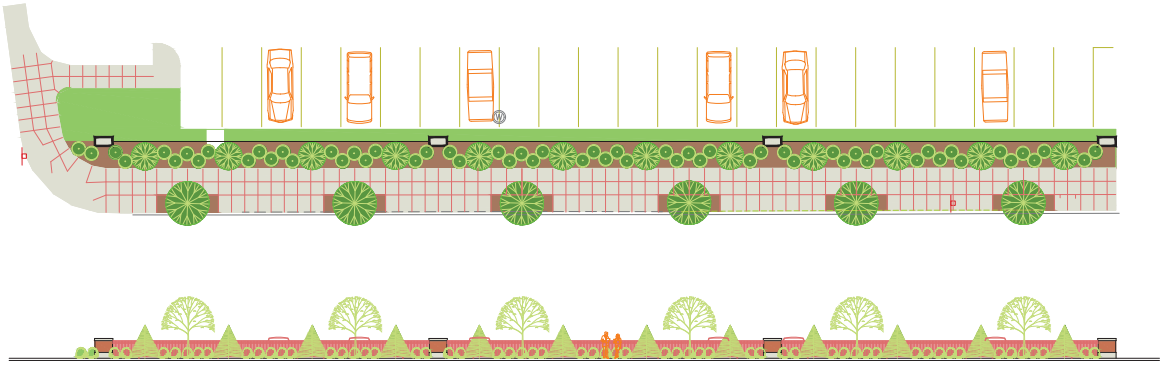
Area	Structure	Structure Footprint (SF)	Stories	Gross Floor Area (SF)	Description	Name	Building Height (FT)	Parcel Size(1) (ac)	Coverage Type - Initial Impervious(2) (ac)	Coverage Type - Initial Pervious (ac)	Coverage Type - Proposed Impervious(2) (ac)	Coverage Type - Proposed Pervious (ac)
1	P1	80428	--	80428	Parking Lot	Gaines and Lombard Parking	--	1.80	1.39	0.41	1.39	0.41
2	B1	1264	1.5	2172	Residential	--	--	0.23	0.03	0.19	0.03	0.19
	B2	440	1	440	Garage	--	--		0.01		0.01	
3	B3	1062	1	1704	Residential	--	--	0.25	0.02	0.22	0.02	0.22
	B4	576	1	576	Garage	--	--		0.01		0.01	
4	P2	19100	--	19100	Parking Lot	Brown and High Parking	--	0.50	0.44	0.06	0.44	0.06
5	B5	1095	1	1792	Residential	--	--		0.03	0.10	0.00	0.00
	B6	480	1	480	Garage	Brown and High Parking	--	0.14	0.01			
	P15	15600	1	15600	Parking Lot	Brown and High Parking - Addition	--		0.00	0.00	0.15	0.00
6	B7	1026	1	1680	Residential	--	--		0.02	0.12	0.00	0.00
	B8	400	1	400	Garage	--	--	0.15	0.01		0.00	0.00
	P16	15600	1	15600	Parking Lot	Brown and High Parking - Addition	--		0.00	0.00	0.15	0.00
7	B9	1026	2	1680	Residential	--	--		0.02	0.12	0.00	0.00
	B10	216	1	216	Garage	--	--	0.15	0.00		0.00	0.00
	P15	15600	1	15600	Parking Lot	Brown and High Parking - Addition	--		0.00	0.00	0.15	0.00
8	B11	1280	1.5	2080	Residential	--	--		0.03	0.12		0.12
	B12	400	1	400	Garage	--	--	0.15	0.01		0.01	
9	B13	1292	2	2321	Residential	--	--		0.03	0.11	0.03	0.11
	B14	400	1	400	Garage	--	--	0.15	0.01		0.01	
10	B15	922	1.5	1387	Residential	--	--		0.02	0.12	0.02	0.12
	B16	324	1	324	Garage	--	--	0.15	0.01		0.01	
11	B17	1090	2	2370	Residential	--	--		0.03	0.18	0.00	0.00
	B18	432	1	432	Garage	--	--	0.22	0.01		0.00	0.00
	P17	21650	1	21650	Parking Lot	Gaines and Locust Parking - Addition	--		0.00	0.00	0.22	0.00
12	B19	1448	2	3024	Residential	--	--		0.03	0.17	0.00	0.00
	B20	720	1	720	Garage	--	--	0.22	0.02		0.00	0.00
	P17	21650	1	21650	Parking Lot	Gaines and Locust Parking - Addition	--		0.00	0.00	0.50	0.17
13	P3	32200	--	32200	Parking Lot	Gaines and Locust Parking	--	1.18	0.74	0.42	0.74	0.42
14	B21	900	1	1656	Residential	--	--		0.02	0.12	0.15	0.00
	B22	400	1	400	Garage	--	--	0.15	0.01			
15	P4	16700	--	16700	Parking Lot	Gaines and High Parking	--	0.44	0.38	0.06	0.44	0.00
	P14	40000	2	75000	Parking Deck	Parking Deck	30		0.00	0.00		
16	B23	652	1.5	1560	Residential	--	--		0.02	0.19	0.00	0.00
	B24	360	1	360	Garage	--	--	0.13	0.01			
	P15	15600	1	15600	Parking Lot	Brown and High Parking - Addition	--		0.00	0.00	0.35	0.04
17	B25	1026	1	1680	Residential	--	--		0.03	0.19	0.00	0.00
	P16	17200	1	17200	Parking Lot	Gaines and High Parking - Addition	--	0.13	0.00	0.00	0.13	0.01
18	B26	1026	1	1680	Residential	--	--		0.02	0.19	0.00	0.00
	B27	400	1	400	Garage	--	--	0.13	0.01			
	P16	17200	1	17200	Parking Lot	Gaines and High Parking - Addition	--		0.00	0.00	0.35	0.04
19	B28	1026	1.5	1680	Residential	--	--		0.03	0.12	0.00	0.00
	P16	17200	1	17200	Parking Lot	Gaines and High Parking - Addition	--	0.15	0.00	0.00	0.34	0.11
20	B29	1026	1.5	2016	Residential	--	--		0.03	0.12	0.00	0.12
	B30	400	1	400	Garage	--	--	0.15	0.01		0.01	
21	B31	1087	1.5	2255	Residential	--	--		0.02	0.12	0.02	0.12
	B32	528	1	528	Garage	--	--	0.15	0.01			
22	B33	1376	2	2884	Residential	--	--		0.03	0.11	0.03	0.11
	B34	440	1	440	Garage	--	--	0.15	0.01		0.01	
23	B35	901	2	2309	Residential	--	--		0.02	0.12	0.02	0.12
	B36	432	1	432	Garage	--	--	0.15	0.01		0.01	
24	B37	1644	1	2782	Residential	--	--		0.04	0.19	0.00	0.00
	B38	440	1	440	Garage	--	--	0.15	0.01		0.00	0.00
	P17	21650	1	21650	Parking Lot	Gaines and Locust Parking - Addition	--		0.00	0.00	0.12	0.03
25	B39	11620	4	58000	School/Dormitory	McCarthy Hall	40	1.02	0.27	0.75	0.27	0.75
26	B40	29615	3	75500	School/Aud	Galvin Fine Arts Center	60		0.68		0.71	
	B41	8631	3.5	35000	School	Lewis Hall	42		0.20		0.20	
	B66	14500	3	45700	School	Galvin Fine Arts Addition	36	3.30	0.00	0.20	0.30	0.84
	P5	37140	--	37140	Parking Lot	Galvin Fine Arts Center Parking	--		0.85		0.85	
	P18	17600	--	17600	Parking Lot	Lewis Hall Parking	--		0.40		0.40	
27	B45	24390	4	97600	School	Ambrose Hall	48		0.56		0.56	
	B46	12822	2	23400	School/Aud	LeClaire Hall	40		0.29		0.32	
	B47	8146	2	35500	Office	McMullen Hall	34		0.18		0.18	
	B47A	8630	3	24857	School	McMullen Hall Addition	38	9.72	0.00	7.61	0.14	7.44
	B48	2400	1	2400	Storage	Storage	12		0.05		0.05	
	B49	19150	1	56920	Church	Christ the King Chapel/Hayes Hall	38		0.44		0.44	
	B50	11100	4	49700	Dormitory	Rohlmann Hall	40		0.25		0.25	
	P13	8940	--	8940	Parking Lot	McMullen Hall Parking	--		0.21		0.21	
28	B51	31684	2	45300	Gym	Lee Lohmann Arena	40		0.73		1.65	
	B52	22033	2	84,400	Student Services	Regalia Center	38		0.51		0.51	
	B53	665	1	665	Utility	--	--	12.01	0.02	10.74	0.00	8.07
	B54	540	1	540	Utility	--	--		0.01		0.00	
	B67	49613	2	99231	Gymnasium	Lee Lohmann PE Center - Addition	40		0.00		1.58	
29	P6	22500	--	22500	Parking Lot	Lee Lohmann Arena Parking	--	3.71	2.95	0.76	2.95	0.76
30	B55	1420	1	1420	Office	--	--		0.03		0.00	
	B56	5427	2	15150	University Townhouse	--	24		0.12		0.00	
	B57	4128	2	15150	University Townhouse	--	24		0.09		0.00	
	B58	4128	2	15150	University Townhouse	--	24	3.17	0.09	2.21	0.00	2.01
	B59	4128	2	15150	University Townhouse	--	24		0.09		0.00	
	B68	13600	4	54400	Dormitory	Future Resident Hall 1	40		0.00		0.32	
	B69	13600	4	54400	Dormitory	Future Resident Hall 2	40		0.00		0.32	
	P7	22500	--	22500	Parking Lot	Regalia Hall Parking	--		0.52		0.52	
31	B60	15129	3	58800	Library	Library	36		0.35		0.35	
	B61	20470	5	77600	Dormitory	Cosgrove Hall	50	3.56	0.47	2.95	0.48	1.21
	P8	66162	--	66162	Parking Lot	Cosgrove Hall Parking	--		1.52		1.52	
32	B62	12444	4	46700	Dormitory	Regalia Hall	40	0.61	0.29	0.32	0.29	0.32
33	B63	9174	1	8900	Equipment Storage	Physical Plant Building	19	0.55	0.21	0.15	0.21	0.15
	P9	8940	--	8940	Parking Lot	Physical Plant Building Parking	--		0.19		0.19	
34	B64	2400	4	8700	Dormitory	Hagen/Franklin Hall	40	1.11	0.53	0.58	0.53	0.58
35	B65	5940	4	24200	Dormitory	Bechtel Hall	40		0.21		0.21	
	B70	13955	4	54200	Dormitory	North Hall	40	2.41	0.00	1.08	0.32	0.76
	P10	48900	--	48900	Parking Lot	Bechtel Parking	--		1.12		1.12	
36	P11	15000	--	15000	Parking Lot	Hagen Hall Parking	--	0.57	0.34	0.23	0.23	0.23
37	P12	7400	--	7400	Parking Lot	Tiedmann Hall Parking	--	0.23	0.17	0.06	0.06	0.06
38	B73	1607	1	1607	Campus Expansion Property



CAMPUS EDGE DETAIL

10 0 10 20

SCALE: 1" = 10'



CAMPUS EDGE AT PARKING

10 0 10 20

SCALE: 1" = 10'

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY OF DAVENPORT'S COMMENTS	12/12/2011
2	REVISED PER CITY OF DAVENPORT'S COMMENTS	1/2/12

Missman, Inc.
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ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

LANDSCAPE DETAIL SHEET

Missman Project No: C11L031

File Name: C11L031_Base.dwg

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Field Book No:

Drawn By: RJJ

Checked By: JLH

Date: 1/2/12

C-7

Amendment Required

The University would like to renovate and expand McMullen Hall, the building located on the southwest corner of campus at the intersection of Locust and Gaines Streets. McMullen Hall is a 24,127 square foot building that houses classrooms and faculty offices. The University would like to renovate and expand this building to house our College of Business. The addition would be to the south, and would be 15,950 square feet, with a building pad size of 6,030 square feet. While the size of the addition (which was not included in our 2011 Land Use Plan) does not trigger an amendment to our Land Use Plan, the fact we are moving closer to Locust Street does trigger an amendment. McMullen Hall currently sits approximately 70 feet from Locust Street. We are allowed to reduce that setback by 10%, or 7 feet, without triggering an amendment. However, our plan will reduce the setback to 35 feet, or a 50% reduction. This setback is still greater than the current City requirements, but does require an amendment to our Land Use Plan.

In addition, at the time our Land Use Plan was approved, three parcels on the southeast portion of our main campus were not included in the plan. The former Eye Care Pavilion, parking to the north of the building and a house east of the Eye Care building were not included as they were owned by the owners of the Eye Care Pavilion. They are currently zoned R – 4 Moderate Density Dwelling District and C – 2, General Commercial District. As these properties are now a part of our main campus, we would like to also include them in our Land Use Plan and zone them PID.

Finally, as the Eye Care Pavilion was owned by outside parties, the City owned and maintained streets and alleys around these properties. As these properties are now owned by St. Ambrose, we would also like to include these streets and alleys in our Land Use Plan and zone them PID as well.

The original application for our Land Use Plan has been updated for these three changes and can be seen below.

Current Situation

General:

St. Ambrose University (the "University") is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa on a tract of approximately 52.5 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west but the University owns a majority of the houses and property between Gaines and Brown Street.

University Buildings:

The University's main campus has 22 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

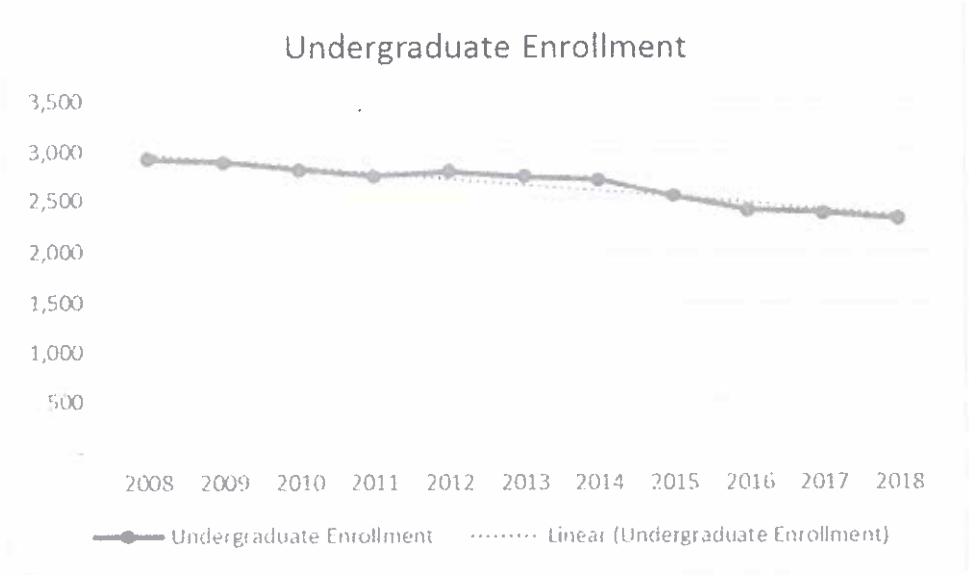
- Admissions and Welcome Center – Admissions related offices and spaces to meet with prospective students and their families.
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Le Claire Hall – Former shop and offices for the University's Physical Plant Departments (Maintenance and Housekeeping). Empty now.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with faculty and staff offices in the basement.

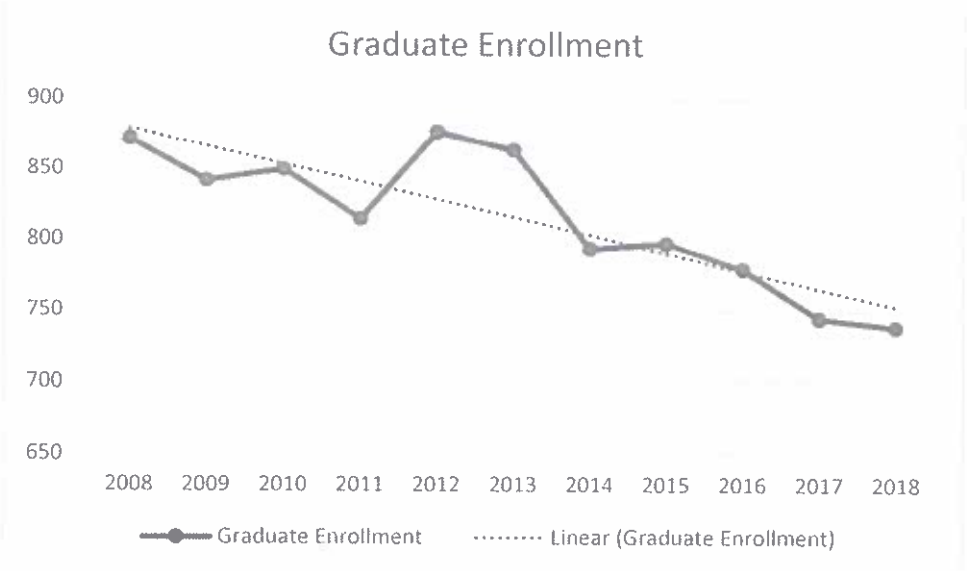
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (93 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms, offices and labs for Engineering and Kinesiology.
- Rohlman Hall – Residence hall (201 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, indoor track, weight rooms, fitness areas, locker rooms, and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- Bechtel Hall – Residence hall (140 beds).
- Tiedemann Hall – Residence hall (126 beds).
- Hagen Hall – Residence hall (140 beds).
- Franklin Hall – Residence hall (204 beds).
- Physical Plant Building – Houses the University's Maintenance and Housekeeping Departments.
- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- North Hall – Residence hall (204 beds).

The University also owns numerous houses that are leased to undergraduate students. These houses hold 125 - 150 beds.

Enrollment:

The University's enrollment has decreased 16.6% since 2010, when the original Campus Master Plan was approved. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 17.7% since 2010. Graduate enrollments are down 13.1% since 2010. Charts showing undergraduate enrollment and graduate enrollment are shown below:





Student Housing:

The University's residence halls held 1,590 students in the fall of 2018. This includes 113 beds located in off-campus houses. Not including overflow housing located in residence hall lounges, total capacity on campus is 1,705 beds. In the fall of 2018, the University houses approximately 69% of its undergraduate students on campus.

Parking:

In the fall of 2018, the University has 1,666 main campus parking spaces. This does not include parking spaces at the Health Science Building, St. Vincent's Center or at the CCSD Building on Pleasant Street.

Future Projections

The University's goal is to stabilize enrollment in the next few years. It is felt undergraduate enrollment will range between 2,450 and 2,500 students per year, compared to the 2,316 in undergraduate enrollment in the fall of 2018. It is felt graduate enrollment will also increase, but the majority of this increase is assumed to be on-line students. It is felt this enrollment can grow to 800-850 students over the next five years.

Campus Facilities Master Plan

In the fall of 2010, the University hired VOA and Associates from Chicago to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2021. This plan identified the following facilities needs over the next 10 years. The bolded text is an update of these needs to 2018.

Buildings needing significant renovation:

- Ambrose Hall **(Not completed, planned in future years)**
- Le Claire Hall **(Not completed, planned in future years)**
- Davis Hall **(Not completed, planned in future years)**
- Galvin Fine Arts Center **(Not completed, planned in future years)**

Buildings needing some renovation:

- Physical Education Center and Lee Lohman Arena **(Completed)**

- Lewis Hall **(Completed)**
- Hayes Hall **(3/4 Complete. Planned completion 2020)**
- Cosgrove Hall **(Not completed, planned in future years)**
- Bookstore **(Completed)**

New structures/parking lots needed:

- Addition to the Physical Education Center and Lee Lohman Arena **(Completed)**
- New lobby and addition to the Galvin Fine Arts Center **(Not completed, planned in future years)**
- 256 space parking structure at the corner of High and Gaines Streets **(Not completed. Will be evaluated if enrollment increases)**
- Two new residence halls to replace the Townhouses **(Not completed. Will be evaluated if enrollment increases)**
- The University currently does not own three properties on the east side of the campus. These parcels are B0054-33, B0054-32 and B0059-20. If the University is able to acquire these properties our intention is to convert these properties into parking lots, consistent with the parcels that surround them. These houses and garages will be demolished at that time. **(All but one property has been acquired. Demolition on one property is planned)**
- As noted below, the Zoning Board of Adjustment has already approved three parking lots between Gaines and Brown Streets. The parcels included in this approval are shown below. However, these parking lots will be expanded if the following parcels can be acquired: B0062-47, B0062-48, and B0062-56. These houses and garages will be demolished at that time. **(Approved project completed, expanded lots not completed)**
- There are also three minor additions that will be made to buildings on campus. A small structure will be built on the south end of Cosgrove Hall to screen the existing loading dock from Locust Street. This structure will house the University's bio-diesel plant. There is also a planned addition to north end of Cosgrove Hall to expand the University's dining services. Finally, there are small additions planned to LeClaire Hall when it is renovated. This will include a stair tower and elevator to make the building accessible. **(Only the Cosgrove Hall addition has been completed)**
- Improvements already approved by the Zoning Board of Adjustment and not a part of this request:
    - A new residence hall at the corner of Lombard and Harrison Streets **(Completed)**
    - Parking lots between Gaines and Brown Streets south of High Street (84 spots). This would require the demolition of the houses on parcels B0051-30, B0051-31, B0062-30, B0051-33 and B0051-32. **(Completed)**
    - Parking lots between Gaines and Brown Streets north of the Locust Street lot (54 spots). This would require the demolition of the houses on parcels B0062-37 and B0062-38. **(Completed)**

Required Information

Completed Application:

See Appendix I

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University is looking to re-zone is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns a majority of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Gaines and Brown Streets can be found in Appendix II. The areas outlined in red or pink are not owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

Number of Gross Acres in the Project

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 52.5.

Existing and Proposed Parking Spaces

The University has 1,666 parking spaces on our main campus, and 477 spaces off campus to handle the faculty, staff and students that use our off campus facilities. The 44 spaces at the Locust/Marquette lot handle the faculty, staff and students at our facility on Pleasant Street, just north of the lot. The 234 spaces on the Genesis Medical Center Central Park campus support the activity for the Center for Health Science Education at the corner of Marquette and Lombard streets. In 2018, the University entered into a lease with Genesis to lease 125 additional spaces. In the past, students who took classes at this location parked at the main campus and walked or bused to this facility. These students can now park on site and we feel this will reduce the number of students parking in the neighborhoods between the main campus and this building. The 100 spaces at 54th Street support the graduate College of Business and Professional Development students who attend class at this location. The 99 spaces at St. Vincent's are the spaces on Central Park that are used as overflow parking for the main campus. These off-campus spaces do not include the other spaces at the St. Vincent's Center or the spaces at the Ambrose Dome.

Rogalski Lot	322
Ripley Street lot	14
North Hall lot	86
Tiedemann Hall Lot	26
Hagen Hall lot	54
Franklin Hall lot	15
Welcome Center lot - one	43
Welcome Center lot - two	229
Cosgrove Hall lot	174
Locust Street lot	22
McMullen Hall lot	199
High Street lot	143
Lower Galvin Center lot	169
Lombard Street lot	91
Upper Galvin Center lot	11
Ambrose Circle lot	28
Maintenance Shop lot	17
Kreiter Hall lot	13
Multicultural House lot	10
Total main campus	1,666
Locust/Marquette lot	44
Genesis	109
Genesis leased lot	125
SVC, overflow	99
54th Street property	100
Total all facilities	2,143

Existing and Proposed Lot Coverage

See Appendix III, sheet 7 of 8. The lot coverage in 2018 from buildings equals 11.0 acres, and is 14.0 acres for parking lots. That leaves 27.5 acres that are non-structural (green space). The proposed development plan in 2010 had 8.0 acres of buildings, 11.5 acres of parking and 33.0 acres of green space. The major difference between the 2010 plan and our revised plan is the expansion of McMullen Hall and a Wellness and Recreation Center that is bigger than planned.

Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

	Square Footage	Floor Area Ratio
Existing:		
Ambrose Hall	97,900	24,390
Le Claire Hall	23,400	12,822
McMullen Hall	25,500	8,146
Davis Hall	41,600	7,554
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,500	29,615
McCarthy Hall	58,000	11,620
Christ the King Chapel	29,400	19,150
Hayes Hall	27,520	*
Rohlman Hall	49,700	11,100
PE Center and Lee Lohman Arena	45,300	31,884
Wellness and Recreation Center	86,251	69,013
Rogalski Center	64,400	22,033
Bechtel Hall	34,400	9,004
Tiedemann Hall	37,900	22,977
Hagen Hall	49,700	**
Franklin Hall	46,700	12,444
Physical Plant	8,900	9,174
Library	58,800	15,129
Cosgrove Hall	77,600	20,470
University Townhouses	60,600	17,811
North Hall	54,200	13,955
Admissions and Welcome Center	10,748	7,393
Proposed:		
McMullen Hall addition	15,950	6,030
Residence Hall One	54,400	13,600
Residence Hall Two	54,400	13,600
Galvin Fine Arts addition	45,700	14,500
Parking deck	75,000	40,000

* Hayes Hall floor area in included in the Christ the King Chapel

** Hagen Hall's floor area is included in the Tiedemann total.

Existing Land Use and Zoning

The main campus of the University at 518 West Locust Street is zoned PID based on the Land Use Plan approved in 2010. The property surrounding the main campus is zoned as follows:

West – Zoned R - 4 – Moderate Density Dwelling District

South – Primarily zoned R - 4 – Moderate Density Dwelling District. In the area southeast of campus the complexion of the properties changes to C - 0, Office Shop District, C -1, Neighborhood Shopping District and C – 2, General Commercial District. Commercial properties in this area include the Kwik Shop, Greatest Grains, QC Automotive Paint, Main at Locust Pharmacy and a mix of other apartments and retail establishments. The area southeast of campus also includes the former JB Young Middle School which is zoned R-6M, High Density Dwelling District.

East – Similar to the area south of campus, the area to the east is primarily R – 4, Moderate Density Dwelling District, but it switches to C - 0, Office Shop District, C -1, Neighborhood Shopping District and C – 2, General Commercial District as you move to the southeast. This area includes a Village Inn, KFC Restaurant, a Shell Gas Station, a chiropractic office, dental offices and other miscellaneous retail. Other exempt properties east of the main campus include St. Paul Lutheran Church and Vander Veer Park.

North – Zoned R - 4 – Moderate Density Dwelling District

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties and the commercial businesses listed above.

Existing and Proposed Services

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

Site Constraints

See Appendix III, sheet 6 of 8. Many of the slopes in excess of 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall and north of the Christ the King Chapel. The majority of the locations on the edge of campus can be found along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that runs from the storm water area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to move north and west until it reaches the storm system around McCarthy Hall. This waterway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found at Appendix III, sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary after the new structures are designed.

Topographical Map

Topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will also obtain a survey for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Square Footage	Stories	Height (Feet)	Gross Floor Area	Uses	Built/ Renovated
Existing:						
Ambrose Hall	97,900	4	48	24,390	Classrooms; offices	1882/1974
Le Claire Hall	23,400	2	40	12,822	Empty/Storage	1916/1987
McMullen Hall	25,500	2	24	8,146	Classrooms; offices	1940/1997
Davis Hall	41,600	4	40	7,554	Residence Hall	1922/1941
Lewis Hall	35,000	4	42	8,601	Classrooms; offices	1930/1991
Galvin Fine Arts Center	75,500	3	60	29,615	Auditorium, classrooms	1969
McCarthy Hall	58,000	4	40	11,620	Classrooms; residance hall	2008
Christ the King Chapel	29,400	1	36	19,150	Chapel; offices	1952/2006
Hayes Hall	27,520	3	36	*	Classrooms; residance hall	1966
Rohlman Hall	49,700	4	40	11,100	Residence Hall	1959/2001
PE Center and Lee Lohman Arena	45,300	2	40	31,884	Arena; weightroom; fitness	1983
Wellness and Recreation Center	86,251	2	53	69,013	Fieldhouse, weight/cardio rooms	2017
Rogalski Center	64,400	2	36	22,033	Student Services; offices	2004
Bechtel Hall	34,400	4	40	9,004	Residence Hall	2004
Tiedemann Hall	37,900	4	40	22,977	Residence Hall	1996
Hagen Hall	49,700	4	40	**	Residence Hall	2000
Franklin Hall	46,700	4	40	12,444	Residence Hall	2005
Physical Plant	8,900	1	16	9,174	Bookstore; coffeeshop	1915/1997
Library	58,800	3	36	15,129	Library	1996
Cosgrove Hall	77,600	5	50	20,470	Residence Hall	1969
University Townhouses	60,600	2	24	17,811	Residence Hall	1990
North Hall	54,200	4	40	13,955	Residence Hall	2012
Admissions and Welcome Center	10,748	1	15	7,393	Offices	2016
Proposed:						
McMullen Hall addition	15,950	2	24	6,030	Classrooms; offices	
Residence Hall One	54,400	4	40	13,600	Residence Hall	
Residence Hall Two	54,400	4	160	13,600	Residence Hall	
Galvin Fine Arts addition	45,700	3	36	14,500	Classrooms; offices	
Parking deck	75,000	2	30	40,000	Parking	

* Hayes Hall floor area in included in the Christ the King Chapel total.

** Hagen Hall's floor area is included in the Tiedemann total.

The new buildings, parking structure and parking lots included in the University's application will meet all of the City of Davenport's requirements for setbacks and site elements, including landscaping.

Location of Existing and Proposed Parking

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted that the parking lots proposed between Gaines and Brown Street and the parking structure at Gaines and High Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development. See above.

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

Location of Existing and Proposed Landscaping and Buffering

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8 Details of what the decorative fencing and the related landscaping will look like cane be found in Appendix III, sheet 8 of 8..

Location and Configuration of Existing and Proposed Access Points

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

Storm Water Management Plan

A storm water management plan, prepared by IMEG can be found in Appendix IV.

Location of Existing and Proposed Signage

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, the Traffic Engineer for the City of Davenport is not requesting a full Traffic Impact Study. However, he did provide maps from the Iowa Department of Transportation that show the traffic counts on the main roads and intersections around the University's main campus.

Locust Street, east of Brady Street, has automobile traffic of 21,200 vehicles on a daily basis. Locust Street, west of Brady Street has automobile traffic of 19,300 vehicles on a daily basis. Harrison Street, north of Locust Street has automobile traffic of 15,900 vehicles and south of Locust Street it has 12,900 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,100 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 135-185 students over the next few years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 135-185 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during the rush hour times during the morning and afternoon.

The 110 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students

are mainly part-time and attend classes after 5:00 pm. Once again, 110 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours.

Compatibility with Surrounding Area

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlman, Cosgrove and Galvin). The architecture of the past 15 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, West Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 3,055 students in the fall of 2018. This includes 2,316 undergraduates and 739 graduate students. As mentioned earlier, the University's Enrollment Plan calls for 3,250 – 3,350 total students by 2021. In the fall of 2018 the University employed 453 full-time faculty and staff and 133 part-time faculty and staff. The majority of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service and various trades). This would bring the total count to 686 employees. It is estimated this will increase to no more than 700 employees by 2021.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. The first is a 256-space parking structure. As mentioned earlier, this structure will have a low profile and will not appear to be a multi-level parking deck. By taking advantage of the slope of Gaines Street as it goes north from Locust Street, the lower level of the structure will be largely hidden from view. As with all of the University's newer structures, this structure will be landscaped using trees, bushes, and other plants.

The other structure that was built on the edge of campus is the expansion to Lee Lohman Arena and the PE Center. As this building includes four basketball/volleyball courts, it has a higher profile. However, its roofline just slightly exceeds that of the existing PE Center to the east. The expansion also has trees to screen a portion of the building. The building also has windows along Lombard Street so that neighbors will not be looking at one large wall.

The University has an existing process to communicate with our neighbors. For many years, the University facilitated a group called the Neighborhood Relations Council. This group meets monthly and is made up of representatives from each distinct neighborhood that surrounds the University. The University first facilitated the meetings of this group, but they now meet independent of the University. In addition, the University also holds semi-annual Neighborhood Update Meetings with this group and all other interested neighbors. This group will be used in the future to address any issues that arise between the neighborhood and the University.

In many ways the original Planned Institutional District application was the University's attempt to catch up with its past growth and deal with neighborhood issues. A constant theme in our discussions with our neighbors is they would like us to house more of our students on campus and they want us to provide adequate parking for our faculty, students and staff. This plan calls for the construction of a 256-space parking ramp to address the issues of parking in the neighborhood. The University's enrollment plan calls for the addition of 135-185 more traditional, undergraduate students, so the plan calls for the construction of one new residence hall to accommodate these students. As this new residence hall will be built where the University has two-level townhouses, a second residence hall will be necessary to handle those students displaced by this construction.

The other projects also will allow the University to improve the environment on campus. The two areas that had the most demand for space included indoor recreation and academics (classroom and office). A 69,000 square addition to the PE Center now provides adequate recreation space and a 45,700 square foot addition to the Galvin Fine Arts Center will provide relief to our many academics departments.

The addition of more parking and residence hall rooms will improve the lighting, noise and parking issues in the neighborhood. The additions to our PE Center and Galvin Fine Arts Center will provide adequate space for our existing students and will have no negative impact on the neighborhood.

The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the City bus system.

In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are current seeing significant use on other City bus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

Property Address* 518 W. Locust Street

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Michael Poster
Company:	St. Ambrose University
Address:	51 W. Locust Street
City/State/Zip:	Davenport, Iowa 52803
Phone:	563-333-6329
Email:	postermichaelc@sau.edu

Owner (if different from Applicant)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Engineer (if applicable)

Name:	Jason Holdorf
Company:	IMEG Corp.
Address:	1717 State Street, Ste 201
City/State/Zip	Bettendorf, Iowa 52722
Phone:	563-823-6035
Email:	Jason.L.Holdorf@imegcorp.com

Architect (if applicable)

Name:	Greg Gowey
Company	Studio 483
Address:	201 West 2nd Street, Ste. 608
City/State/Zip:	Davenport, Iowa 52801
Phone:	563-326-2555
Email:	ggowey@studio483.com

Attorney (if applicable)

Name:	Curt Beason
Company:	Lane & Waterman
Address:	220 N. Main Street Ste 600
City/State/Zip:	Davenport, Iowa 52801
Phone:	563-324-3246
Email:	cbeason@l-wlaw.com

Application For Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment)
Subdivision
Final Development Plan
Right-of-way or Easement Vacation
Voluntary Annexation
Zoning Ordinance Text Amendment

Zoning Board of Adjustment

Hardship Variance
Special Use Permit
Special Use Permit - New Cell Tower
Home Occupation Permit
Special Exception
Appeal from an Administrative Decision

Design Review Board

Certificate of Design Approval Demolition Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: PID

Proposed Zoning Map Amendment: PID - Major Amendment Regarding McMullen Hall

Total Land Area: 52 Acres

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑ Yes ☐ No

Submittal Requirements:

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:
- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Applicant or applicants representative must be present at the public meeting.
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: St. Ambrose University Date: 08/28/2018

Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled public meetings: Yes ✓

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____
authorize _____
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at _____.

_____

_____
Signature(s)*
*Please note: original signature(s) required.

Proposed Building Addition B47

Stormwater runoff from the McMullen Hall addition will be captured in the roof drains of the new addition and directed into the existing storm sewer along the east side of Gains street. Rather than restricting the runoff from the new addition, the runoff from an area of equal size in parking lot P13 will be captured and released per the City of Davenport stormwater ordinance. The parking lot runoff will be detained in an underground system below the subgrade and will be processed to remove at least 80% total suspended solids from the total runoff.

Proposed Parking Lots P15, P16, and P17

Storm water runoff from the parking lots of P15, P16, and P17 between Brown and Gaines Streets shall be collected via storm inlets and underground detention. Storm water runoff from the three proposed parking lots will be detained with underground detention below the perspective parking lots storing the 100-year proposed storm event and releasing at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the north via proposed storm sewer within the west boulevard of the Gaines Street right of way. The storm sewer will continue to the North where it will tie into the existing City of Davenport storm sewer system at the southwest corner of the intersection of Gaines and West Lombard Street.

Proposed Parking Structure P14

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking structure P14. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event.

Proposed Building B66

No additional impervious surfaces are being proposed. Therefore, no adjustments to storm water runoff will be made.

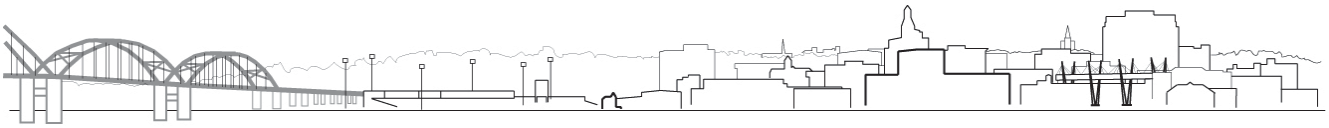
Proposed Building B67

Runoff created from the Lee Lohman athletic addition B67, will be directed to the south to the adjacent green space. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release rate per the City of Davenport storm water ordinance.

Proposed Buildings B68 and B69

All runoff produced from proposed buildings B68 and B69 will be directed to the adjacent greenspace. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release per the City of Davenport storm water ordinance.

PUBLIC HEARING NOTICE
CITY COUNCIL
CITY OF DAVENPORT



Public Hearing Details:

Date: 1/2/2019 Ward: **4th/5th**
Time: 5:30 PM
Location: South of West Lombard Street, north of West Locust Street, east of Brown Street and west of Harrison Street.
Subject: Public hearing for the rezoning of property from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan.
Case #: REZ18-19

To: All property owners within 500 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held before the Davenport City Council in its consideration of the following request:

> Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

The Plan and Zoning Commission considered the request at its December 18, 2018 meeting and voted to recommend approval subject to the following condition:

1. In the event that the “PID” Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

What are the Next Steps after the Public Hearing?

The 1/2/2019 public hearing is the first step in the review/approval process by the City Council. For the specific dates and times of subsequent meetings, please contact the case planner on the next page.

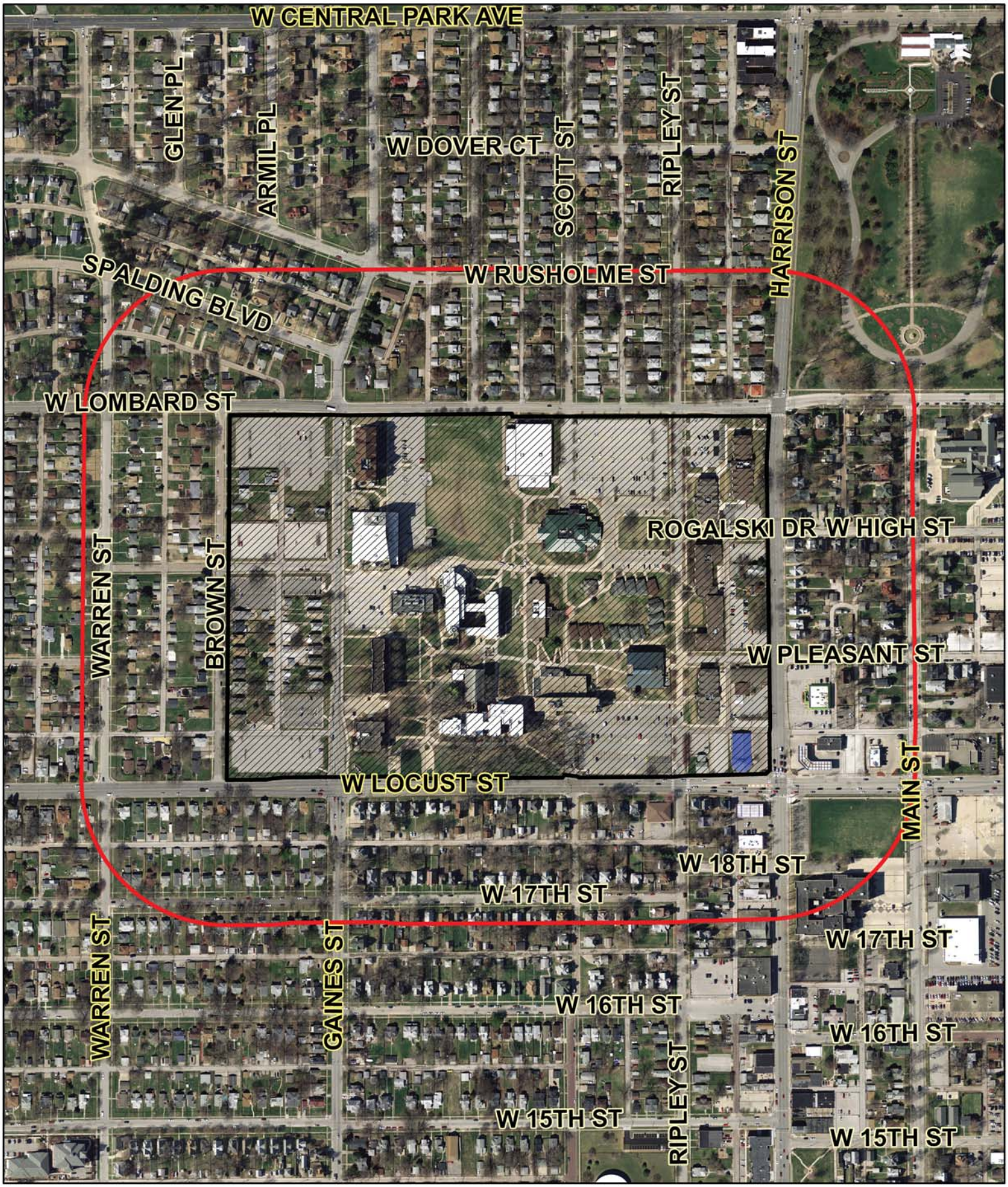
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



Subject Property

500 Foot Notification Radius

N

PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT

Public Hearing Details:

Date: 12/4/2018 Ward: **4th & 5th**
Time: 5:00 PM
Location: 226 West 4th Street in City Hall Council Chambers.
Subject: Public hearing for an amendment to a PID Planned Institutional District Land Use Plan.
Location: West of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]
Case #: REZ18-19

To: All property owners within 500 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to amend a Planned Institutional District (PID) Land Use Plan. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

Request Description:
REZ18-19: Request of St. Ambrose University for an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

What are the Next Steps after the Public Hearing?

The 12/4/2018 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 12/18/2018 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For specific dates and times of subsequent meetings, please contact the case planner below.

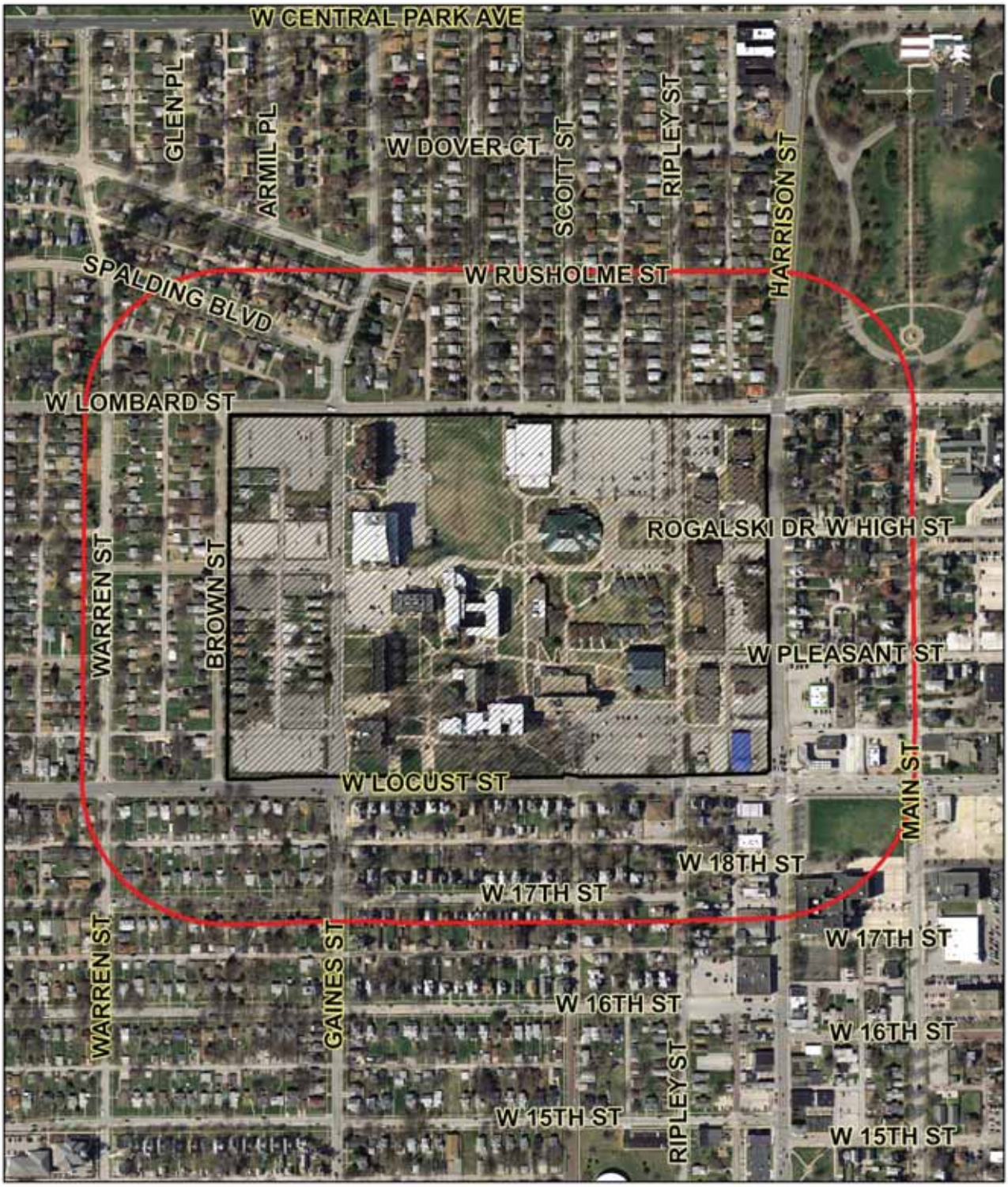
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Please note that for a protest to be official, it needs to be in writing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



Subject Property

500 Foot Notification Radius

N

City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

NOTICE
NEIGHBORHOOD MEETING – AMENDMENT TO A PLANNED INSTUTIONAL DISTRICT (PID) LAND USE PLAN
THURSDAY, NOVEMBER 29, 2018 – 6:00 P.M.
ST. AMBROSE UNIVERSITY – ROGALSKI CENTER BALLROOM, 518 WEST LOCUST STREET

You are invited to a neighborhood meeting regarding the following request:

REZ18-19: Request of St. Ambrose University for an amendment to a Planned Institutional District (PID) Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

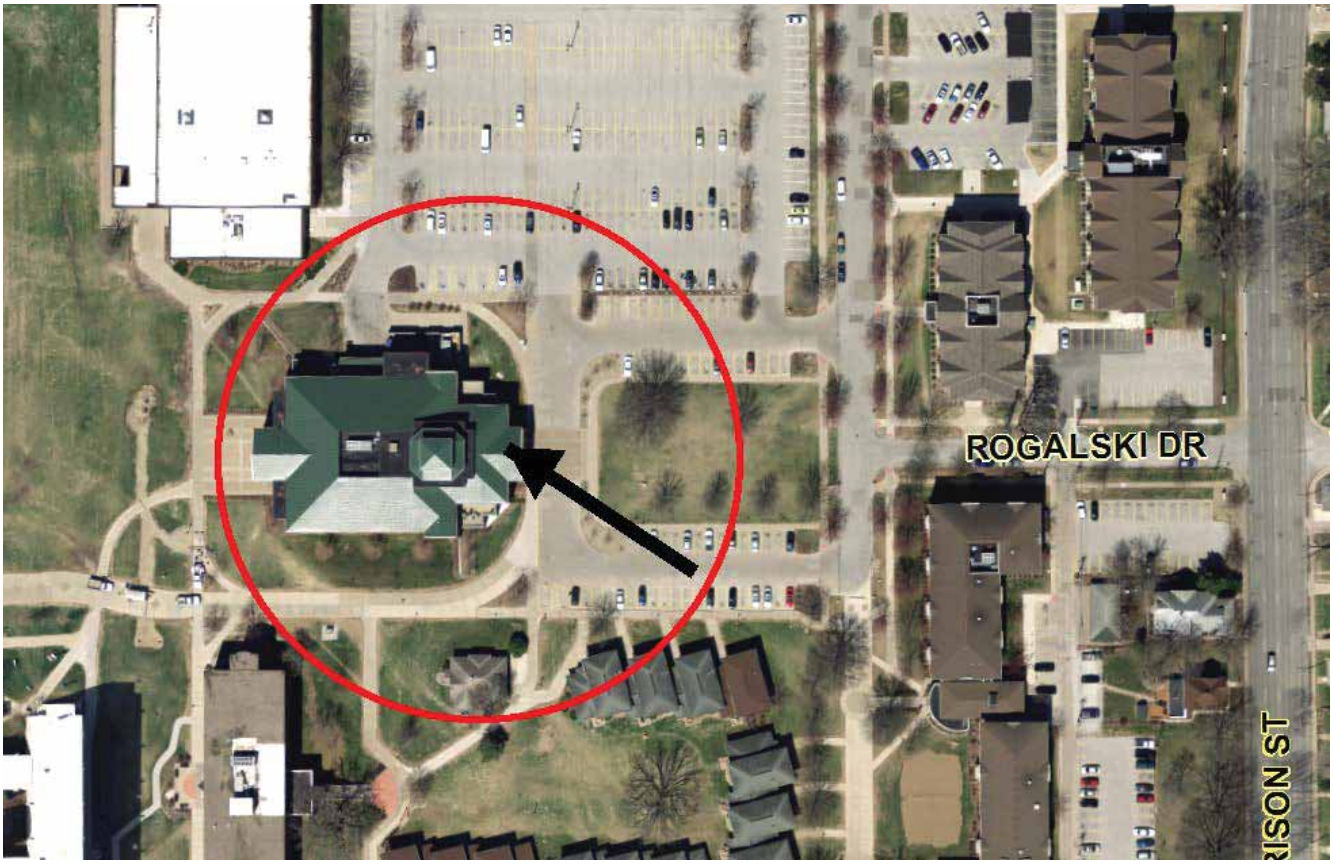
The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

Please see map on the back for the meeting location.

The purpose of the meeting is to allow the St. Ambrose University to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

City of Davenport
Community Planning and Economic Development Department
Phone 563-326-7765, email planning@ci.davenport.ia.us

Neighborhood Meeting Location: ROGALSKI CENTER BALLROOM, 518 WEST LOCUST STREET



FID	TAX_LINK	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	B0043-07	B0043-07	2226 RIPLEY ST	TOBEY BROWN THEODORE BROWN	2226 RIPLEY ST	DAVENPORT IA 52803
2	B0045-25	B0045-25	2227 N GAINES ST	LAURA ARNONE VINCENT ARNONE	2227 N GAINES ST	DAVENPORT IA 52804-1906
3	B0044-06	B0044-06	2227 SCOTT ST	GARY LEMBURG LORI LEMBURG	2227 SCOTT ST	DAVENPORT IA 52803
4	B0044-19	B0044-19	2228 SCOTT ST	2228 SCOTT STREET LLC	2228 SCOTT ST	DAVENPORT IA 52803-2715
5	B0044-42	B0044-42	2228 WESTERN AV	MICHAEL PRACHT AND WIFE	2228 WESTERN AV	DAVENPORT IA 52803
6	B0043-31	B0043-31	2230 HARRISON ST	ROGER STEINER RACHAEL STEINER	2230 HARRISON ST	DAVENPORT IA 52803-2727
7	B0043-08	B0043-08	2230 RIPLEY ST	SCOTT SCARBROUGH BETH SCARBROUGH	2230 RIPLEY ST	DAVENPORT IA 52803
8	B0044-20	B0044-20	2230 SCOTT ST	JOSEPH EWEN SUSAN EWEN	2230 SCOTT ST	DAVENPORT IA 52803
9	B0044-43	B0044-43	2230 WESTERN AV	MYLES METZGER KAREN METZGER	2230 WESTERN AV	DAVENPORT IA 52803
10	B0044-05	B0044-05	2231 SCOTT ST	RONALD STOLTENBERG JEANETTE STOLTENBERG	2231 SCOTT ST	DAVENPORT IA 52803
11	B0044-30	B0044-30	2233 WESTERN AV	JAMES BARBER CHRISTINE BARBER	2233 WESTERN AV	DAVENPORT IA 52803
12	B0045-24	B0045-24	2235 N GAINES ST	SALLY ANNE MOENCK	2235 N GAINES ST	DAVENPORT IA 52804-1906
13	B0044-29	B0044-29	2237 WESTERN AVE	ERIKA ARNAO EDWIN UBEDA	2237 WESTERN AVE	DAVENPORT IA 52803-2720
14	G0006-12	G0006-12	1625 RIPLEY ST	OCEANSIDE50FIVE LLC	2238 SAINT JOHN DR	DUBUQUE IA 52001
15	B0044-44	B0044-44	2238 WESTERN AV	TIMOTHY O'NEILL BUFFY O'NEILL	2238 WESTERN AVE	DAVENPORT IA 52803
16	B0062-11	B0062-11	1919 WARREN ST	CHRISTOPHER SCHNEIDER REVOCABLE TRUST	224 PROSPECT TR	DAVENPORT IA 52803
17	B0045-11	B0045-11	2240 GAINES ST	SOBASKI LIVING TRUST	2240 N GAINES ST	DAVENPORT IA 52804
18	B0055-01	B0055-01	227 W LOMBARD ST	KRISTINE WOODARD	227 W LOMBARD ST	DAVENPORT IA 52803
19	B0044-21	B0044-21	2302 SCOTT ST	JOHN BRODELL PATRICIA BRODELL	2302 SCOTT ST	DAVENPORT IA 52803
20	B0044-45	B0044-45	2302 WESTERN AV	MARY E KOZLOV	2302 WESTERN AV	DAVENPORT IA 52803
21	G0007-06	G0007-06	1702 MAIN ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
22	B0063-51	B0063-51	1936 WARREN ST	ENRIQUE IBARRA GLORIA IBARRA	1010 N HARLEM APT 503	RIVER FOREST IL 60305
23	B0044-11	B0044-11	2207 SCOTT ST	THOMPSON AVENUE LLC	10701 52ND ST CT	MILAN IL 61214
24	G0004-33	G0004-33	711 W 17TH ST	BRUCE HERMISTON	10965 REDWOOD AV	DAVENPORT IA 52804
25	G0004-24	G0004-24	712 W 17TH ST	BRUCE HERMISTON SHERRY HERMISTON	10965 REDWOOD AVE	DAVENPORT IA 52804
26	G0004-28	G0004-28	724 W 17TH ST	BRAD ERBST	10981 150TH ST	DAVENPORT IA 52804
27	B0044-35	B0044-35	2207 WESTERN AVE	PATRICIA DAU WARREN DAU	110 E COLUMBIA AV APT 5	DAVENPORT IA 52803
28	B0063-48	B0063-48	1922 WARREN ST	COTTON RENTALS LLC	1101 IOWA DR	LECLAIRE IA 52726
29	B0044-10	B0044-10	2211 SCOTT ST	GREGORY COTTON SHAUNA COTTON	1101 IOWA DR	LECLAIRE IA 52753-9813
30	B0050-01	B0050-01	2022 WARREN ST	ROBERT H GUENTHER TRUST	1105 WILD WEST DR	LE CLAIRE IA 52753
31	G0004-42	G0004-42	607 W 17TH ST	EQUITY TRUST CO CUSTODIAN FBO WANDA PRICE IRA	1115 52TH ST CT	MOLINE IL 61265
32	B0058-27	B0058-27	2004 MAIN ST	BRIGID DODGE HARRY DODGE	11754 S RUSSIAN CREEK RD	KODI AK 99615
33	B0055-05	B0055-05	2117 HARRISON ST	ELIZABETH SNYDER	1200 EASTON ST	CHILLICOTHE MO 64601
34	G0003-06	G0003-06	817 W LOCUST ST	VICTORIA NAVARRO ROBERT HEIMER	1223 E 10TH ST	DAVENPORT IA 52803
35	B0045-04	B0045-04	717 SPALDING BD	WILLIAM TAYLOR CYNTHIA TAYLOR	12480 95TH AVE	BLUE GRASS IA 52726
36	B0058-15C	B0058-15C	1909 HARRISON ST	LEAR LOCUST LLC	1305 12TH AVE	ROCK FALLS IL 61071
37	B0055-09	B0055-09	224 W HIGH ST	JDL REAL ESTATE LLC	1358 W 62ND CT	DAVENPORT IA 52806
38	B0043-06	B0043-06	2222 RIPLEY ST	DARRIN MCDERMOTT	14 FARM FIELD RIDGE RD	SANDY HOOK CT 06482-1081
39	B0062-17	B0062-17	804 W LOCUST ST	LIVING OUR DREAMS LLC	14631 FERN AV	DAVENPORT IA 52804
40	B0062-02	B0062-02	2027 WARREN ST	WILLIAM GLEESON MEGAN GLEESON	1509 SHAMROCK DR	DAVENPORT IA 52807
41	G0004-09	G0004-09	1721 GAINES ST	WILLIAM G SCHAEFFER REVOCABLE TRUST KAREN J SCHAEFFER REVOCABLE TRUST	15763 106TH AV	DAVENPORT IA 52804
42	B0055-28A	B0055-28A	2122 MAIN ST	DAVID MUHS	16051 TONKAWOOD CT	MINNETONKA MN 55345-2831
43	G0007-01B	G0007-01B		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
44	B0043-29	B0043-29	2224 HARRISON ST	PHAM THOM VAN PHAM HUE HOA T	1608 1/2 5TH AV	MOLINE IL 61265
45	G0004-07	G0004-07	703 W LOCUST ST	PHAM THOM TIEN PHAM	1608 1/2 5TH AV	MOLINE IL 61265
46	G0003-08	G0003-08	809 W LOCUST ST	HOANG ROSALYNN	1608 1/2 5TH AV	MOLINE IL 61265
47	G0006-18	G0006-18	1626 RIPLEY ST	THOMAS L COLLINS	1626 RIPLEY ST	DAVENPORT IA 52803
48	G0004-21	G0004-21	1712 GAINES ST	PHYLLIS HARRISON	1712 GAINES ST	DAVENPORT IA 52804

49	G0005-10	G0005-10	537 W 17TH ST	ARLINGTON RENTAL PROPERTIES IN	1712 S 11TH AVE	ELDRIDGE IA 52748
				MICHAEL BROWN		
50	G0004-20	G0004-20	1715 GAINES ST	JO ANNE BROWN	1715 GAINES ST	DAVENPORT IA 52804
51	G0005-07	G0005-07	525 W 17TH ST	KRAUSE IOWA INVESTMENTS LLC	1767 PHILLIPS CT	ERIE CO 80516
				GERALD BENSON		
52	G0004-32	G0004-32	715 W 17TH ST	SHIRLEY BENSON	17752 305th sST	LONG GROVE IA 52756
53	G0006-11	G0006-11	1629 RIPLEY ST	MARKEESE MCCORMICK	1803 15TH ST	MOLINE IL 61265
54	B0062-12	B0062-12	1905 WARREN ST	MICHAEL SWEENEY	1905 WARREN ST	DAVENPORT IA 52804
				WILLIAM KRANZ		
55	B0062-19	B0062-19	1922 BROWN ST	KAREN KRANZ	1922 BROWN ST	DAVENPORT IA 52804
56	B0062-36	B0062-36	1925 BROWN ST	EVELYN M HILDEBRAND	1925 BROWN ST	DAVENPORT IA 52804
				KEITH KLEIST		
57	B0062-10	B0062-10	1925 WARREN ST	ROBERT GROSSMANN	1925 WARREN ST	DAVENPORT IA 52804
				WILLIAM PETHOUD		
58	B0062-20	B0062-20	1926 BROWN ST	DIANNE PETHOUD	1926 BROWN ST	DAVENPORT IA 52804
				STEVEN MERRIMAN		
59	B0063-49	B0063-49	1926 WARREN ST	SANDRA MERRIMAN	1926 WARREN ST	DAVENPORT IA 52804
60	B0058-22	B0058-22	1928 MAIN ST	STEVEN KARWOSKI	1928 MAIN ST	DAVENPORT IA 52803
				BOBBY BORDEN		
61	B0062-09	B0062-09	1929 WARREN ST	AND WIFE	1929 WARREN ST	DAVENPORT IA 52804
62	B0063-50	B0063-50	1930 WARREN ST	NANCY RIDENOUR	1930 WARREN ST	DAVENPORT IA 52804
				ROBERT ROSS		
63	B0062-49	B0062-49	1932 GAINES ST	JOYCE ROSS	1932 GAINES ST	DAVENPORT IA 52804
64	B0058-23	B0058-23	1934 MAIN ST	RENEE NESTLER	1934 MAIN ST	DAVENPORT IA 52803
65	B0062-08	B0062-08	1935 WARREN ST	JAMES OLDHAM	1935 WARREN ST	DAVENPORT IA 52804
66	B0058-24	B0058-24	1938 MAIN ST	KEVIN CONKLIN	1938 MAIN ST	DAVENPORT IA 52803
				LEO GRAVERT		
67	G0003-14	G0003-14	802 W 17TH ST	JOSEPINE TOMSHA-GRAVERT	1942 N MICHIGAN AV	DAVENPORT IA 52804
68	B0058-04	B0058-04	222 W PLEASANT ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
69	B0062-50	B0062-50	2002 GAINES ST	WALKER LIVING TRUST	2002 GAINES ST	DAVENPORT IA 52804
70	B0062-06	B0062-06	2007 WARREN ST	OTIS RATEKINJR	2007 WARREN ST	DAVENPORT IA 52804
				DOUGLAS SAMMON		
71	B0058-02	B0058-02	2009 HARRISON ST	LESTER SAMMON	2009 HARRISON ST	DAVENPORT IA 52803
				RONALD J BRENNY LIVING TRUST		
72	B0045-09	B0045-09	708 SPALDING BD	JULIE A BRENNY LIVING TRUST	201 HILLTOP ST	COLONA IL 61241
73	B0058-01	B0058-01	2011 HARRISON ST	JOANNE L BENCK	2011 HARRISON ST	DAVENPORT IA 52803
74	B0062-05	B0062-05	2011 WARREN ST	DAVID C KISNER	2011 WARREN ST	DAVENPORT IA 52804
75	B0063-55	B0063-55	2014 WARREN ST	DANIEL ADAMS	2014 WARREN ST	DAVENPORT IA 52804-2060
				RONNIE ARP		
76	B0062-28	B0062-28	2015 BROWN ST	VICKY ARP	2015 BROWN ST	DAVENPORT IA 52804
				THOMAS GREEN		
77	B0058-29	B0058-29	2016 MAIN ST	LESLIE GREEN	2016 N MAIN ST	DAVENPORT IA 52803
78	B0055-21	B0055-21	2018 N MAIN ST	CHARLES HOLT	2018 N MAIN ST	DAVENPORT IA 52803-2911
				MOLLY KEIM		
79	B0063-56	B0063-56	2018 WARREN ST	JESSE MYERS	2018 WARREN ST	DAVENPORT IA
80	B0054-32	B0054-32	2020 HARRISON ST	BIRTHRIGHT OF DAVENPORT	2020 HARRISON ST	DAVENPORT IA 52803
81	B0062-03	B0062-03	2023 WARREN ST	REVOCABLE TRUST SCOTT	2023 WARREN ST	DAVENPORT IA 52804-2059
82	B0055-22	B0055-22	2026 MAIN ST	CHARLES HOLT	2026 N MAIN ST	DAVENPORT IA 52803
				RICHARD SMITH		
83	B0055-23	B0055-23	2032 MAIN ST	AND WIFE	2032 MAIN ST	DAVENPORT IA 52803
84	G0006-04	G0006-04	1710 HARRISON ST	DIGITAL DELAY ELECTRONICS INC	2036 FILLMORE ST	DAVENPORT IA 52804
85	G0004-30	G0004-30	723 W 17TH ST	STEWARDSHIP HOMES MIDWEST LLC	2050 BEAVER CREEK RD	OREGON CITY OR 97045
				GERALD BENSON		
86	B0062-07	B0062-07	2003 WARREN ST	SHIRLEY BENSON	207 14TH AV	DEWITT IA 52742
87	B0062-07	B0062-07	2003 WARREN ST	JAY PROPERTIES LLC	207 14TH AV	DEWITT IA 52742
88	G0003-34	G0003-34	813 W 17TH ST	MINASIAN REI LLC	210 FLOWERFIELD LN	LAHABRA HEIGHTS CA 90631
				ALEAH WOLKING		
89	B0051-10	B0051-10	2103 WARREN ST	SHANE WHITE	2103 WARREN ST	DAVENPORT IA 52804-2061
90	B0050-05	B0050-05	2104 WARREN ST	RYAN SCHNEIDER	2104 WARREN ST	DAVENPORT IA 52804-2062
91	B0051-09	B0051-09	2107 WARREN ST	JOEY HENSON	2107 WARREN ST	DAVENPORT IA 52803
92	B0050-06	B0050-06	2108 WARREN ST	DIANE FLAHERTY	2108 WARREN ST	DAVENPORT IA 52804
93	B0058-25	B0058-25	211 W PLEASANT ST	JOAN SCHMITS	211 W PLEASANT ST	DAVENPORT IA 52803
				SUSAN RAMSETT-KRETZ		
94	B0055-26	B0055-26	2110 N MAIN ST	CHRISTOPHER KRETZ	2110 N MAIN ST	DAVENPORT IA 52803-2913
95	G0004-18	G0004-18	628 W 17TH ST	MKRP COOPERATIVE	2111 116TH AV WEST	MILAN IL 61264
96	B0051-08	B0051-08	2113 WARREN ST	BRYNNA DOLAN	2113 WARREN ST	DAVENPORT IA 52804-2061
97	B0051-37	B0051-37	2114 GAINES ST	CYRUS SARVESTANEY	2114 GAINES ST	DAVENPORT IA 52804
				JEFFREY RAUSCH		
98	B0050-07	B0050-07	2114 WARREN ST	SARA RAUSCH	2114 WARREN ST	DAVENPORT IA 52804-2062
99	B0055-06	B0055-06	2115 HARRISON ST	JASON CARL	2115 HARRISON ST	DAVENPORT IA 52803
100	B0055-27A	B0055-27A	2116 N MAIN ST	CONEY RONNIE	2116 N MAIN ST	DAVENPORT IA 52803-2913
101	B0051-07	B0051-07	2117 WARREN ST	MK ENTERPRISES LLC	2117 WARREN ST	DAVENPORT IA 52804-2061
102	B0050-08	B0050-08	2118 WARREN ST	STEVEN SANFORD	2118 WARREN ST	DAVENPORT IA 52804
				WILLIAM GOODWORTH JR		
103	B0055-29	B0055-29	2124 MAIN ST	GOODWORTH KATHLEEN M	2124 MAIN ST	DAVENPORT IA 52803

104	B0051-24	B0051-24	2127 BROWN ST	C E MOSELEY AND WIFE	2127 BROWN ST	DAVENPORT IA 52804
105	B0051-05	B0051-05	2127 WARREN ST	ROBB KAUFFMAN ANGELA KAUFFMAN	2127 WARREN ST	DAVENPORT IA 52804
106	B0050-10	B0050-10	2128 WARREN ST	DEBRA DEFOE	2128 WARREN ST	DAVENPORT IA 52804
107	B0055-30	B0055-30	2130 MAIN ST	JEFFRY MARLIER DEBORAH MARLIER	2130 MAIN ST	DAVENPORT IA 52803
108	B0055-03	B0055-03	2131 HARRISON ST	CATHLEEN HART	2131 HARRISON ST	DAVENPORT IA 52803
109	B0050-11	B0050-11	2132 WARREN ST	ANDREW BOWLEY	2132 WARREN ST	DAVENPORT IA 52804-2062
110	B0051-03	B0051-03	2137 WARREN ST	DANIEL FLAHERTY	2137 WARREN ST	DAVENPORT IA 52804
111	B0051-01	B0051-01	2147 WARREN ST	MARTHA A HAVRANEK	2147 WARREN ST	DAVENPORT IA 52804-2061
112	B0055-12	B0055-12	217 W HIGH ST	TEDDY R SCHILLIG	217 W HIGH ST	DAVENPORT IA 52803
113	B0045-04	B0045-04	717 SPALDING BD	MARGARET TAYLOR KYLE KIRBY	21724 UTICA RIDGE RD	DAVENPORT IA 52807
114	B0044-12	B0044-12	2203 SCOTT ST	TODD FEY	219 RIDGEWOOD AVE	DAVENPORT IA 52803
115	B0043-25	B0043-25	2202 HARRISON ST	FRANK SOLIS AND WIFE	2202 HARRISON ST	DAVENPORT IA 52803
116	B0044-13	B0044-13	2202 SCOTT ST	WILLIAM COKER	2202 SCOTT ST	DAVENPORT IA 52803-2715
117	B0044-37	B0044-37	2202 WESTERN AV	JANET COX	2202 WESTERN AV	DAVENPORT IA 52803
118	B0043-01	B0043-01	2204 RIPLEY ST	ROBERT D AYE JULIANNE AYE	2204 RIPLEY ST	DAVENPORT IA 52803
119	B0046-01	B0046-01	2204 WARREN ST	CRAIG CARRADUS	2204 WARREN ST	DAVENPORT IA 52804
120	B0045-27	B0045-27	2205 GAINES ST	DENNIS ALLEN CYNTHIA ARP	2205 GAINES ST	DAVENPORT IA 52804
121	B0045-01	B0045-01	2206 GAINES ST	TREVOR FENNELLY	2206 GAINES ST	DAVENPORT IA 52804-1907
122	B0044-14	B0044-14	2206 SCOTT ST	STEVEN FROECHLE	2206 SCOTT ST	DAVENPORT IA 52803-2715
123	B0043-23	B0043-23	2207 RIPLEY ST	JAMES CORBER AND WIFE	2207 RIPLEY ST	DAVENPORT IA 52803
124	B0044-38	B0044-38	2208 WESTERN AV	MICHAEL BULVA AND WIFE	2208 WESTERN AV	DAVENPORT IA 52803
125	B0044-15	B0044-15	2210 SCOTT ST	ERIC ANDERSON	2210 SCOTT ST	DAVENPORT IA 52803-2715
126	B0043-22	B0043-22	2211 N RIPLEY ST	MACIEJ ZAWIERUCHUA STEPHANIE BRINSON ZAWIERUCHA	2211 N RIPLEY ST	DAVENPORT IA 52803-2704
127	B0044-34	B0044-34	2211 WESTERN AV	DAVID DAU LYNN DAU	2211 WESTERN AV	DAVENPORT IA 52803
128	B0043-27	B0043-27	2214 HARRISON ST	DIANE ROE	2214 HARRIOSN ST	DAVENPORT IA 52803
129	B0043-04	B0043-04	2214 RIPLEY ST	JOHN S STITES CYNTHIA LONG	2214 RIPLEY ST	DAVENPORT IA 52803
130	B0046-02B	B0046-02B	2214 WARREN ST	CHARLES SLACK DOLORES SLACK	2214 WARREN ST	DAVENPORT IA 52804
131	B0043-21	B0043-21	2215 RIPLEY ST	CAROL MCCOY	2215 RIPLEY ST	DAVENPORT IA 52803
132	B0044-09	B0044-09	2215 SCOTT ST	MICHAEL SCOTT	2215 SCOTT ST	DAVENPORT IA 52803
133	B0043-05	B0043-05	2216 RIPLEY ST	DEREK MUMM DONELL MUMM	2216 RIPLEY ST	DAVENPORT IA 52803
134	B0044-39	B0044-39	2216 WESTERN AV	BRIAN L MCCUMSEY	2216 WESTERN AV	DAVENPORT IA 52803
135	B0043-20	B0043-20	2217 RIPLEY ST	ROGER OSSOWSKI AND WIFE	2217 RIPLEY ST	DAVENPORT IA 52803
136	B0046-11	B0046-11	2217 WARREN ST	BETTY KRENEK	2217 WARREN ST	DAVENPORT IA 52804
137	B0044-33	B0044-33	2217 WESTERN AV	RONNIE NELSON SR VICKIE NELSON	2217 WESTERN AV	DAVENPORT IA 52803
138	B0043-28	B0043-28	2218 HARRISON ST	MICHAEL HAASE MARIE HAASE	2218 HARRISON ST	DAVENPORT IA 52803
139	B0045-26	B0045-26	2219 GAINES ST	JOSEPH RAUCH JR	2219 N GAINES ST	DAVENPORT IA 52804
140	B0044-17	B0044-17	2220 SCOTT ST	AMY PUCKETT	2220 SCOTT ST	DAVENPORT IA 52803
141	B0043-19	B0043-19	2221 RIPLEY ST	MARIAN NEUMANN	2221 RIPLEY ST	DAVENPORT IA 52803
142	B0044-32	B0044-32	2221 WESTERN AV	JOSEFINA CALDERON	2221 WESTERN AVE	DAVENPORT IA 52803
143	B0043-18	B0043-18	2225 RIPLEY ST	BEVERLY OSBORNE ROBERT OSBORNE	2225 RIPLEY ST	DAVENPORT IA 52803
144	B0044-07	B0044-07	2225 SCOTT ST	SANDRA ANN BRYANT	2225 SCOTT ST	DAVENPORT IA 52803-2714
145	B0044-31	B0044-31	2225 WESTERN AV	LYNNE LUNDBERG	2225 WESTERN AV	DAVENPORT IA 52803
146	B0045-10	B0045-10	2226 GAINES ST	GEORGE MITCHELL TOLLERUD	2226 GAINES ST	DAVENPORT IA 52804
147	B0044-28	B0044-28	2303 WESTERN AV	STEVEN FISH LINDA FISH	2303 WESTERN AV	DAVENPORT IA 52803
148	G0003-12	G0003-12	730 W 17TH ST	FUTURE CAPITAL LLC	2310 JERSEY RIDGE RD STE 500	DAVENPORT IA 52803
149	B0055-02	B0055-02	235 W LOMBARD ST	KIMBERLY MILLER	235 W LOMBARD ST	DAVENPORT IA 52803
150	G0004-22	G0004-22	704 W 17TH ST	CHRIST ELIOPULOS ANTONIA ELIOPULOS	2395 LINCOLN RD	BETTENDORF IA 52722
151	B0050-12	B0050-12	907 W LOMBARD ST	IMBOREK PROPERTIES LLC SERIES 6	2406 LECLAIRE ST	DAVENPORT IA 52803-2638
152	G0004-03	G0004-03	721 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 2	2406 LECLAIRE ST	DAVENPORT IA 52803
153	G0005-28	G0005-28	517 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 7	2406 LECLAIRE ST	DAVENPORT IA 52803
154	B0045-28	B0045-28	630 W LOMBARD ST	JOSHUA IMBOREK	2406 LECLAIRE ST	DAVENPORT IA 52803
155	G0005-27	G0005-27	511 W LOCUST ST	SERIES 4 IMBOREK PROPERTIES LLC	2406 LECLAIRE ST	DAVENPORT IA 52803
156	G0005-30	G0005-30	525 W LOCUST ST	SERIES 8 IMBOREK PROPERTIES LLC	2406 LECLAIRE ST	DAVENPORT IA 52803
157	G0004-08	G0004-08	631 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 3	2406 LELCAIRE ST	DAVENPORT IA 52803
158	B0058-05	B0058-05	221 W PLEASANT ST	KURT LEWIN CHRISTINE LEWIN	2423 BRADY ST	DAVENPORT IA 52803

159	G0003-35	G0003-35	809 W 17TH ST	PATRICK MIROCHA	2435 W 13TH ST	DAVENPORT IA 52804
160	B0050-01	B0050-01	2022 WARREN ST	KARLTON KEMPF	24713 SHOSHONEE DR	MURRIETA CA 92562
				GARY MEINCKE		
161	B0045-06	B0045-06	724 SPALDING BD	KAREN MEINCKE	2590 230TH ST	WALCOTT IA 52773
162	G0005-02	G0005-02	501 W 17TH ST	ARGENTUM PROPERTIES LLC	2621 IOWA ST	DAVENPORT IA 52803
163	G0006-32	G0006-32	426 W 17TH ST	ARGENTUM PROPERTIES LLC	2627 IOWA ST	DAVENPORT IA 52803
164	G0006-05	G0006-05	1716 HARRISON ST	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
165	G0006-43	G0006-43	315 W LOCUST ST	ON THE HILL LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
166	G0006-45	G0006-45	325 W LOCUST ST	WS & J ENTERPRISES LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
167	G0003-13	G0003-13	734 W 17TH ST	ARGENTUM PROPERTIES LLC	2715 BRADY ST	DAVENPORT IA 52803
168	G0004-01	G0004-01	731 W LOCUST ST	THE PELICAN GROUP LC	2715 BRADY ST	DAVENPORT IA 52803
169	B0044-16	B0044-16	2216 SCOTT ST	NATHAN M LAWRENCE	2744 ELM ST	DAVENPORT IA 52803-2331
170	B0045-21	B0045-21	626 W RUSHOLME ST	CHIKE LLC	2745 WOOD LN	DAVENPORT IA 52803
171	B0045-07	B0045-07	718 SPALDING BD	JOSEPH F GETZ REV TRUST	2823 CARRIAGE HILL DR	DAVENPORT IA 52807
				KEVAN OLIVER		
172	B0046-20	B0046-20	721 SPALDING BD	SCARLETT OLIVER	2900 SCOTT PARK RD	ELDRIDGE IA 52748
173	G0003-37	G0003-37	735 W 17TH ST	FRANK HOLLEY	2914 N FAIRMOUNT ST	DAVENPORT IA 52804
				MARK RICHTER		
174	B0058-07	B0058-07	221 W PLEASANT ST	TINA RICHTER	2933 WALNUT CT	BETTENDORF IA 52722
				BOBBIE COLEY		
175	G0006-08B	G0006-08B		TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
176	G0006-36	G0006-36	316 W 18TH ST	NANCY L OETH	316 W 18TH	DAVENPORT IA 52803
				FLINT ZNAMENACEK		
177	B0043-17	B0043-17	325 W RUSHOLME ST	LAURA FONTAINE	325 W RUSHOLME ST	DAVENPORT IA 52803-2731
178	B0062-56	B0062-56	2028 GAINES ST	AMBROSE FOUR SCOTT LC	3317 SOMERSET DR	BETTENDORF IA 52722
				LYNN GRIEBAHNJR		
179	B0043-26	B0043-26	2208 HARRISON ST	BRENDA GRIEBAHN	3590 UTAH AVE NE	IOWA CITY IA 52240
				THOMAS LAMMER		
180	B0055-19	B0055-19	2015 HARRISON ST	SANDRA LAMMER	3625 E 59TH CT	DAVENPORT IA 52807
181	B0058-21	B0058-21	1920 MAIN ST	FITZ PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
182	B0055-18	B0055-18	2027 HARRISON ST	JPT PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
183	G0004-27	G0004-27	720 W 17TH ST	PRH LLC	3919 16TH ST	MOLINE IL 61265
184	B0058-06	B0058-06	1919 HARRISON ST	DM HOLDINGS LLC	400 W 48TH AVE	DENVER CO 80216
185	B0043-30	B0043-30	2228 HARRISON ST	MK ENTERPRISES LLC	4070 PRAIRIE LANE	BETTENDORF IA 52722
186	G0006-34	G0006-34	414 W 17TH ST	NATHANIEL VAUGHN	414 W 17TH ST	DAVENPORT IA 52803
187	G0006-49	G0006-49	417 W 17TH ST	DENISE MEYER	417 W 17TH ST	DAVENPORT IA 52803
188	G0006-26	G0006-26	417 W LOCUST ST	SANDRA K SOUTHERLAND	417 W LOCUST ST	DAVENPORT IA 52803
189	G0006-50	G0006-50	421 W 17TH ST	JAMES DARWIN	421 W 17TH ST	DAVENPORT IA 52803
190	G0006-27	G0006-27	423 W LOCUST ST	TRIPP J CROUSE	423 W LOCUST ST	DAVENPORT IA 52803
191	G0006-29	G0006-29	425 W 17TH ST	VERONICA PAYNE	425 W 17TH ST	DAVENPORT IA 52803
192	G0006-28	G0006-28	431 W LOCUST ST	PHILLIPS PHYLISS	431 W LOCUST ST	DAVENPORT IA 52803
193	B0045-02	B0045-02	707 SPALDING BD	MANGO PROPERTIES LLC	4555 CHEYNNE AV	DAVENPORT IA 52806
194	B0058-18A	B0058-18A	216 W LOCUST ST	LEAR LOCUST LLC	4812 SCHOOL HOUSE RD	BETTENDORF IA 52722
195	G0005-11	G0005-11	603 W 17TH ST	ARGENTUM PROPERTIES LLC	501 W 17TH ST	DAVENPORT IA 52803
196	B0055-08	B0055-08	2103 HARRISON ST	KIME MULCH CCF LLC	5039 NORWOOD DR	BETTENDORF IA 52722
197	G0005-04	G0005-04	505 W 17TH ST	PAMELA BRYSON	505 W 17TH ST	DAVENPORT IA 52803
198	B0050-09	B0050-09	2124 WARREN ST	COUSSENS PROPERTIES LLC SERIES 1	5106 FAIRHAVEN RD	DAVENPORT IA 52807
199	G0004-40	G0004-40	613 W 17TH ST	NANCY BUSCH	5119 FAIRHAVEN RD	DAVENPORT IA 52807
200	B0062-01	B0062-01	2031 WARREN ST	WHEEL HOUSE PROPERTIES LLC	5122 W KIMBERLY RD	DAVENPORT IA 52806
201	G0005-21	G0005-21	514 W 17TH ST	JOYCE VALENTINE	514 W 17TH ST	DAVENPORT IA 52803
202	G0004-15	G0004-15	616 W 17TH ST	NICOLAS SPOHN	517 W 17TH ST	DAVENPORT IA 52803
				GERARDO DIAZ RAMOS		
203	G0005-05	G0005-05	519 W 17TH ST	DIAZ VERONICA	519 W 17TH ST	DAVENPORT IA 52804
				KHOI MINH DUONG		
204	G0005-06	G0005-06	523 W 17TH ST	TRAN UYEN PHAN	523 W 17TH ST	DAVENPORT IA 52803-4835
				DALE SHADDEN		
205	G0005-19	G0005-19	524 W 17TH ST	SANDR BAKER	524 W 17TH ST	DAVENPORT IA 52803
206	G0005-08	G0005-08	529 W 17TH ST	CHRISTOPHER WATERS	529 W 17TH ST	DAVENPORT IA 52803
207	G0005-31	G0005-31	529 W LOCUST ST	ZACKORY S STANTON	529 W LOCUST ST	DAVENPORT IA 52803
				JOSEPH DODSON		
208	G0005-18	G0005-18	530 W 17TH ST	AND WIFE	530 W 17TH ST	DAVENPORT IA 52803
209	G0005-09	G0005-09	533 W 17TH ST	MICHAEL SEGURA	533 W 17TH ST	DAVENPORT IA 52803
210	G0005-16	G0005-16		GREGORY NELSON	534 W 17TH ST	DAVENPORT IA 52803
211	B0058-03	B0058-03	2007 HARRISON ST	S & K VENTURES LLC	5550 NORTH ST	BETTENDORF IA 52722
212	G0005-24	G0005-24	1722 SCOTT ST	AMBROSE FOUR SCOTT LC	5589 MADISON CT	BETTENDORF IA 52722
213	B0046-12	B0046-12	2205 WARREN ST	APPLIED INVESTMENT STRATEGIS LLC	5808 WALNUT HILL AV	DES MOINES IA 50312
214	G0004-05	G0004-05	711 W LOCUST ST	TERRI GLEIZE	5837 WISCONSIN AVE	DAVENPORT IA 52806
215	G0005-12	G0005-12	605 W 17TH ST	CARL NORRIS II	605 W 17TH ST	DAVENPORT IA 52804
				DONALD EISENTRAGER		
216	G0004-41	G0004-41	609 W 17TH ST	FRANCES EISENTRAGER	609 W 17TH ST	DAVENPORT IA 52803
				DANIEL WALLACE		
217	B0045-22	B0045-22	615 W RUSHOLME ST	SHARON WALLACE	615 W RUSHOLME ST	DAVENPORT IA 52803
218	G0005-22	G0005-22	508 W 17TH ST	ARGENTUM PROPERTIES LLC	616 W 17TH ST	DAVENPORT IA 52803

				ARMANDO PEREZ-DURAN		
219	G0004-16	G0004-16	618 W 17TH ST	JOSEFINA PEREZ	618 W 17TH ST	DAVENPORT IA 52803-4838
				MIGUEL MARCELENO		
220	G0004-16	G0004-16	618 W 17TH ST	CAROLINA DIAZ	618 W 17TH ST	DAVENPORT IA 52803-4838
				JOSHUA IMBOREK		
221	B0045-30	B0045-30	618 W LOMBARD ST	NATALIE IMBOREK	618 W LOMBARD ST	DAVENPORT IA 52803-2941
222	G0004-39	G0004-39	623 W 17TH ST	TUAN TRUONG	623 W 17TH ST	DAVENPORT IA 52803
				BRUCE HAAS		
223	B0045-23	B0045-23	623 W RUSHOLME ST	MARY HAAS	623 W RUSHOLME ST	DAVENPORT IA 52803
				NINA WIEGAND		
224	G0004-17	G0004-17	624 W 17TH ST	JANANN KETELAAR	624 W 17TH ST	DAVENPORT IA 52803
225	B0045-29	B0045-29	626 W LOMBARD ST	MICHAEL HARKER	626 W LOMBARD ST	DAVENPORT IA 52803
				BRUCE KOSTIELNEY		
226	G0004-38	G0004-38	633 W 17TH ST	KOSTIELNEY SUU THI	633 W 17TH ST	DAVENPORT IA 52803
227	G0005-03	G0005-03	503 W 17TH ST	ETTLE PROPERTY GROUP LLC	66 ROCKWELL PL #6M	BROOKLYN NY 11217
228	G0003-36	G0003-36	805 W 17TH ST	805 W 17TH STREET PROPERTIES LLC	7 VISTA CT	DAVENPORT IA 52806-4333
				BOARD OF PARK COMMISSIONERS		
				CITY OF DAVENPORT		
229	B0042-01	B0042-01	223 W CENTRAL PARK AV	RIVER'S EDGE	700 W RIVER DR	DAVENPORT IA 52802
230	G0004-36	G0004-36	703 W 17TH ST	BOBBY BRIGGS	703 W 17TH ST	DAVENPORT IA 52803
231	G0004-06	G0004-06	707 W LOCUST ST	KEVIN KUNKEL	707 W LOCUST	DAVENPORT IA 52803
232	B0045-12	B0045-12	707 W RUSHOLME ST	LILLIAN BRADSHAW	707 W RUSHOLME ST	DAVENPORT IA 52804-1925
				FERNANDO VASQUEZ		
233	G0004-23	G0004-23	708 W 17TH ST	MARIA VASQUEZ	708 W 17TH ST	DAVENPORT IA 52804
				LARRY SKILLIN		
234	B0045-03	B0045-03	711 SPALDING BD	CARRIE SKILLIN	711 SPALDING BD	DAVENPORT IA 52804
235	B0055-04	B0055-04	2129 HARRISON ST	WEHR MANAGEMENT LLC	7115 120TH ST	BLUE GRASS IA 52726
236	B0055-07	B0055-07	2109 HARRISON ST	WEHR MANAGEMENT LLC	7115 120TH ST	BLUE GRASS IA 52726
237	B0045-13	B0045-13	713 W RUSHOLME ST	ANNA LYNN RENKOSIAK	713 W RUSHOLME ST	DAVENPORT IA 52804
				JENNA LOSASSO		
238	B0045-08	B0045-08	714 SPALDING BD	JULIAN LOSASSO	714 SPALDING BLVD	DAVENPORT IA 52804
239	G0004-32	G0004-32	715 W 17TH ST	HODGES TONY C	715 W 17TH ST	DAVENPORT IA 52804
240	G0004-25	G0004-25	716 W 17TH ST	PATRICK REYES	716 W 17TH ST	DAVENPORT IA 52804
241	B0045-14	B0045-14	717 W RUSHOLME ST	KATRINA BAKER	717 W RUSHOLME ST	DAVENPORT IA 52804-1925
				VICTOR SOLIS		
242	G0004-26	G0004-26	718 W 17TH ST	JUDITH SOLIS	718 W 17TH ST	DAVENPORT IA 52804
243	G0004-31	G0004-31	719 W 17TH ST	GARY NELTNER	719 W 17TH ST	DAVENPORT IA 52804
				CARL NORRIS SR		
244	G0005-12	G0005-12	605 W 17TH ST	LORA NORRIS	721 W 16TH ST	DAVENPORT IA 52804
245	B0051-06	B0051-06	2123 WARREN ST	LONWAR LLC	7216 BAY CITY BEND	AUSTIN TX 78613
246	G0004-29	G0004-29	727 W 17TH ST	EAGLE RENTALS LLC	7216 BAY CITY BND	AUSTIN TX 78725-2946
				GEOFFREY SOLTAU		
247	B0045-15	B0045-15	723 W RUSHOLME ST	CINDY SOLTAU	723 W RUSHOLME ST	DAVENPORT IA 52804
248	G0004-02	G0004-02	725 W LOCUST ST	ROXANNE CARLSON	725 W LOCUST ST	DAVENPORT IA 52804
249	B0046-19	B0046-19	726 W LOMBARD ST	SUNDAY COMBS	726 W LOMBARD ST	DAVENPORT IA 52804
				REGINA ARMSTRONG		
250	B0046-21	B0046-21	727 SPALDING BD	FRANK ARMSTRONG	727 SPALDING BD	DAVENPORT IA 52804
				CHARLES OSBORNE		
251	B0045-16	B0045-16	727 W RUSHOLME ST	BETTY OSBORNE	727 W RUSHOLME ST	DAVENPORT IA 52803
252	B0045-05	B0045-05	730 SPALDING BD	ULRICH TRIEB	730 SPALDING BLVD	DAVENPORT IA 52804
				TERRY HUFF		
253	G0003-38	G0003-38	731 W 17TH ST	SHIRLEY HUFF	731 W 17TH ST	DAVENPORT IA 52804-3838
254	B0046-22	B0046-22	733 SPALDING BD	DANNA MOTTO	733 SPALDING BD	DAVENPORT IA 52804
255	B0046-30	B0046-30	733 W RUSHOLME ST	MICHAEL VAN HULLE	733 W RUSHOLME ST	DAVENPORT IA 52804
256	G0006-41A	G0006-41A	303 W LOCUST ST	KWIK SHOP INC	734 EAST 4TH AV	HUTCHINSON KS 67504
				DEVIN JACKSON		
257	G0003-37	G0003-37	735 W 17TH ST	JCHEMELA JACKSON	735 W 17TH ST	DAVENPORT IA 52804-3838
258	G0003-11	G0003-11	735 W LOCUST ST	JODI ANDREWS	735 W LOCUST ST	DAVENPORT IA 52804
259	B0046-18	B0046-18	736 W LOMBARD ST	MICHELE MARIE KIPP	736 W LOMBARD ST	DAVENPORT IA 52804-2009
260	B0046-31	B0046-31	737 W RUSHOLME ST	RYAN THOMAS MERRITT	737 W RUSHOLME ST	DAVENPORT IA 52804-1925
				MARK FRESE		
261	B0046-40A	B0046-40A	738 SPALDING BD	SUE FRESE	738 SPALDING BD	DAVENPORT IA 52804
				MICHAEL SCOTT HAMER		
262	B0046-23	B0046-23	741 SPALDING BD	JENNIFER HAMER	741 SPALDING BD	DAVENPORT IA 52804
				MATTHEW HASSELBERG		
263	B0046-17	B0046-17	742 W LOMBARD ST	STANLEY HASSELBERG	742 W LOMBARD ST	DAVENPORT IA 52804
264	G0005-20	G0005-20	522 W 17TH ST	DJ PROPS LLC	7531 E 2ND ST	SCOTTSDALE AZ 85251-4503
265	G0003-10	G0003-10	801 W LOCUST ST	BERNADETTE HAMPTON	801 W LOCUST ST	DAVENPORT IA 52804-3849
266	B0046-24	B0046-24	803 SPALDING BD	GREG WIECKHORST	803 SPALDING BD	DAVENPORT IA 52804
267	G0003-09	G0003-09	803 W LOCUST ST	MARY L SCHALL	803 W LOCUST ST	DAVENPORT IA 52804
				RODNEY LEVSEN		
268	B0055-15	B0055-15	229 W HIGH ST	AND WIFE	804 KIRKWOOD BD	DAVENPORT IA 52803
				JOHN WATERHOUSE		
269	B0046-38	B0046-38	804 SPALDING BD	OLGA WATERHOUSE	804 SPALDING BD	DAVENPORT IA 52804
270	B0046-16	B0046-16	804 W LOMBARD ST	BOEVER-WILLIAMS REVOCABLE TRUST	804 W LOMBARD ST	DAVENPORT IA 52804

				MANUEL HERNANDEZ		
271	G0003-15	G0003-15	806 W 17TH ST	VICTORIA HERNANDEZ	806 W 17TH ST	DAVENPORT IA 52804
272	B0046-25	B0046-25	807 SPALDING BD	KYLE HARRIS	807 SPALDING BD	DAVENPORT IA 52804
273	B0062-16	B0062-16	808 W LOCUST ST	RONALD LEON HARRISON	808 W LOCUST ST	DAVENPORT IA 52804-3850
274	B0046-15	B0046-15	808 W LOMBARD ST	MARY OHLAND	808 W LOMBARD ST	DAVENPORT IA 52804
				MIRANDA COPLEY		
275	B0046-37	B0046-37	810 SPALDING BD	CALEB COPLEY	810 SPALDING BD	DAVENPORT IA 52804
276	G0003-17	G0003-17	812 W 17TH ST	GUSTAV RUHNKE	812 W 17TH ST	DAVENPORT IA 52804
277	B0046-14	B0046-14	812 W LOMBARD ST	RENEE SCHNECKLOTH	812 W LOMBARD ST	DAVENPORT IA 52804
278	B0046-26	B0046-26	813 SPALDING BD	MICHELE VARGAS	813 SPALDING BD	DAVENPORT IA 52804
				JOSEPH CRISCI		
279	G0003-07	G0003-07	813 W LOCUST ST	AND WIFE	813 W LOCUST ST	DAVENPORT IA 52804
280	B0046-36	B0046-36	816 SPALDING BD	MARY ANN HAINES	816 SPALDING BD	DAVENPORT IA 52804
281	B0046-27	B0046-27	817 SPALDING BD	CALEB LENSCH	817 SPALDING BD	DAVENPORT IA 52804
282	G0003-18	G0003-18	818 W 17TH ST	DAVID RERICHA JR	818 W 17TH ST	DAVENPORT IA 52804
				LISA KONRAD		
283	B0062-15	B0062-15	818 W LOCUST ST	JOHN KONRAD	818 W LOCUST ST	DAVENPORT IA 52804
				JEAN FROEHLICH		
284	G0003-05	G0003-05	821 W LOCUST ST	SIDNEY FROEHLICH	821 W LOCUST ST	DAVENPORT IA 52804
285	G0003-19	G0003-19	822 W 17TH ST	EMERALD JOHNSON	822 W 17TH ST	DAVENPORT IA 52804
286	B0062-13	B0062-13	822 W LOCUST ST	GINA HARRIS	822 W LOCUST ST	DAVENPORT IA 52804
				BRYAN REIST		
287	B0046-28	B0046-28	823 SPALDING BD	ANDREA CANADY	823 SPALDING BD	DAVENPORT IA 52803
288	B0046-13	B0046-13	824 W LOMBARD ST	MONIQUE MOST	824 W LOMBARD ST	DAVENPORT IA 52804-2011
289	G0003-20	G0003-20	826 W 17TH ST	NADIA HOLTMYER	826 W 17TH ST	DAVENPORT IA 52804
290	G0004-04	G0004-04	715 W LOCUST ST	LYNN MEYERS	830 N PINE ST	DAVENPORT IA 52804
291	B0046-29	B0046-29	833 SPALDING BD	VICKI CARRADUS	833 SPALDING BD	DAVENPORT IA 52804
292	B0055-20	B0055-20	2013 HARRISON ST	D&R TREETOP PROPERTIES RI LLC SERIES 1	898 MOUNT CARMEL RD	DUBUQUE IA 52003
293	B0063-46	B0063-46	902 W LOCUST ST	APPLIED INVESTMENT STRATEGIS LLC	902 W LOCUST ST	DAVENPORT IA 52804
294	B0063-54	B0063-54	910 W PLEASANT ST	MATT BURNHAM	910 W PLEASANT ST	DAVENPORT IA 52803
295	B0058-19D	B0058-19D	208 W LOCUST ST	ROY TIMOTHY YOUNG TRUST B	939 TROPIC BD	DELRAY BEACH FL 33483
				JAMES DALTON SMITH III		
296	G0006-10	G0006-10	1633 RIPLEY ST	BRITTANY LAUREN SMITH	971 OAKMOOR DR	FENTON MO 63026
297	G0005-23	G0005-23	502 W 17TH ST	NOBIS PENN	C/O NICHOLAS SPHON	DAVENPORT IA 52803-1517
298	G0003-04	G0003-04	827 W LOCUST ST	BIDDERS INC	P O BOX 869	BETTENDORF IA 52722
299	B0043-03	B0043-03	2210 RIPLEY ST	CKC LLC	PO BOX 1232	BETTENDORF IA 52722
300	G0006-19	G0006-19	1628 RIPLEY ST	ANDREW ALOIAN	PO BOX 2246	DAVENPORT IA 52809
301	G0005-14	G0005-14	602 W 17TH ST	THAO NGUYEN PROPERTIES LLC	PO BOX 303	DAVENPORT IA 52805
302	G0004-01	G0004-01	731 W LOCUST ST	ARGENTUM PROPERTIES LLC	PO BOX 3189	DAVENPORT IA 52808
303	B0062-04	B0062-04	2017 WARREN ST	ACME DEVELOPMENT LLC	PO BOX 4622	DAVENPORT IA 52808
304	G0003-03	G0003-03	901 W LOCUST ST	FEDERAL NATIONAL MORTGAGE ASSOC	PO BOX 650043	DALLAS TX 75265
305	B0058-26	B0058-26	210 W PLEASANT ST	THINATOS LLC	TOM BAKERIS	DAVENPORT IA 52803

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **11/15/2018**
Contact Info: Matt Flynn 563.888.2286
Wards:

Subject:
Resolution for case F18-17 being the request of Michael Richmond with Townsend Engineering for a Final Plat of a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2]

Recommendation:
Approve the Resolution.

Background:
Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat would comply with the Davenport 2035 proposed land use section.

Zoning:
The property is currently zoned Heavy Industrial District.

Technical Review:

Streets.
Currently, Thornwood Avenue is developed as a chip and seal drive and not constructed to City standards.The City is requesting right-of-way dedication for future development of Thornwood Avenue.

Storm Water.
Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.
There is no sanitary sewer adjacent to the property.

Other Utilities.

Iowa American Water has indicated that the water main is located within the Hickory Grove right-of-way. The service line would have to extend from the water main.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 3 lot subdivision located north of Hickory Grove Road and east of Thornwood Avenue.

Currently, Thornwood Avenue is developed as a chip and seal drive and not constructed to City standards.The City is requesting right-of-way dedication for future development of Thornwood Avenue.

Lot 3 is landlocked. However, this property will be jointed with the adjacent property. Staff is recommending that an agreement not sever be provided and recorded tying the two properties together.

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission considered Case F18-17 at its December 4, 2018 public meeting. It voted to accept the listed findings and forwards Case F18-17 to the City Council with a recommendation for approval subject to the following conditions.

1. That the utility providers sign the plat when their needs have been met;
2. That the plat include the owner/developer and their contact information;
3. That an agreement not sever be provided and recorded for Lot 3.
4. That a minimum of two previously established property corners or section corner ties to the property boundary;
5. That 17 feet of right-of-way be dedicated Lots 1 and 2 to allow for a total of 50 feet of right-of-way;
6. That the Hickory Grove right-of-way be shown and dimensioned;
7. That floodplain information be shown on the plat and easement for such area; and
8. That "no storm water detention required" be removed from the plat. This will be determined during the City's review of the proposed site plan.

The vote for approval was 10–yes, 0-no and 0-abstention.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Backup Material	Final Plat

Backup Material	Plan and Zoning Commission Letter to City Council
Backup Material	Zoning Map
Backup Material	Land Use Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	1/9/2019 - 9:31 AM

Resolution No._____

Resolution offered by Rita Rawson, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-17 being the request of Michael Richmond with Townsend Engineering for a Final Plat for a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2].

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Hickory Grove Commons Second Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated December 5, 2018 (please note that conditions 1, 2 and 4-8 have been added to the plat and/or provided and are not repeated on this resolution)

1. That an agreement not sever be provided and recorded for Lot 3.

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the attached assessment waiver.

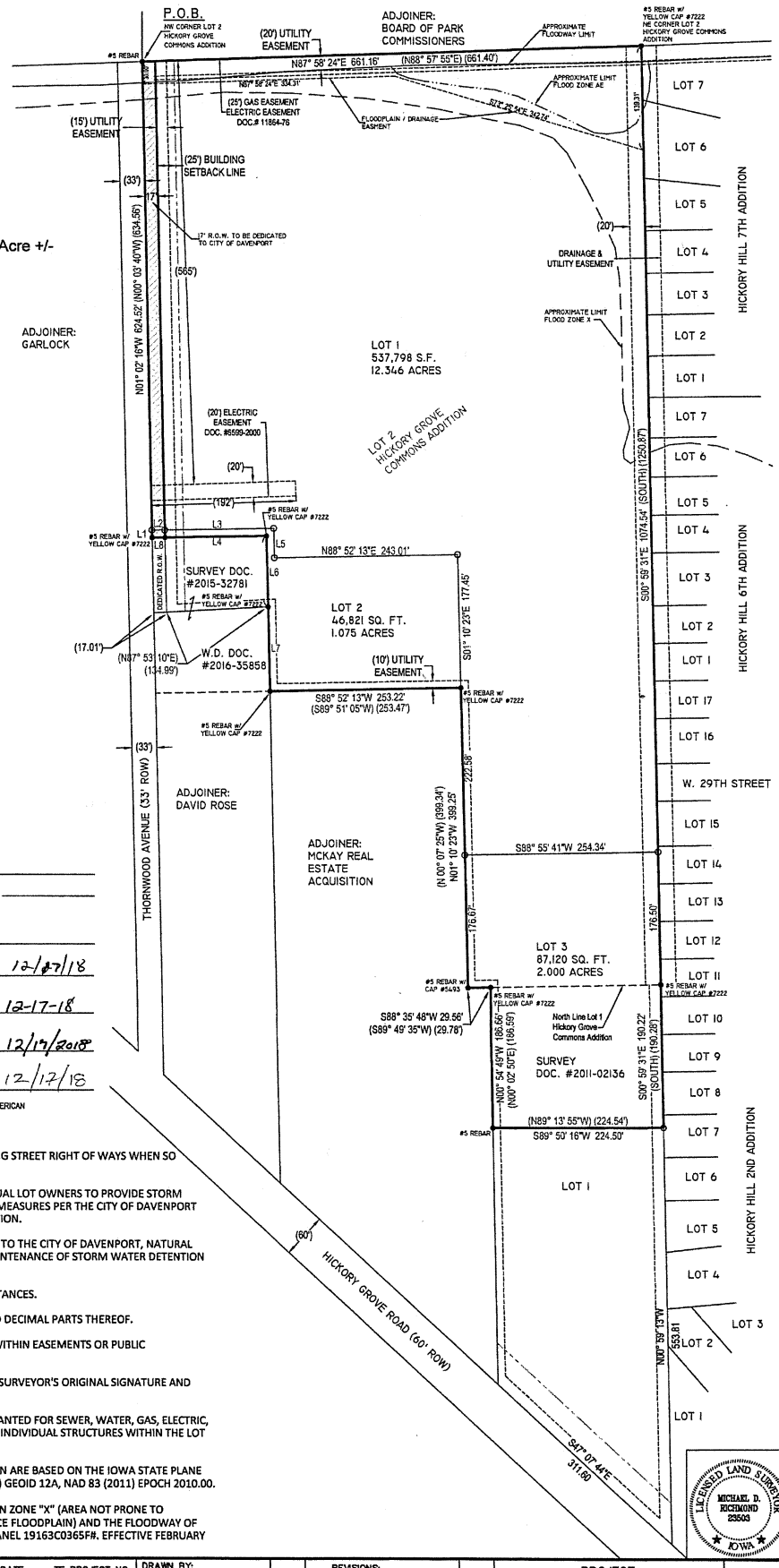
Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Brian Krup, Deputy City Clerk

FINAL PLAT

HICKORY GROVE COMMONS SECOND ADDITION

BEING A REPLAT OF LOT 2 OF HICKORY GROVE COMMONS, BEING PART OF THE EAST HALF OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT, IA

1. Area of Subdivision-
   Gross: 15.421 Acres +/-
   R.O.W. Dedication: 0.248 Acre +/-
   Net: 15.173 Acres +/-
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 286-4236
4. Attorney:
   Tom Pastrnak
   Pastrnak Law Firm P.C.
   313 W. 3rd Street
   Davenport, Iowa 52801
   Ph: (563) 323-7737
5. Owner:
   All-N-1-Properties
   4416 N. Utah Aveue
   Davenport, Iowa 52806
   Ph: (563) 323-7737



Line Table		
Line #	Direction	Length (ft)
L1	S 01° 02' 16" E	10.00
L2	N 89° 08' 05" E	16.89
L3	S 88° 57' 07" W	144.95
L4	S 88° 57' 07" W	134.98
	(S 88° 56' 20" W)	(134.90)
L5	N 01° 08' 00" W	39.10
L6	N 01° 08' 00" W	94.40
	(N 00° 03' 40" W)	(94.56)
L7	N 01° 05' 19" W	112.16
	(N 00° 03' 40" W)	(112.07)
L8	S 89° 08' 05" W	16.87

N
W E
S
100 0 100
(IN FEET)
1" = 100' (18x24)

APPROVED BY:
CITY OF DAVENPORT, IOWA
BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

MEDIACOM DATE: 12/17/18

IOWA - AMERICAN WATER COMPANY DATE: 12-17-18

CENTURYLINK DATE: 12/17/2018

MIDAMERICAN ENERGY DATE: 12/17/18
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

IT SHALL BE THE RESPONSIBLE OF INDIVIDUAL LOT OWNERS TO PROVIDE STORM WATER DETENTION AND WATER QUALITY MEASURES PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST ADDITION.

A BLANKET EASEMENT SHALL BE GRANTED TO THE CITY OF DAVENPORT, NATURAL RESOURCE DIVISION FOR ACCESS AND MAINTENANCE OF STORM WATER DETENTION AND WATER QUALITY FEATURES.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

PORTIONS OF THIS SUBDIVISION LIE WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING), ZONE AE (1% ANNUAL CHANCE FLOODPLAIN) AND THE FLOODWAY OF DUCK CREEK AS SHOWN ON FEMA FIRM PANEL 19163C0365F#. EFFECTIVE FEBRUARY 18, 2011.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ———
ROAD CENTER LINE = — — —
EASEMENT LINE = - - - - - -
SETBACK LINE= -·-·-·-·-
SECTION LINE= -··-··-

LICENSED LAND SURVEYOR MICHAEL D. RICHMOND 23503 IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

12-16-18
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 11/16/18 TE PROJECT NO: GUIZAR
386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: KLC
LOCATION S:\GUIZAR\HICKORY COMMONS

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
PLAT OF SURVEY
GUIZAR – HICKORY COMMONS SECOND ADD.
DAVENPORT, IOWA

PREPARED FOR
TIM GUIZAR
PO BOX 643
BUFFALO, IOWA

SHEET NO. 1 OF 1

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

December 5, 2018

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of December 4, 2018, the City Plan and Zoning Commission considered Case F18-13 being the request of Michael Richmond with Townsend Engineering for a Final Plat for a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2].
Findings:

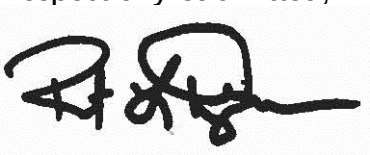
1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission accepted the listed findings and forwards Case F18-17 to the City Council with a recommendation for approval subject to the following conditions.

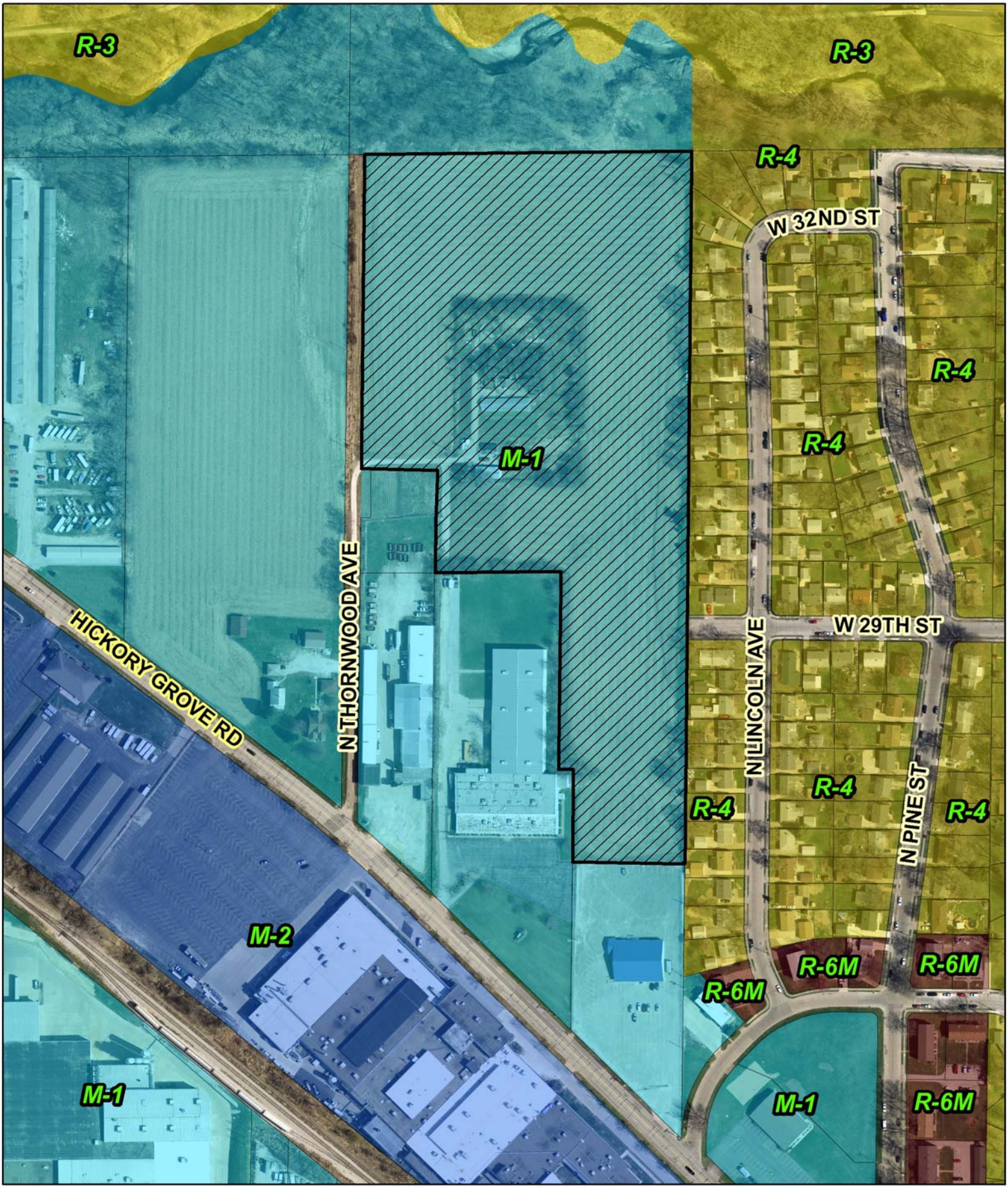
1. That the utility providers sign the plat when their needs have been met;
2. That the plat include the owner/developer and their contact information;
3. That an agreement not sever be provided and recorded for Lot 3.
4. That a minimum of two previously established property corners or section corner ties to the property boundary;
5. That 17 feet of right-of-way be dedicated Lots 1 and 2 to allow for a total of 50 feet of right-of-way;
6. That the Hickory Grove right-of-way be shown and dimensioned;
7. That floodplain information be shown on the plat and easement for such area; and
8. That "no storm water detention required" be removed from the plat. This will be determined during the City's review of the proposed site plan.

The vote for approval was 10–yes, 0-no and 0- abstention.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



Subject Property

N

Subject Property

N

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **1/8/2019**
Contact Info: Matt Flynn 563.888.2286
Wards:

Subject:
Resolution authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places: Davenport East Side Industrial and Motor Row Historic District. [Ward 3]

Recommendation:
Approve the Resolution.

Background:
The Downtown Davenport Partnership hired a consultant to explore if portions of Downtown Davenport could become a historic district. Historic properties may be able utilize historic tax credits to offset the cost of building rehabilitation. The consultant has submitted a nomination for the Davenport East Side Industrial and Motor Row Historic District.

The proposed district is located from Perry Street to the west between E. River Drive and E. 2nd Street jogging east to E. Pershing Avenue to E. 3rd Street east to Iowa Street south to E. 2nd Street terminating at the Government Bridge, south to the 200 block of E. River Drive.

Finding:

The proposed District would achieve consistency with Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

The Historic Preservation Commission recommended approval of the Davenport East Side Industrial and Motor Row Historic District and authorized the Chairperson to sign the Certified Local Government Review Form at its January 8, 2018 meeting.

The Vote to approve was 5-yes, 0-no, 0-abstention.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	CLG Review Form
Backup Material	CLG Notification
Backup Material	Nomination

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	1/9/2019 - 9:46 AM

Resolution No._____

Resolution offered by Rita Rawson, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places Davenport East Side Industrial and Motor Row Historic District. [Ward 3].

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor is authorized to sign the Certified Local Government Form supporting the proposed National Register Historic Places Davenport East Side Industrial and Motor Row Historic District.

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Brian Krup, Deputy City Clerk

CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION
EVALUATION REPORT FORM

As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)
Historic Property Name: Davenport East Side Industrial and Motor Row Historic District
Address: From Perry Street to the west between E. River Drive and E. 2nd Street jogging east to E. Pershing Avenue to E. 3rd Street east to Iowa Street south to E. 2nd Street terminating at the Government Bridge, south to the 200 block of E. River Drive
Certified Local Government Name: City of Davenport Historic Preservation Commission
Date of public meeting for nomination review: 1/8/2019

Applicable Criteria: (Please Check the Appropriate Box)

- [x] Criterion A (Historical Events)
- [ ] Criterion B (Important Person)
- [ ] Criterion C (Architecture)
- [ ] Criterion D (Archaeological)

Please check the following box that is appropriate to the nomination (Please print clearly).

- [ ] The Commission recommends that the property should be listed on the National Register of Historic Places.
- [ ] The Commission recommends that the property should not be listed in the National Register for the following reasons: _____

- [ ] The Commission chooses not to make a recommendation on this nomination for the following reasons: _____

- [ ] The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary) : _____

Official Signatures Required Below

Historic Review Board Chair or Representative
Print Name: John Frueh
Signature: John Frueh
Approved [x] **Not Approved** [ ]

Chief Elected Official
Print Name: Frank Klipsch
Signature: _____
Approved [x] **Not Approved** [ ]

Professional Evaluation
Print Name: _____
Signature: _____
Approved [ ] **Not Approved** [ ]

December 6, 2018

Ryan Rusnak
Staff Liaison, Davenport Historic Preservation Commission
rrusnak@ci.davenport.ia.us
Via Email

RE: **Davenport East Side Industrial and Motor Row Historic District**
https://drive.google.com/drive/folders/1thqUfVgNvot--XOk2NmBZT4-a_IdVE5x?usp=sharing

Dear Mr. Rusnak:

The State Nominations Review Committee (SNRC) plans to consider the property referenced above for nomination to the National Register of Historic Places during their February 8, 2019, meeting. To view or download the associated nomination and photographs, click on the link listed above.

As a participant in the Certified Local Government Program, the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide you with a 60-day period for the review, unless we mutually agree to expedite the process. I am contacting you to ask that you initiate the review process for the Historic Preservation Commission. As an attachment to this notification email is a copy of the review form.

The review process will require the following:

- The Historic Preservation Commission should review the nomination during one of their meetings. In advance of the meeting, please send a formal invitation to your chief local elected official (the mayor or chair of the Board of Supervisors) with a copy of the nomination. You also need to send a formal invitation to the property owner/owners. If they are not familiar with the National Register of Historic Places, information about listing and the benefits of nomination is available at http://www.nps.gov/nr/ (see especially the Frequently Asked Questions and Owners sections): You also need to make available copies of the nomination for public review before the meeting. For example, leave a review copy at the courthouse and public library. Please indicate in your public meeting announcement that a review copy of the nomination is available and where the review copies can be found.

- The question for the Historic Preservation Commission to answer when reviewing the nomination is whether the nominated property meets the National Register of Historic Places criteria for significance and integrity (see Bulletin 15, How to Apply the National Register Criteria for Evaluation). If the Commission feels that the property and the nomination meets the criteria, the Commission should check the box recommending that the property be listed. If the Commission feels that the property does not meet the criteria, then check the box recommending that the property not be listed. Your chief local elected official should use the same approach when reviewing the nomination.

- You might want to invite the individual who prepared the nomination to attend the public meeting and present the nomination. Please keep a record of the meeting (copy of the public notice, agenda, minutes, list of attendees). At the conclusion of the meeting, the Commission should make a motion regarding their

recommendation. The Chairman of the Commission will complete Item #1, the Commission's portion of the review form. Be sure to fill in the date of the public meeting, sign the signature line and record any comments made by commission members during the meeting. If your chief local elected official attended the public meeting, inquire if he/she is prepared to sign the review form.

- In the event that your chief local elected official was unable to attend the meeting, the Commission Chairman should forward the review form to him/her for review and comment. Have your chief local elected official sign the form and return it to the Historic Preservation Commission.

- Item #3 on the Review form asks for the review and signature of a preservation professional. If your commission does not have a professionally qualified historian or architectural historian who can complete this part of the form, you may leave Item #3 blank and I will arrange to have a SHPO staff member complete that part of the form.

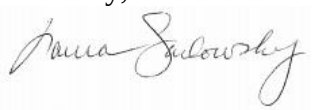
- After you have completed Items #1 through #2 (through #3 if a preservation professional is available), please make a copy of the completed review forms for your file and send the original copies of the completed forms to me.

- The Commission should keep the nomination and photographs. File them in your inventory, as you will need the information for future reference.

If the Historic Preservation Commission and your chief local elected official disagree with one another on the property's National Register eligibility, both views will be presented to the SNRC for their consideration during review of the nomination. If both the Historic Preservation Commission (by Commission majority) and the Mayor do not consider the property eligible for National Register listing, we must halt the nomination. Be advised that when a nomination is halted, the property owner, the person who prepared the nomination or any interested party may appeal the decision. In addition, the nomination will still go forward to the National Park Service for an official "Determination of Eligibility."

Please contact Paula Mohr at 515-281-6826 or paula.mohr@iowa.gov with any questions or concerns regarding the CLG program or the process for this review. You can find the answers to frequently asked questions on our website, such as the meaning of being listed on the National Register of Historic Places or the National Register process https://iowaculture.gov/history/preservation/national-register-historic-places.

Sincerely,



Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Davenport East Side Industrial and Motor Row Historic District

other names/site number

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number E. 2nd St., E. 3rd St., River Dr. between Perry and Iowa St. ☐ not for publication

city or town Davenport ☐ vicinity

state Iowa county Scott zip code 52801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **X** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **X** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** **X** **local**

Applicable National Register Criteria: **X** **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

State Historical Society of Iowa
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
20	6	buildings
1	0	site
1	0	structure
0	0	object
22	6	**Total**

Number of contributing resources previously listed in the National Register: 2

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/industrial storage
INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility
COMMERCE/TRADE/ warehouse
COMMERCE/TRADE/business
COMMERCE/TRADE/specialty store
COMMERCE/TRADE/organizational
GOVERNMENT/Fire station
TRANSPORTATION/rail-related
DOMESTIC/multiple dwelling
SOCIAL/meeting hall

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE/ specialty store
COMMERCE/TRADE/warehouse
COMMERCE/TRADE/business
COMMERCE/TRADE/restaurant
SOCIAL/meeting hall
DOMESTIC/multiple dwelling
WORK IN PROGRESS
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/Italianate
LATE 19TH AND 20TH CENTURY REVIVALS/ Italian Renaissance
LATE 19TH AND 20TH CENTURY REVIVALS/ Classical Revival
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/ Commercial Style

Materials
(Enter categories from instructions.)

foundation: STONE, BRICK, CONCRETE
walls: BRICK, STONE, CONCRETE, GLASS, CERAMIC TILE, METAL, STUCCO
roof: TILE, ASPHALT, SYNTHETICS
other: TERRA COTTA

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/

Prairie Style

MODERN MOVEMENT/Art Deco

MODERN MOVEMENT/Moderne

OTHER

Narrative Description
Summary Paragraph

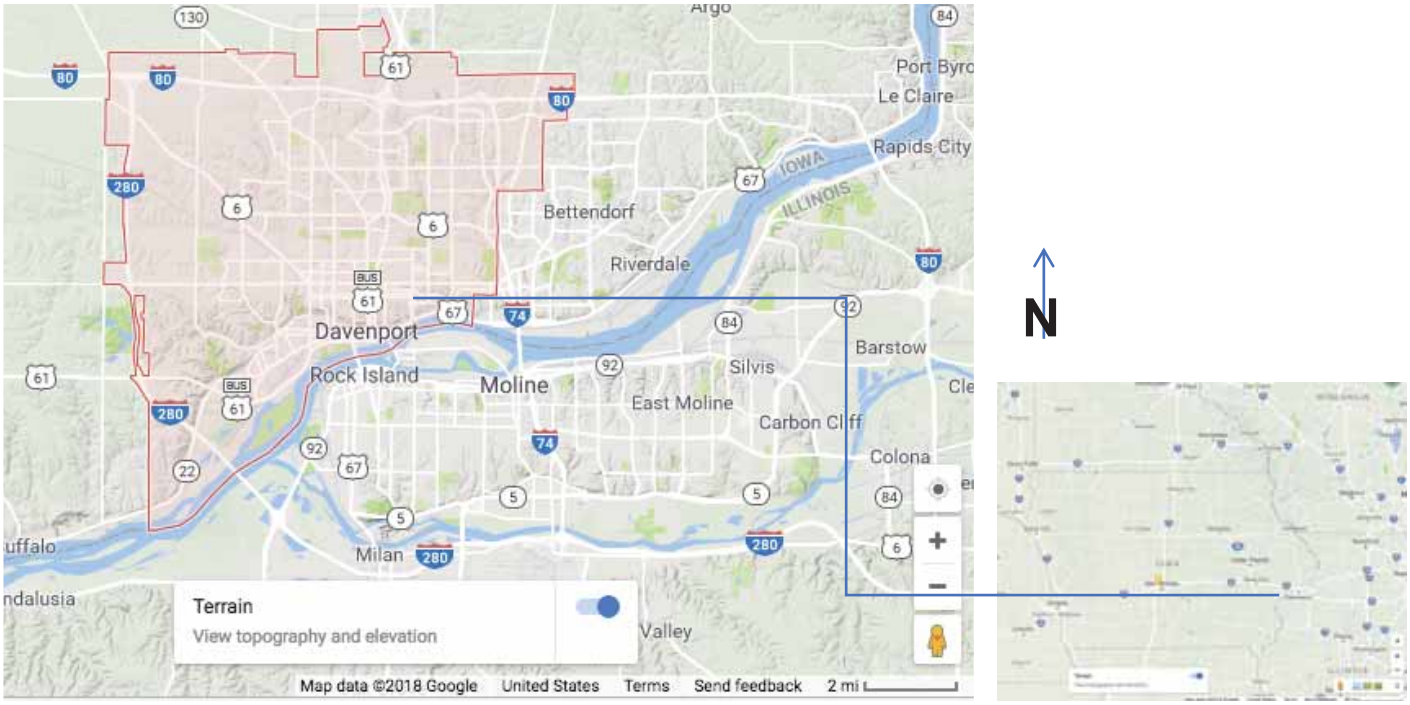
The site of the Davenport East Side Industrial and Motor Row Historic District consists of six-and-half blocks containing 28 buildings, one former rail siding, and one railroad crossing bridge in Davenport, the county seat of Scott County. Davenport is situated on the eastern border of Iowa, located along a prominent bend in the Mississippi River where the river flows west rather than its more typical southern flow. (Svendsen and Bowers) Directly across the river lies Illinois and the Rock Island Arsenal. The Historic District is located on the east end of the downtown Davenport commercial business district, one block north of the river and encompasses about 6 acres. The buildings are primarily located on east-west streets: E. 2nd Street, Emerson Place (the alley where the former rail spur was overlaid), E. 3rd Street, and a half block of E. River Drive. The Davenport East Side "Motor Row" Historic District boundaries on the east jog from Perry Street to Pershing Street; at the south they extend to E. River Drive and jog to Emerson Place and E. 2nd Street. On the east and north the boundaries follow the diagonally curving railroad bed (formerly the Chicago, Rock Island and Pacific Railroad's line), with earthen berms supporting the double rail tracks that continue over intersections including E. 3rd Street, with stone abutments upholding plate girders and Warren through-truss bridge spans. The rail tracks connect to the Rock Island Arsenal Bridge (locally known as "Government Bridge"), a historic 1896 steel double-deck train/vehicular/pedestrian bridge that extends from E. 2nd Street across the Mississippi River to the Rock Island Arsenal Island; the bridge is part of the Rock Island Arsenal National Historic District (NRHP 1969) and played a key role in the commercial development of Davenport.

The Davenport East Side Industrial and Motor Row Historic District consists primarily of a concentration of attached and freestanding commercial and industrial buildings located on the eastern edge of the downtown central business district. The buildings together form a cohesive grouping that conveys the significance of the district as redeveloped in the early twentieth century by business leaders and city government into light industrial uses that came to include the city's automotive-related Motor Row. Overall, the buildings, historic rail siding site, and railroad crossing bridge within the Davenport East Side Industrial and Motor Row Historic District are in good condition and retain sufficient historic integrity to portray their significance as part of the late-nineteenth- and early-twentieth-century central business district's light industrial district-turned-Motor Row that continued to play an important role in the local automotive industry until the era of the Interstate freeway construction. River flooding, fires, building collapses, convention center construction, and parking lot development have eroded the historic building stock directly outside of these boundaries. This elevates the importance of these rare-surviving buildings within the historic district boundaries.

Narrative Description

Topography:
Topography has played a key role in shaping the development of this Historic District and the larger Davenport central business district, which is located between the Mississippi River and the northward-sloping bluffs above 5th and 6th streets. The first gridded plats were oriented toward the river, which played an

important role early on for the industrial development of this area. Ferry connections and 1850s rail connections helped spur growth along the riverfront; construction of the 1872 Rock Island Arsenal bridge that connected to E. 2nd Street further spurred commercial and light industrial development. The flood-prone lower streets eventually led to most retail moving out from the streets closest to the river, from riverfront to E. 2nd Street. Today the land in the East Side Historic District slopes gradually from E. River Drive up, but is relatively flat now after numerous grading projects over the decades.



Figures 1 and 2: Location terrain maps showing City of Davenport (outlined) and the other "Quad Cities" on the eastern border of Iowa and in Illinois across the Mississippi River. (Google, 2018)

Setting and Other Historic Properties:

Davenport is one of five cities clustered along this stretch of the Mississippi; together they constitute the self-defined "Quad Cities"—Bettendorf, Iowa, and Rock Island, Moline, and East Moline Illinois. (Note: Originally self-identified as the "Tri Cities," the industrial growth of Bettendorf boosted the number to four; growth of East Moline has added it to the metropolitan area but the name "Quad Cities" endures.) A series of bridges over the river connect the cities, including the fourth-generation 1896 Rock Island Arsenal Bridge (known as "the Government Bridge"; NRHP 1969 as part of the Rock Island Arsenal Historic District), which connects from the Davenport central business district via E. 2nd Street. The Davenport East Side Industrial and Motor Row Historic District occupies the easternmost portion of Davenport's central business district, historically a mixed-used neighborhood demised at Perry Street on the west extending east and north to the curving Chicago, Rock Island & Pacific rail tracks and connecting Government Bridge, and to the south the riverfront where runs another rail track. The Historic District encompasses the extant remaining light industrial and automotive-related buildings, bounded by the north side of E. River Drive at the southernmost, the north side of E. 3rd Street at the northernmost, the east side of Perry Street at the easternmost, and the Government Bridge and connecting curving elevated train track at the easternmost. (Note: "Light industrial" is defined here as relating to manufacturing that uses moderate quantities of power and partially processed materials, as well as wholesaling, jobbing, and warehousing.)

Figure 3: Map shows the Davenport Central Business District, roughly bounded by the riverfront to the south, elevated railroad track to the north and east connecting to the Government Bridge, and Western Avenue (one block from the Centennial Bridge access of Gaines Street) to the west. (Scott County Assessor, 2018)

Underpinning the built environment in the Historic District are the plats filed by Davenport co-founder Antoine LeClaire, LeClaire's 2nd, 3rd, 4th, and 5th additions. The additions use a standard grid of square blocks, with east-west alleys bisecting the blocks, creating rectangular lots facing north and south—except for irregular lots that abut the diagonal train tracks that define the eastern and northern boundaries of the Historic District and the greater central business district. The grid is based on the 1836 "Original Town" plat for Davenport, located on the western edge of the current central business district, and co-founded by LeClaire, the eponymous George Davenport, and others. (Svendsen and Bowers: 1-2)

The Historic District is surrounded by historic districts and individually listed buildings in the National Register of Historic Places. North of the Historic District, beyond the 1902 elevated train track of the Chicago, Rock Island & Pacific Railroad, lies the Crescent Warehouse Historic District (NRHP 2003), which contains multi-story factory, warehouse, and rail-related buildings. (Svendsen: 7-1) South beyond E. River Drive and another rail line lies the Government Bridge (NRHP 1969) and the floodprone riverfront, which has a long history of flooding up to E. 2nd Street, leading to the damage and loss of some light industrial buildings such as the four-story masonry warehouse that had stood at the location of today's Bechtel Park, 401 E. 2nd Street; farther west a portion of the riverfront was turned into an early-twentieth-century park that includes the NRHP-listed 1918 Dillion Memorial fountain and 1924 W.D. Petersen Memorial Music Pavilion bandshell. To the west of Perry Street lies the balance of the central business district, which includes more than 30 buildings listed in the National Register of Historic Places reflecting the financial, retail, entertainment, governmental, and institutional uses (majority NRHP via Davenport, Iowa, MRA, 1983-1984); in addition, a forthcoming Davenport Main Street Commercial Historic District is now underway. Historically, hotels clustered around Perry Street, where an early train depot (nonextant) brought passengers; the 1931 ten-story Hotel Mississippi/

RKO Orpheum Theater (now called the Mississippi Lofts and Adler Theatre, 106 E. 3rd St., NRHP 1998), 1915 eleven-story Blackhawk Hotel (200 E. 3rd St., NRHP 1983), 1980s and 1990s RiverCenter convention center complex (136. E. 3rd Street, 201 E. 3rd Street, and 104 E. 2nd Street), and 1996 six-story Radisson Hotel (111 E. 2nd Street) maintain the tradition.

The east-west streets within the district are, from south to north: E. River Drive (Highway 67), a thoroughfare boulevard with two lanes of traffic in each direction and no parking, which passes under the Government Bridge; Emerson Place paved alley that had rail trackage overlaid in the early 1900s (rail nonextant); Emerson Place narrow alley where the rail siding was added in the early 1900s; E. 2nd Street single lane two-way traffic with a mix of parallel and diagonal parking, with sharp turn to connect with the Government Bridge's southbound lane; and E. 3rd Street single-lane east-flowing one-way traffic with parallel parking. The north-south streets within the district are, from east to west: Iowa Street, Pershing Avenue, and Perry Street; all three are single lane two-way traffic with a mixture of angled and parallel parking. Nearly all intersections are controlled by traffic signals. There are public concrete sidewalks on these streets, limited street trees, and typical municipal signage. East-west paved alleys exist between the north side of E. River Drive and south side of E. 2nd Street (now named Emerson Place), and between the north side of E. 2nd Street and south side of E. 3rd Street.

Figure 4: Map shows the Davenport East Side "Motor Row" Historic District boundaries. Note: Rail bridge to be added in next draft. (Scott County Assessor, 2018)

Building and Resource Count:
The district contains 22 contributing resources, as well as two properties that were previously listed in the National Register of Historic Places individually and that also contribute to the district. The six non-contributing resources currently lack sufficient integrity to contribute to the district because the facades are

covered by post-Period of Significance (post-POS) cover-up materials that obscure the historic massing and siding, or the buildings have undergone modern façade renovations that have removed or obscured significant historic fabric. The remodeling of older commercial and light-industrial buildings via new facades and expansion in some cases complicates the building count. Separation via structural devising walls, the historical building record, as well as the duration of the functional relationship have been taken into consideration in counting buildings.

The Davenport East Side Industrial and Motor Row Historic District encompasses nearly all the pre-1960 industrial and commercial buildings in the vicinity, plus the former fire station, except for scattered buildings that have been greatly altered or covered with post-POS materials. The district includes mainly one- to three-story brick buildings with first-floor storefronts, some with historic garage door bays; where upper stories are present, historically they served light industrial, warehouse, office, or residential uses. The late-nineteenth-century buildings are stylistically Italianate; the early-twentieth-century buildings range from Commercial Style, Prairie Style, and early-twentieth-century Revival styles, Art Deco, Streamlined Moderne, or a utilitarian light industrial building otherwise without a style. Common details on Italianate buildings include arched windows (round top and segmental), stone windowsills and lintels, and pressed metal cornices; the 1877 former fire station includes a hose tower. Details on early-twentieth-century buildings vary from decorative brickwork and stonework, ceramic tile and stucco, terra-cotta and concrete detailing, cornice treatments and shaped parapets; a few of the warehouse and automotive service-related buildings are undecorated utilitarian. Multi-story buildings have two-part fronts, with storefronts visually separated from the upper stories. Most of the architecture appears to have been designed and built by Davenport building professionals, however, at least one building appears to be a likely example of corporate architecture (Firestone Tire and Rubber Company auto supply store and service center, 301 E. 3rd St.). Several of the auto-related commercial buildings are distinguished through architectural design; others are distinguished through materials such as fireproof concrete block construction and rear rail-car loading docks that opened to the rail trackage (nonextant) in the rear alley now known as Emerson Place. Signage largely is painted or affixed to building facades or windows; some historic painted signs remain.

Overview of Historic Building Use within the Historic District
The East Side “Motor Row” Historic District contains a variety of light industrial and commercial buildings constructed and/or used for manufacturing, jobbing/warehousing, automobile and carriage industry, and rail-related transportation. This Historic District includes most of the historic light industrial and commercial buildings that survive on the near East Side. The manufacturing, jobbing, and warehousing buildings are located to the south, along the historic rail siding in the alley now addressed as Emerson Place. Carriage and automobile industry buildings are found at the northern end of the district, especially along E. 2nd Street and E. 3rd Street. Auto-related buildings include super service stations, auto dealerships, tire and auto parts service and stores, gas stations, implement dealership, and a taxi company garage. Rail-related resources directly or indirectly illuminate the use of rail: the rail siding location in an east-west alley (Emerson Place) between E. 2nd Street and E. River Drive, commercial and light industrial buildings built up to the rail siding with rear loading docks, and potentially an elevated rail bridge at E. 3rd Street.

A note about addresses: Some buildings historically used an address of two cross streets or proximity to a larger business. Some street names have changed: Rock Island Street became Pershing Avenue; E. Front Street became E. 1st Street and now E. River Drive; and the alley where a rail siding was located in the early 1900s is now labeled Emerson Place. Sanborn maps provide some addresses, but these do not always correspond with street numbers used in city directory listings. As such, current addresses are used as per the Scott County Assessor’s Office, with known historic addresses noted in parentheses.

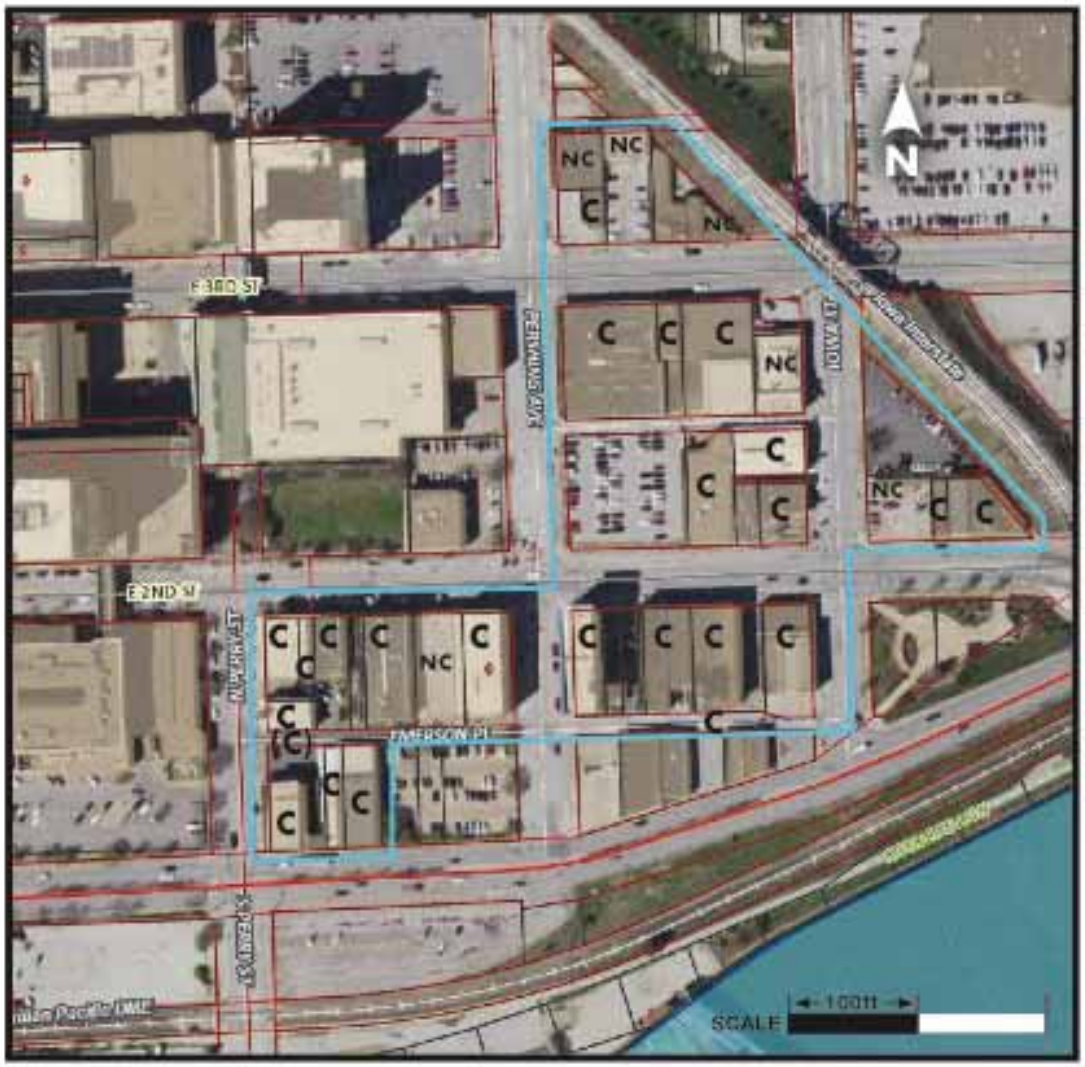


Figure 5: Map showing contributing and noncontributing properties as marked by C and NC. Note: Rail bridge to be added in next draft. (Google base map, 2018)

Table of Contributing/Noncontributing Buildings and Resources

East Side Motor Row Historic District					
#	***Address/Historic/Legal***	***Year(s) built (A= Assessor) (S=Sanborn) Historic name/use***	***Description, remodeling, architectural style, architect/builder***	***Historical significance***	***C/NC***
E. River Drive (north side)					
1	208 E River Dr (208 E. Front St., 210 E. Front St, also 1st St. .) Leclaire's 2nd Add Lot: 002 Block: 062 Leclaire's 2nd Add E 24' Of W 32' Of	1900 (A) c. 1915, rebuilt 1924 Tri-City Fruit Co. building	1-story brick commercial building with flat roof. Three large transoms; and decorative brickwork with stone accents. Some storefront-level fenestration changes. 		C
2	210 E River Dr (210-212 E. Front St.) Leclaire's 2nd Add Lot: 002 Block: 062 Leclaire's 2nd Add E/2 Of Lot 2 & W 16' Of Lot 3	1900 1900 (A); remodeled 1923 remodeled 1944 remodeled façade 1945 (building permits) R. Vogel Distributing House (wholesale liquor, wine, and beer, and Annheuser-Busch Brewing Co. bottling works), later Blatz branch, then Gierke-Robinson Co. distributors and jobbers of construction and industrial machinery	John Halligan, contractor 2-story brick warehouse with 1900 overhead door on façade per assessor. Five of 6 fenestrations remain 	Vogel built up to a trackage laid by the Milwaukee railway company into the building where the cars could be loaded and freight run into cold storage. Anhaeuser-Busch wholesaler, plus wines and liquors. Historical photo from Putnam collection. Building reflects German pro-saloon movement, streamlining of the building represents changing tastes for warehouse buildings in the interwar and postwar eras. Contributes for its massing, brick walls, and garage door, along with historic rear location to trackage.	C
Emerson Place (alley/street)					
3	220 Emerson Place	**1888, 1921 remodel and expansion**	Clausen & Kruse, architects Priester Construction	1921 remodel and expansion of 1888 Reimers & Fernald	C

	(historic address 217 E. 2nd and 213-215 E. 2nd) LECLAIRE'S 2ND ADD Lot: 008 Block: 062 LECLAIRE'S 2ND ADD	1905 (A) Crane Co. Building 	4-story brick building with façade fronting E. 2nd. Brick piers enframe three sections of the building; bays are not symmetrical – this appears to be a remodeling and expansion of ?? [[Reimers & Fernald Co. candy and cracker manufacturing plant]] built post-1886; stone accents including stone name plate. The Crane building had a new rear entrance added and possible remodeling of rear elevation in the 1980s. 	candy and cracker factory #2, sold to National Biscuit (used through c. 1905). Crane built it as the Iowa "factory" home office for the Chicago-based Crane Co. plumbing materials showroom and sales offices during the era of the company's influence of defining modern bathroom fixtures and designs. Building was an early East Side historic rehabilitation in the 1980s for Davenport Cement Co.; new employee entrance added in rear. (*Quad-City Times,* December 18, 1984: 3)	
4	Site of rail siding (In east-west alley behind 200-300 blocks of E. 2nd St. and E. River Drive)	1906	Site is paved alley running east-west from the 200 through 300 blocks of E. 2nd Street and E. River Drive (rail lines not visible)	Rail siding proved key for redevelopment of red-light district into warehouse and auto row district.	C
E. 2nd Street (south side)					
5	201 E. 2nd St. and 205 E. 2nd Leclaire's 2nd Add Lot: 010 Block: 062 Leclaire's 2nd Add W 44' Of N 90' & N 20' Of S 60' Of	1881, 20th-century remodel 1900 (A) Reimers & Fernald Candy Manufactures with circa 1921 façade for auto row uses and 1940 remodeling	Corner 3-story brick painted, flat roof, 	By 1886 Sanborn 3-story multi-tenant industrial building housed saddlery and candy manufacturer; candy company built own building at 207-209 E. 2nd). Saloons operated on site from circa 1893 – 1915. By 1921 Bowman & Sanner auto agency; building permits show 1921 and 1940 remodeling. E.I. DuPont de Nemours & Co. (DuPont Paint) paints and supplies, from 1940 – at least 1955. (The Daily Times, "Retail Store Here," November 16, 1940: 4)	C
6	205 E. 2nd St.	By 1886	Narrow attached 3-	Addition built for use	C

	Leclaire's 2nd Add Lot: 010 Block: 062 Leclaire's 2nd Add E 20' Of N 90' Of	Sanborn 1900 (A) Reimers & Fernald Candy Factory; Hotel Linden	story brick painted flat roof, 1 storefront 	by tenant Reimers & Fernald Candy Manufacturers by 1886; used as hotel by 1893 – 1903+ cited as a 10-cent lodging house with cheap lodging rooms and a dormitory that failed the city's fire safety in 1903.	
7	207 E. 2nd St. (historically 207-209 E. 2nd) Leclaire's 2nd Add Lot: 009 Block: 062 Leclaire's 2nd Add W 44' Of Lot 9	c. 1879 1908 (A) G.F. Knostman & Son et al. furniture factory by c. 1879-1895	3-story brick double storefront, recessed entries, window heads, basement, elevator. Cornice missing but otherwise exterior retains much. 	G.F. Knostman & Sons furniture factory c. 1879-1895, when the company moved to larger quarters; Union Mission / Salvation Army c. 1900-1910; Buck Motor Car Co. 1911 until new dealership built; Davenport Candy Co. by 1920-1931 when it moved to a new building; Mace Chemical & Supply by 1940-1950s	C
-	*217 E. 2nd (historically 213-217 E. 2nd)*	*1921 Crane Co. remodel of Reimers & Fernaldo Factory (#2)*	*See 220 Emerson Place*	*Crane expanded and remodeled the second Reimers & Fernaldo Factory on the 200 block of E. 2nd Street.*	-
8	221 E. 2nd Leclaire's 2nd Add Lot: 007 Block: 062 Leclaire's 2nd Add	1911 1915 (A), with 2000 addition. Buck Motor Car Co.	Metal clad post-POS covers earlier 2-story front and 1-story rear. Assessor notes 12-foot-wide 1915 overhead door. Flat roof. 	The Bucks moved in 1911-1919, and were influential in getting the River-to-River road early highway (Whiteway) to Davenport. They exited cars in 1919 to return to farm implements in the then-new Kahl Building. Longtime home of Blackhawk Chevrolet, c. 1926-1967+, which remodeled the façade in 1967.	NC due to cover-up materials. Could be re-evaluated if removed

9	225 E 2nd St (229 E. 2nd St.) (No legal description listed on assessor)	1910 1915 (A) J.F. Kelly Co. Warehouse, Western Grocery, and Robert Hall Clothes	Charles R. Spink architect Harry Phillips contractor 4-story brick warehouse with raised concrete foundation; wood interior. Originally built with front office and display room; rear adjoined rail sidetrack for shipping. The front entrance was remodeled in c. 1940. 	Long-time Davenport wholesale grocery business of John F. Kelly Co. (1884- c. 1938) erected this warehouse on the site of a once-popular saloon. By 1943 Western Grocery occupied the building through c. 1948. The building was remodeled as a discount clothing chain Robert Hall Clothes Inc. in 1949.	C
Pershing Avenue intersects (formerly Rock Island Street until 1919)					
10	301 E. 2nd St. Leclaire's 3rd Add Lot: 015 Block: 063 Leclaire's 3rd Add W 41'5 1/2" Of	1907 (A) Davenport Bag & Paper Co. / Peterson Paper Co.	Hanssen and Harfst architects, Walter Hass, contractor 5-story concrete block building with raised concrete foundation; use of Chicago-style windows; cornice with oversize brackets. Corner entrance is recessed and reached up stairs. 	The building was advertised as "fireproof reinforced concrete" when it opened and noted as one of the first of its kind in the city. Davenport Bag produced paper bags, wrapping paper and flour sacks.	C (NRHP 2018)
11	311 E. 2nd St. (311 and 313-315 E. 2nd) Leclaire's 3rd Add Lot: 014 Block: 063 Leclaires 3rd Add W/2 Lot 13 & E 34' Lot 14	c. 1907 311 E. 2nd and c. 1911 313-315 E. 2nd 1900 (A) G.S. Johnson Co. Wholesale Flour, 311 E. 2nd. J.P. Hand Storage Batteries, 313-315 E. 2nd	Temple, Burrows & McLane architects; Concrete Construction Company contractor Concrete 2-story brick double storefront; west section completed first, east as an addition. Steel and concrete fireproof building. Cornice and window tops clad in EFIS-type material, but storefronts retain brick piers with stone accents that define the storefront fenestration openings.	George S. Johnson president of "produce company" dealt in wholesale flour by the time of his new warehouse. G.S. Johnson was a long-time Pillsbury distributor; firm closed and building sold in 1953. Johnson appears to have leased the adjoining storefront to auto-related concerns, including John P. Hand Co. storage batteries in 1911 and Motor Rim and Wheel Co. by 1920.	C

12	321 E. 2nd	1922-1923 1922 (A), 1934 seed addition N.O. Nelson Mfg. Co. branch office / Davenport Seed Co.	Temple, Burrows and McLane architects Brick and reinforce concrete 2-story with basement. Front was finished office and display room, with rear equipped with crane for loading and unloading, and second –floor warehouse. 	St. Louis-based N.O. Nelson Co. opened new display room for the public and wholesale warehouse for its “Nonco” brand plumbing fixtures and heating supplies. Provided distribution for Iowa and Illinois; new facility for pre-existing Davenport office. In 1934 the firm sold to Davenport Seed, which added the multistory seed mill at the rear, built of brick.	C
13	325 E. 2nd (325-331 E. 2nd) Leclaire's 3rd Add Lot: 011 Block: 063 Leclaire's 3rd Add Lot 11 (Exc Com At Sw Cor Lot 11-E Alg S/L Of Lot 23' -Nwly 23'8" M/L To Pt In W/L Lot 11 Wh Is 6' N Of Sw Cor Of Lot-S On W/L Of Lot, 6' To Beg)	1910 original; 1919 remodel into automotive use 1895 (A) warehouse; 1920 store (A) Grupe Drier and Boiler Company / garage	Corner; open canopy extending back to 1-story triangular store backing up to 2-story-volume factory building remodeled in 1919 into an auto row use shared with the boiler business. Paving said to date to 1933. Brick painted; flat roof on canopy. Large steel windows remain at rear of building. 	John P. Grupe, second-generation owner of the Grupe Drier and Boiler Co. f, built the factory building for distributing Kewaunee boilers and manufacturing drying machinery used in breweries, distilleries, glucose, starch, and cereal mills throughout North America. Founder Drubin Grupe patented the drier. New plant including welding. John Grupe closed the firm in 1919, and remodeled it into a leased auto garage. (“Will Build New Garage, The Daily (Davenport) Times, July 16, 1919: 8) A variety of auto-related tenants from car dealerships to parts suppliers and service station occupied the space through the 1950s.	C
Iowa Street Intersects					

E. 2nd (north side)					
14	318 E 2nd St (316-320 E. 2nd) Leclaire's 4th Add Lot: 004 Block: 065 Leclaire's 4th Add E/2 Lot 3 & W/2 Of	1916-1917 1900 (A) - incorrect Wolfer Cadillac Co. / Davenport Buick Company	Clausen & Kruse architects 1-story brick Spanish revival style auto dealership of brick with terra-cotta detailing built for a Cadillac dealership, and quickly occupied by 1919 by Davenport Buick Co. Thin masonry piers allowed for an almost fully glass façade to showcase autos (windows reach nearly to sidewalk). These extra-large display window openings and auto garage bay remain, but infilled.; Clay tile overhang roof. Original urns remain on roof. 	Dealership built on the former site of a saloon and "house of assignation" (prostitution) shuttered as part of the City of Davenport's efforts to replace vice with light industrial uses. The auto row uses were celebrated as part of the "New White Way" highway, part of the White Pole Road / White Way river-to-river highway created in the 1910s. Built by an important local architecture firm, the design was hailed as "the finest west of Chicago." (The Daily (Davenport) Times, "New Wolfer Cadillac Garage…" September 21, 1916; 9.) The dealership opened in March 1917. (It remained auto dealership of various names and types through circa 1959. Also Putnam image 1962.75.120	C
15	322 E 2nd St Leclaire's 4th Add Lot: 004 Block: 065 Leclaire's 4th Add E/2 Of S 80' Of	1929-30 1940 (A) - incorrect Motor Services Inc. super service station	Clausen, Kruse & Klein architects John Steffen general contractor L-shaped 1-story brick super service station built with basement tire storage area. "80x65 feet… L-shaped with an irregular corner facing Second and Iowa streets used for the filling station part. Ornamental concrete will be used in the construction material. It will cost approximately $25,000." (The Daily (Davenport) Times,	Construction was announced weeks before the stock market crash of 1929. Dr. Karl Vollmer, a prominent physician, owned it.	C

			"To Erect Super Service Station at Second and Iowa at $25,000 Cost; Dr. Karl Vollmer Owner," October 9, 1929: 6)		
Iowa Street intersects					
16	402 E. 2nd St. (Historically 217 Iowa St) Leclaire's 5th Add Leclaire's 5th Add S 88' Of Lot 1 & S 88' Of W 21 1/2' Of Lot 2	1952 1940, 1950, 1955 (A) Martin Oil Co. Station	1-story white tiled station remains on original site, but with large porch making it difficult to see the lines of the building.	Operated as a gas station by the Chicago-based Martin Oil Service. Continued under different names through the early twenty-first century. City permits list a $21,360 cost.	NC (due to full-length porch added to façade; could be re-evaluated if removed
17	410 E 2nd St (414 E. 2nd) Leclaire's 5th Add Lot: 002 Block: 074 Leclaire's 5th Add W	1925 1890 (A) Davenport Alemite Co	Contractor: J.F. Nebergall & Son 1-story brown brick 20x80 feet. Shaped parapet, decorative brickwork and stone or concrete accents enliven the façade. Large storefront with transoms and recessed entry – likely the original drive-in garage bay.	David J. Lewis built on the former site of a house and auto row plant for Davenport Alemite Co. The transmission greasing station handled autos equipped with alemite lubricating system. The company distributed Quaker State and Mobile Oils to 22 counties. (*The Daily Times,* "Alemite Co. Opens In New Building on East Second," August 5, 1925: 5.) By 1934, Willey's Auto-Radio Sales and Service was advertising new drive-in service station. (*Quad-City Times,* June 17, 1934, ad: 13.)	C
18	(418 E. 2nd) (412-426 E. 2nd) Leclaire's 5th	1914 (Sanborn for 2-story) c. 1917 1900 (A)	2-story brick building with garage door on facade, storefront window; upper level five windows; chimney. Some decorative brickwork; stone or	Built on former site of saloon incorporating the hipped-roof theater as dealership and garage on site of former saloon for L.O. Holmes of the	C

	Add Lot: 004 Block: 074 Leclaire's 5th Add Pt 2,3, & 4 Com 24' E Of Sw Cor Sd Lot 4-W 111'-N 80' To 8' Alley-E 45'-Sely Alg 10' Alley To Beg		concrete sills and foundation cladding. 1-story three-bay building of brick with stone or concrete accents. Large window openings.	Holmes Motor Co., Holmes Motor Co., dealers in Paige cars, was occupying one the Tri Cities' longest auto retailing spaces, measuring 125 feet. The showroom/work space was located just off the Government bridge, gave it a distinctive address—and built on or even incorporating elements of saloon and prostitution-related businesses. (The Daily (Davenport) Times, "Paige Tour From Chicago," March 3, 1917: 12) The auto-related uses changed frequently: Sessions Motor Co. (Ford), Firestone Tire & Rubber Co., Kuehl Motor Co. (Cord and Auburn), Warren C. Skinner Inc. (Cord and Auburn), among others. A ghost sign for Firestone is located on the west upper wall.	
Iowa Interstate Railroad Line intersects					
Perry Street					
E. River Drive intersects					
19	115 Perry St. (111 Perry St. or corner of Perry and E. Front St.) Leclaire's 2nd Add Lot: 001 Block: 062 Leclaire's 2nd Add Lot 1 & W 8' M/L Of Lot 2	c. 1915, rebuilt after 1924 fire 1900 (A) Tri-City Fruit Co.	3-story brick, stone cornice and accents; Revival architecture. Loading bays for trucks located along E. River Drive (formerly E. Front St.) (The (Waterloo) Courier November 15,	The building may encompass part of the 3-story Young and Hartford Carriage factory. The Tri-City Wholesale Grocer was ensconced by 1914; Tri-City Fruit Co. by 1918. Rear cold storage addition destroyed by fire 1924.	C

			1919: 5)		
			Alley intersects		
20	117 Perry St. Leclaire's 2nd Add Lot: 010 Block: 062 Leclaire's 2nd Add S 40' Of	1877 (A) Fire King Station / Hose Co. No. 1 NRHP 1983	John Ross, architect 2-story brick with central hose/bell tower. Symmetrical design; standalone on corner of alley	NR listed: "Built in 1877 in the Italianate style as Davenport's first fire station. It was replaced in 1902 by the Central Fire Station; Davenport MRA" It remained as Hose #1 station until 1929, then used as "auto laundry" and service. Upper social hall 1929 onward.	C (NR previously)
Iowa Street (west side)					
21	210 Iowa St Leclaire's 4th Add Lot: 005 Block: 065 Leclaire's 4th Add Pt Lots 4, & 5 Com At Ne Cor Of Sd Lot 5-S Alg E/L Of Lot 5, 60'-W 96'-N 60' To S/L Pub Alley-E To Beg	1925 1925 (A) Joehnke & Lage Garage	Blunk & Joehnke, contractors 1-story auto row, 64x90 feet, shaped parapet, skylights	Built as auto garage as part of concentrated improvement of east end of commercial district. The garage include new car sales.	C
22	218 Iowa St 216-224 Iowa St. Leclaire's 4th Add Lot: 006 Block: 065 Leclaire's 4th Add S 105'	1920 - 1923 1923 (A) Emeis Manufacturing Co.	1 and 2 story. Newly refaced brick façade rebuilt without regard for original design.	Emeis Manufacturing Co. occupied this building from construction through the 2000s. (Quad City Times, May 20 1923: 18)	NC (due to recent remodel of the building with post-POS brick and windows)
E. 3rd St					
23	301 E 3rd St Leclaire's 4th Add Lot: 008 Block: 065 Leclaire's 4th Add Lots 9 & 10 & W 10' Of S/2 Of	1933-1934 1944 (A) Firestone Service Center	J.H. Huntinger Co. contractor Quad-City Times, "Permit For new Station Issued…" October 27, 1933: 13) Modernistic design of canopy	Fireproof service station and warehouse at 301-311 E. Third St. Large canopy that originally held 12 gas pumps plus glassed-in store connected to 1.5-story warehouse. Streamlined Moderne with multi-lite windows.	C

24	313 E 3rd St Leclaire's 4th Add Lot: 008 Block: 065 Leclaire's 4th Add W/2 Of Lot 8 Ex W 10' Of S/2 Of Sd Lot 8	1887 1895 (A) McCrellias blacksmith shop/ Tri-City Carriage Works / Woeber Carriage Works (c. 1907-1936) / Schwieder Motor Co. (c. 1937-c. 1950s+)	2-story Italianate brick store building. Storefront window and garage bay at first story; four windows with decorative window hoods on upper, plus “carriage works” ghost sign on east side. 	Converted early on to carriage works with blacksmith shop in west storefront. Auto use continued past the period of significance.	C
25	323 E 3rd St Leclaire's 4th Add Lot: 008 Block: 065 Leclaire's 4th Add Lot 7 & E 1/2 Of	1890 (A) 1970 (A) addition Livery/garage buildings combined into Yellow Cab Co. by 1923, remodeling 1929 into Blackhawk Garage with cab company also continuing	Stucco 1-story façade combines three separate structures into one use by 1923 	Yellow Cab remained in the building by 1923 – c. 1962. The Blackhawk Garage in 1929 offered car storage, washing, greasing, and simonizing.	C
26	304 E 3rd St Leclaire's 4th Add Lot: 001 Block: 066 Leclaire's 4th Add S 75' Of	1932 (A) Bruckman’s Super Service / Field’s Standard Service	1-story brick painted, asymmetrical design on corner lot. 	Well-preserved small service station. Post-POS use as Tri-City Musical Society, Local 67 (Musician’s Local Union) signage remains.	C
27	308 E. 3rd	1946 (A)	Rectangular 1-story	Simonizing, car wash,	NC;

	LECLAIRE'S 4TH ADD Lot: 002 Block: 066 LECLAIRE'S 4TH ADD	Bill Riepe's Parking Lot	building set back on lot to create front parking area.	wheel balancing offered, as well as truck rental.	appears to be original auto building on interior; exterior covered with post-POS materials
28	314 E. 3rd St. (314-316 E. 3rd) LECLAIRE'S 4TH ADD Lot: 004 Block: 066 LECLAIRE'S 4TH ADD PT LOT 3 & 4 COM AT SW COR LOT 3-E 128' TO SE COR LOT 4 - NWLY TO PT ON W/L OF LOT 3 143' N OF SW COR OF SD LOT 3 -S TO BEG	1900 (A) c. 1910s or 1920s; remodeled after 1934 fire; c. 1980s EFIS Davenport Spring Co.	Triangular shaped building built to the elevated train track embankment. Older storefront windows; garage bay; EFIS applied over masonry surfaces on façade; side and rear are masonry.	Service Transfer Co. as of 1920; Davenport Spring Co., W. Munroe blacksmith shop at rear, and Food Products Co. by early 1930s. Davenport Spring appears to have expanded into the full building and moved to new quarters in 1966; the company did auto-related service and repair work.	NC; appears to be auto-related building on interior; exterior covered with post-POS materials
Pershing Avenue					
29	315 Pershing Ave. LECLAIRE'S 4TH ADD Lot: 001 Block: 066 LECLAIRE'S 4TH ADD N/2 (309-315 Pershing)	1919 Avery Branch House farm machinery / Velie dealership	Remodeled exterior – painted brick, parapet altered, garage bay infilled, faux columns added.		NC; due to recent remodeling that removed historic fabric and added post-POS materials.
At elevated tracks at E. 3rd and Iowa streets					
30	E. 3rd St. at Iowa Street Bridge	c. 1928	Subdivided Warren through truss bridge spanning E. 3rd St. at Iowa St. on elevated rail tracks	This structure calls attention to the Rock Island Road elevated train tracks. (*Davenport Democrat & Leader,* "Part of Railroad Systems' 1928 Improvements Here," December 30, 1928: 7)	C

Building Alteration and Loss within the East Side
As this nomination attests to, this light industrial and "motor row" historic district has been in the making and remaking since its early start with manufacturing along the Mississippi River. Flooding and fire have claimed a number of buildings through the decades, and reshaped others through post-disaster rebuilding and new construction. Given the flammability of materials within manufacturing and warehousing buildings, large destructive fires made front-page news, as will be discussed in Section 8. Scattered residential use continued through the period of significance, but most housing within this industrial historic district was removed in the early 1900s through 1920s, following concerted efforts to "clean up" the riverfront and remove "red light" districts including one that flourished around E. River Drive, E. 2nd, and E. 3rd streets between Perry Street and the Government Bridge. The early-twentieth-century riverfront redevelopment and late-twentieth-century convention center development also removed a range of light industrial and auto row buildings to make way for government construction projects. Blight removal has underpinned post-war government and private redevelopment projects —and these efforts have removed several blocks of pre-WWII building stock between E. River Drive and E. 4th Street. The rise of the automobile also has played a role in reshaping the nineteenth-century East Side landscape: Creation of parking lots has occurred since the mid twentieth century, to serve customers and display vehicles in East Side auto dealerships that once existed; and to clean up buildings deemed to be in poor condition. The loss of buildings in these ways, although unfortunate, further elevates the importance of those buildings that remain.

The contributing buildings retain their original form, ornament, and portrayal of their original use and design. Many of the windows have been replaced and storefronts have been remodeled through the decades, as is typical for buildings of their age and style. Although individual buildings have been altered, as a whole the district retains integrity of design, location, workmanship, setting, feeling, association, and materials. Few buildings have been altered so that they are no longer recognizable as contributing to the district. The buildings within the district retain facades that date to the period of significance, and there are few modern intrusions. Where buildings have been demolished, or lost to fires and flooding, parking lots or open space most often have replaced them, with most of these located outside of the district. Some paving/parking is historic auto-related paving.

East Side Historic Preservation Efforts
Historic preservation in Davenport began in earnest the mid 1970s after city officials decided against building a central business district bypass from the Centennial Bridge at the southwest corner of the central business district to Interstate 80 to the north. Successful bicentennial-era historic preservation projects led Davenport in 1979 to become the first city in Iowa to hire a full-time historic planner, Marlys Svendsen, with a state grant. Svendsen undertook and directed surveys and National Register nominations, culminating in the 1982 publication of *Davenport, Where the Mississippi Runs West: A Survey of Davenport History & Architecture*, followed by the listing to the National Register of a dozen historic districts and nearly 250 individual buildings—the most in the Register of any Iowa city. (Svendsen and Bowers; Meginnis: 6;) The 1877 Hose Co. No. 1 fire station (117 Perry Street) was one such building listed in the National Register, and the elevated CRI&P rail bed and overpass bridges were also recommended for listing. However, some of the interwar auto row buildings in the East Side were not surveyed, as there were not yet eligible for the National Register, not having yet met the typical 50-year threshold. This city in 1986 added a historic preservation amendment to its comprehensive plan. However, the 1980s farm crisis hit Davenport hard, and "[h]istoric preservation took a backseat to survival," according to Davenport historic preservation consultant Marion Meginnis's 2016 report *Heritage in the Heartland: A Plan for Davenport.* "About the same time, "Rejuvenate Davenport," was organized to find ways to revitalize a struggling downtown and a sagging regional economy. Their solution was to purchase and demolish buildings in the central business district, believing that the cleared parcels could entice developers. When the final building fell, more than fifty structures, some recently included in the National Register listing process, were gone." (Meginnis: 6) The new RiverCenter convention center, opened in the early 1980s, combined new construction with rehabilitation of historic theater and hotel

properties—and spurred interest in historic preservation along Perry and E. 2nd streets. (*Quad-City Times,* "Another boost for downtown," December 18, 1984: 3) Restoring the former fire station to its 1877 appearance guided by historic photographs became Rejuvenate Davenport's first historic preservation project, completed in 1988. Three other adjoining East Side buildings were also restored in the late 1980s: the produce commission building at 111 Perry Street, G.F. Knostman Building, 207-209 E. 2nd Street, and the Crane Building, 220 Emerson Place, which received a preservation award from the Scott Country Historic Preservation Society in 1987. (*Quad-City Times,* "Historic group to give honors," October 4, 1987: 1F; "Davenport fire station acquires a new purpose," August 1, 1988: 17) Meanwhile, interest in converting industrial buildings into lofts sparked creation of the Crescent Warehouse Historic District, listed in 2003; developers also took interest in some of the industrial properties within the East Side Motor Row Historic District. Meanwhile, artists and supporters banded together to open the Bucktown Center for the Arts in a former wholesale grocery warehouse (225 E. 2nd Street), offering studio, gallery, and workshop space as of 2005. (*The Dispatch and the Rock Island Argus,* "Figge and Bucktown celebrate five years," July 29, 2010: B1) A 2010 historical resurvey of the central business district by Alexa McDowell noted the light industrial and automotive uses of buildings within the East Side. Several historic tax credit and private rehabilitations have been undertaken since then.

Integrity of the District:
While some changes and limited parking lots have been the result of tenants and property owners remodeling or rebuilding to attract customers and tenants during the period of significance, other changes have occurred due to flooding, fires, storm damage, and building collapses. Fires and natural disasters have damaged and destroyed buildings that once stood adjacent to the historic district and others that could have contributed to the district. The nearby convention center and parking garage development also has occurred post-POS. Despite such alterations, the district as a whole retains a significant group of buildings containing essential physical features set within the historic layout along the grid street system to represent the significance to the community. Examining the seven aspects of integrity demonstrates this:

Location: The district and buildings within it remain in their original locations. With regard to location, its integrity is excellent.

Design: The grid and alley layout of the district was established by nineteenth-century developers and further shaped by merchants and local government seeing the need and opportunity for commerce above the flood-prone river bottoms. Buildings within the district range from utilitarian to stylized architectural statements. These groupings of buildings and the streetscapes they create, particularly along E. 2nd Street and E. 3rd Street are largely intact and historic. All elements of the district contribute to the form, plan, space, setting, and style of a Midwestern light industrial / auto row district developed and continually redeveloped from the mid nineteenth century through the mid twentieth century. Some exhibit excellent integrity of design. Other buildings retain fair to very good integrity.

Setting: Overall the integrity of setting is good to fair, depending where in the district one is standing. The character of the district remains intact, nestled against the elevated train bed and the connecting Government Bridge. Sidewalks, streets, and alleys remain in place and operational. The removal of commercial buildings outside the historic district boundaries, particularly to the west and south of the district, began during the period of significance and has been mitigated to a degree within the last decade by sensitively designed infill mixed-use development that contains retail storefronts along sidewalks with two to four stories of housing units above—retaining the historic lower building profile of the greater East Side downtown area.

Materials: The integrity of materials remains good. Buildings within the district retain character-defining features and historic fabric. Missing cornices, upper-level window changes, and storefront window and entrance doorway remodeling have resulted in loss of some historic fabric—although some of these changes

should be considered historic given that they occurred during the period of significance. Other changes are cosmetic, with cover-up materials merely obscuring original materials.

Workmanship: The integrity of workmanship is good to excellent. The craftsmanship of the district is largely that of masons who neatly laid brick and clay-tile walls with tidy fenestration openings and some decorative inlaid patterns and detailing on parapet walls, as well as some detailed cast-stone accents. The craftsmanship of stoneworkers is found less frequently, but is represented in masonry buildings featuring carved and chiseled stone elements.

Feeling: Collectively, the buildings within the district portray the neighborhood's hardworking light industrial – auto row commerce through the decades—and reflect the continual evolution that typify Midwestern auto row nodes as well as the ever-unfolding history of the this eastern portion of downtown. Architectural details on the retail buildings and streetscapes within the district continue to express the unique historic character of the area and help visitors to experience the history and importance of the East Side "Motor Row" Historic District as a place of retail shopping with offices and residences in upper levels.

Association: Viewed together, the buildings retain a high degree of association because the surviving physical features and streetscapes, which directly connect visitors to the history of the district as an important light industrial and auto row destination, located in the shadow of the Government Bridge. Due to a new generation of building owners, merchants, and residents, the historic district is undergoing a retail and housing renaissance: Once again, the streets bustle with pedestrians, cyclists, and automobiles on their way to places within the district that continue their historic uses as storefront retail establishments with upper-level offices and residences.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

COMMERCE
INDUSTRY
TRANSPORTATION

Period of Significance
1877 – 1959

Significant Dates
1877
1923
1959

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

Architect/Builder
Ross, J.W.; Clausen & Kruse, et al.; Priester Construction;
Phillips, Harry Steffen; John J.F. Nebergall & Son;
J.H. Huntinger Co.; Spink, Charles R.; Hanssen and Harfst;
Hass, Walter; Steffen, John

Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Davenport East Side Industrial and Motor Row Historic District is locally significant under Criterion A for Commerce, Industry, and Transportation. The commerce and industry represented includes warehousing, specialty manufacturing, and automotive-related commerce typical in Davenport during the late nineteenth and early to mid twentieth centuries, including wholesaling, furniture and food manufacturing, and carriage and auto-related industries. The district's commercial and industrial building stock includes rare-surviving examples of automotive and industrial building types and styles in an evolution of architectural styles and responses; also included is an 1877 fire station, built by a private fire brigade to provide fire protection to commercial and industrial businesses. Transportation is represented via adjoining railroad grade and bridges and the location of a former rail siding that played an important role in local early 1900s efforts to redevelop the southern portion of the neighborhood from a red light district into an industrial area, as well as for some specific. The district provides a rare-surviving grouping of manufacturing, warehousing, automotive-related commercial, and railroad-related properties in Davenport. The period of significance is 1877, representing the date of the earliest resource in the district to 1959, representing the year prior to the opening of the interstate freeway north of the city, which would lead to changes in traffic and retailing patterns.

There are two previously listed resources: The 1877 Italianate Hose Company No. 1 fire station building (117 Perry Street, NRHP 1983) and the five-story Commercial Style Davenport Bag and Paper Company Building (301 E. 2nd Street, NRHP 2018). The fire station is representative of the flammable materials and operations present in a commercial and light industrial area; after private organization, it became a city-owned facility that operated until 1929, after which time it was used for auto-related commercial uses with upper social hall. The Davenport Bag and Paper Company Building was an early building in Davenport built of concrete.

Narrative Statement of Significance (Provide **at least one paragraph for each area of significance**.)

(**Iowa SHPO Additional Instructions:** For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

Brief Commercial, Industrial, and Rail History of Davenport East Side

Davenport began in 1836 as a riverfront town platted opposite the military Fort Armstrong located on the Rock Island (now Arsenal Island) in the Mississippi River. The nucleus of Davenport's commercial business district, today's downtown core, began as small square blocks oriented toward the river, platted by a group of speculators that included George Davenport, whose name graces the city, and Antoine LeClaire, a French-Indian interpreter, lawyer, and speculator. After a slow start to lot sales due to title uncertainty, LeClaire platted additions to the east on a reserve of land he had been granted while he was official American interpreter for the 1832 Black Hawk Treaty, which ended the Black Hawk War and turned over former Sac and Fox land to the United States Government. (Svendsen and Bowers: 1-2) Portions of LeClaire's 2nd, 3, 4, and 5th Additions make up the East Side Motor Row Historic District; the blocks are square with east-west alleys serving north-south lots. Early settlers were Yankees from the East. Meanwhile, in 1840, Davenport prevailed in being the Scott County seat, and European wars and famine led to Germanic and Irish immigrants settling in Davenport. (Svendsen and Bowers: 1-3–1-4)

Adding value to LeClaire's own eastern plats was river traffic and railroad building, which came to place Davenport at a national crossroads of trade. (Wood: 10) As noted by Svendsen and Bowers: "Illinois communities opposite Davenport were favored with similar transportation advantages, but with Davenport's location on the western side of the Mississippi proved a special aid. With the tide of settlers moving from east to west it was logical and economical to unload supplies and people closer to the area of expansion." (Svendsen and Bowers: 1-4) "The earliest East Side commercial and industrial development occurred along

the riverfront, centered on E. Front Street (now E. River Drive). Ferries landed at Main Street a few blocks west and steamboats from St. Louis brought passengers, cheap bulk goods, and commerce. But railroads would revolutionize Davenport's role as a gateway to the west and reshape the commercial and industrial riverfront in Davenport, including the East Side. In the 1840s Davenport promoters began investing in the bringing of a rail line from Chicago to Rock Island, rechartered as the Chicago and Rock Island Railroad, it was completed to the Mississippi River in 1854; Davenport lawyer and jurist Judge James Grant became president of the company. A private bridge company formed in 1853 to build the first Mississippi rail bridge, completed in 1856; its location would shift in rebuilding it in 1872 as the Government Bridge and again in 1896. (Svendsen and Bowers: 3-1–3-2) Meanwhile, in 1852 LeClaire and other Davenporters including the city and county invested in building a rail from Davenport to Council Bluffs, Iowa, first incorporated as the Mississippi & Missouri Railroad Company; (the line merged with the Rock Island Railroad after the Civil War to become the Chicago, Rock Island & Pacific Railroad, with Council Bluffs reached in 1869, and transcontinental connection to California from Omaha reached the same year. (Wood: 10)

Other railroads followed in Davenport and the Illinois side, opening additional avenues for trade while decreasing importance of river traffic. According to Svendsen and Bowers: "Construction of the various railroads between 1865 and 1900 caused significant changes for Davenport…. [T]he railroad construction boom caused local land values to soar, commerce and industry to expand and compete more vigorously…. Davenport's position as a regional center was enhanced. Business from western communities funneled into the city from both the main line and branches…. Davenport became the place for consolidating and warehousing shipments and for farmers to gather to market their products." (Svendsen and Bowers: 3-5) After 1900, railroads improved upon existing systems. And Davenport increasingly became a jobbing center, distribution point, and diversified manufacturing location with a mix of local industries and branch factories for national corporations. Of particular note, in 1901-1902, the CRI&P elevated its track that runs diagonally from the Government Bridge to East 5th Street and west through the central business district. Davenport's population doubled from post Civil War era of some 20,000 to about 40,000 by 1910. (CITE•)

A related property that is already part of the part of the Rock Island Arsenal National Historic District (NRHP 1969), the Government Bridge is the oldest surviving Mississippi rail crossing in the Iowa-Illinois region. The first generation wood Rock Island Arsenal Bridge, built in the mid 1850s east of the current Government Bridge, was the first permanent bridge across the Mississippi; the bridge location shifted to its current configuration with construction of the 1872 third-generation bridge. The 1872 steel double-deck bridge provided a single lane for trains and a single lane for vehicles, plus pedestrian access from Davenport's central business district at E. 2nd Street. Traffic congestion led Congress in 1895 to authorize the War Department to build a larger bridge, with double lanes as well as the double deck. Chicago engineer Ralph Modjeski, in his first major bridge commission, remodeled the substructure and designed a new superstructure. (Hess: 1-3) Completed in 1896, the steel bridge by the Phoenix Bridge Company of Pennsylvania is situated on the remodeled stone piers of the 1872 third-generation bridge; the 1,854-foot-long bridge incorporates five spans: Baltimore through truss swing bridge with pratt truss and steel beam approaches. (Moy and Karlowicz: 89) The bridge's swing span is encased in the 1931-1934 Lock & Dam No. 15, Upper Mississippi River (Arsenal Island), the first lock to be built as part of the Mississippi River Nine-Foot Channel Project, Rock Island. In 1902, the Chicago, Rock Island and Pacific Railroad completed a track elevation project that brought a curving elevated bed and bridge spans from the Government Bridge through the northern edge of the central business district along 5th Street. The rail lines are now operated by Iowa Interstate Railroad. During the period of significance, the Government Bridge provided the only rail/vehicle/pedestrian entrance point into the City of Davenport from Illinois, aside from ferry and barge. In 1898, the bridge averaged 5,000 people a day in good weather, via streetcar (190 streetcar trips), horse-drawn vehicles (about 1,200 teams), and by foot (more than 3,200) — excluding passenger trains. (*The Davenport Democrat,* "Items in Brief," October 7, 1898: 1) This traffic brought great numbers of residents of Iowa and Illinois through the east end. This eastern entrance into the city via the Government Bridge remained an important trans-Mississippi transit point even after the 1936 opening of the Iowa-Illinois Memorial

Bridge toll-way between Bettendorf and Moline and the 1940 opening of the Rock Island Centennial Bridge toll-way between Rock Island and Davenport (exit/entrance at Gaines Street and W. 2nd Street a few blocks west of the Davenport central business district). In the 1930s, motor traffic on the Government Bridge averaged 9 million vehicles a year; in contrast, the Iowa-Illinois Bridge only saw 600,000 vehicles its first year. (*Quad-City Times,* "Happy 60th, Centennial Bridge," July 11, 2000: B1)

East Side Proliferation of Vice in "Bucktown," 1880s – 1909
In the late 1870s—as river, rail, and arsenal traffic through the East Side intensified and housing development pushed north near the location of large brothels on the outskirts of Davenport—saloons, gambling, and prostitution began relocating to smaller more discreet locations in the East Side. By the end of the 1880s, the former mixed-use neighborhood had become a red light district known as "Bucktown," as carefully researched by historian Sharon E. Wood, who detailed the impacts of prostitution and vice in Davenport from 1875 through 1910 in her book *The Freedom of the Streets: Work, Citizenship, and Sexuality in a Gilded Age City.* (Wood: 213) The rails and the river contributed to transient populations, including traveling salesmen, soldiers stationed at the Arsenal, river boat and railroad workers, lumbermen floating timber rafts down the Mississippi River intermixed with the migration of women leaving rural areas to seek work in urban centers like Davenport. Wood notes that just as Davenport was an important division point on the Rock Island rail line and manufacturing base, it was also the shopping and entertainment center for the trans-Mississippi region; residents of the Tri Cities along with transients came to Davenport to shop on W. 2nd Street, attend events at the Burtis Opera Hall (415 Perry Street) and other halls, and visit beer gardens, resorts, and billiard parlors—and some to partake of the scores of saloons and numerous prostitutes. (Wood: 11-12) Davenport's culture and the type of entertainment found there were shaped in part by the Germanic immigrants, who imported music, theater, beer making and drinking, socialism, and opposition to women's suffrage.

An 1885 snapshot of downtown prostitution, created by Wood comparing the 1885 Iowa census, 1886 Sanborn fire insurance map, and 1885 city directory, shows: "The heaviest concentration of brothels lay within a triangle bounded by Front Street [now E. River Drive] along the river to the south, Brady Street to the west, and the Chicago, Rock Island & Pacific (CRI&P) embankment starting at the foot of the Government Bridge and angling northwest toward Fifth Street.… Like most central urban neighborhoods in the 1880s, this was a mixed-use district where dwelling places, factories, and shops crowded close together.… The CRI&P yard—with its noisy round-the-clock traffic—lay just east of the tracks. A coal-gas plant spewing noxious fumes loomed nearby. With three-fourths of the city's livery stables in the neighborhood, residents enduring more than their share of dung heaps.… [I]t was a neighborhood where prostitutes plied their trade alongside other struggling women and where legitimate businesses rubbed shoulders with illicit ones." (Wood: 25-26) *The Daily Times* noted in 1889 that prostitutes operating around the new expanded candy factory for Reimers & Fernald at 213-215 E. 2nd Street "make the neighborhood of Messrs. Reimers & Fernald's candy factory a most undesirable place for the employment of decent girls." (*The Daily Times,* "Reimers & Fernald," December 28, 1888: 4)

TINHORN TOOTS

FTER the soft rain the June time can put up a mellow warmth, a shade to the sticky. Swelldom on Bluecheek avenue, shy on live ones, in an off hour, was giving the public a dress parade and itself the afternoon air. The sidewalk was crowded with easy-money reachers, suggesting the under ground as a possible solution to relieve the congest along this bustling and sporty thoroughfare. The "knockers," as usual, were on the griddle, getting the regulation turn.

"Got the makin's?" asked the Piker, jaggling a little silver, as they took a lean near the cigar store.

"No, but I got a swell article of rope all right," answered the Good-looking Gam, fishing a Green Eagle from his speckled-white vest pocket. "Got this on a weddin'."

"Who's up against the cure now?" but it's hands down when they gets together."

"That's right, too. Well, I guess the door wasn't big enough for the anti-trust member to butt through, for they was doing a messenger service, with the main bull gallopin' all the while. If the messenger boys had a union it'd go hard with him. I think the wide boy's locky if he gets halt the claim."

"I guess Mister Wide'll have to join the union," observed the Piker.

"There goes the proper idea," said the Good-looker, referring to an eastern importation, plughating on the opposite side. "He's boostin' for this

Keep Out of Bucktown.

"HELL AT MIDNIGHT IN DAVENPORT"

The most Terrible Arraignment of Municipal Vice Under Saloon Rule Ever Written

Contents:—Maggie Darling. Mayor Becker. Wages of Sin. Certificate of Death. The Traffic in Girls. White Slave Traffic. The Scarlet Woman. Gambling Devices. Mob Rule. Corrupt Police. Matron Hill. A Disgraced City. Yellow Journalism. Bijou, Standard and Orpheon Theatres Exposed. Attorney Sharon. Brick's Place and the Brick Row. Saloonkeeper's Advertisement. The Savoy Hotel. The State House. The Story of Tessy White a brothel inmate.

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Figure, left: "Keep Out of Bucktown" reads the caption below a 1903 cartoon illustrating a satirical piece about Bucktown titled "Tinhorn Toots," with a sketch of a saloon storefront as part of the "illuminated" letter. (Davenport Democrat, "Tinhorn Toots," June 14, 1903: 4) Figure, right: Advertisement for the 1908 "Hell at Midnight in Davenport," a self-described 200-page book about "municipal vice," corrupt police, and Bucktown saloons and brothels. (The West Coast Magazine, Hell at Midnight ad, January 1910, Vol VII No. 4: 5)

What was deemed illicit elsewhere in Iowa was embraced in Davenport. Iowa enacted a state prohibition against alcohol in the 1880s, but Germanic-influenced Davenport city government did not enforce it. Some 200 saloons operated, and the city collected a licensing fee on them. After high profile cases of prostitution, rape, and city protection of brothels in the late 1880s through 1892, the city hired a police matron who oversaw women and children (such as for inebriation and prostitution) in 1889. In 1893, mayor Henry Vollmer instituted a system of licensed prostitution, which would continue through April 15, 1909. (Wood: 178) The city registered prostitutes and assessed a monthly fine that operated as a license fee. Davenport's registration was a European approach to prostitution modeled after that used in Hamburg, Germany, as opposed to Davenport's prior approach of toleration, and women's temperance organizations' preferred approach of suppression. (Wood: 151-159) An 1894 state statute, the mulct law, continued the ban on the sale or manufacture of alcoholic beverages, but also provided cities with populations over 5,000 (such as Davenport) with the local option of assessing a tax on saloons in lieu of prosecution. The saloon and prostitution licensing fees became money makers for the city, bank rolling the 1894 new City Hall (4th Street). (Wood: 181) The saloon and prostitution businesses were complimentary, encouraging an even great concentration to operate within the East Side "Bucktown." "Saloons crowded into the neighborhood, and it rapidly grew to include dance halls, bawdy theaters, and gambling dens catering to the same male audience that visited the brothels," Wood found. (Wood: 210) Comparing city directories from 1892-1893 before the mulct law and 1900, revealed 50 of 192 saloons (26 percent) operated in Bucktown as of 1892, while 47 of 146 saloons (32 percent) operated in the same area as of 1900. (Wood: 181-182) And looking at census figures, Wood calculated that for every 21 Davenport women working legitimately, one woman worked as a prostitute (nearly 4 percent of the female workforce). (Wood: 217)

In 1903, Catholic Bishop Cosgrove of Davenport took a stand against vice, instructing all five Davenport Catholic churches to start a crusade from the pulpit—and invited all creeds to participate. In an interview with

The Davenport Democrat, buried on page 6, he called Davenport the wickedest American city of her size, and announced he would target the ills of gambling, prize fighting, all-night and Sunday saloons, wine rooms serving young women until inebriated, and prostitution. In an interview with *The Davenport Democrat,* Cosgrove gave the following explanation for his crusade: "I like Davenport. I like its people, and its young people; and I don't like to sit still while it is going to the devil…. I have heard enough, and I have sufficiently told by men who travel and have the chance to know, to convince me that we have a city here with worse conditions of immortality than any other town in America. I believe from what I have heard that Davenport is the wickedest of them all." (*The Davenport Democrat,* "A Moral Crusade May Soon Sweep Davenport," January 19, 1903: 6) Midwestern newspapers picked up the story, including *Hearst's Chicago American,* which detailed the experience of a young actress who appeared at a Bucktown theater on E. 2nd Street and "rather than drink a bottle of champagne with the son of one of Davenport's wealthiest men and his roistering companions, defied her manager and was turned penniless into the street at midnight." Elsewhere in the issue, the *Republican* sarcastically reported on two aldermen making a first-ever tour of Bucktown to learn of its ills under the headline "The Naughty Things the Alderman Found." *(Davenport Republican,* "Was Great Sensation: Mayor Becker's Order With Regard to Wine Rooms," January 22, 1903: 6; "The Naughty Things the Alderman Found," January 22, 1903: 8) Cosgrove and the church tried negotiating with city leaders, but eventually hired lawyers to seek injunctions on seven saloons in Bucktown, but the effect was short lived. (Wood: 239-242) A June 1903 *Davenport Democrat* satire piece about Bucktown titled "Tinhorn Toots" (a "tinhorn" being a flashy gambler who pretends to be important but has little money, influence or skill, and a "toot" being an idle worthless creature) led with a sketch of a saloon storefront as part of the "illuminated" letter. It included a cartoon captioned "Keep Out of Bucktown." *(Davenport Democrat,* "Tinhorn Toots," June 14, 1903: 4)

The city rejected reform, and instead in 1904 mayor Harry Phillips enacted licensing for gambling, which brought additional money to city coffers. The city's embrace of vice became the subject of Illinois hardliner William Lloyd Clark's 1908 treatise against prostitution *Hell at Midnight in Davenport, or, The History of a City's Shame*. (Wood; *The West Coast Magazine,* "Hell at Midnight" ad, January 1910, Vol VII No. 4: 5) A variety of reformers in 1906 through 1908 attempted to force the city to curtail saloon operations and/or follow the mulct law; the Civic Federation's injunctions resulted in some saloons closing including the popular Brick Munro's Pavilion (229 E. 2nd Street; nonextant), which had operated a 24-hour saloon, with restaurant, cabaret, and dance hall. Despite inroads on saloons, vice continued in Bucktown until 1909, when the state legislature championed by Governor Albert Cummins of Des Moines passed several new laws designed to shut down such vice districts across the state. The "Cosson red light law" abolished houses of prostitution and gambling by empowering any citizen to bring an action in equity court in the name of the State of Iowa, and if evidence established it as a house of ill repute, the law required issuing a permanent injunction closing the business. (The Cosson law was named for its author, state attorney general George Cosson.) It was paired with a malfeasance law that held public officials accountable: It permitted any five citizens to take to court a mayor, county attorney, or police chief for failed enforcement of red-light abatement, potentially leading to removal from office. (Wood: 250-252; *The Davenport Democrat and Leader,* "Cosson Red Light Law Not Signed," May 25, 1913: 12, and "The Anti-Vice Crusade in Davenport," January 16, 1916: 1) Davenport Mayor G.W. Scott shut down brothels in spring 1909; a few weeks later, *The Daily Times* reported "for rent" signs in former brothel locations. (*The Daily Times,* "Not One Brothel Exists in City, May 27, 1909: 4)

East Side Commercial and Industrial Growth during the Bucktown Era, 1877–1909
Many of the extant buildings within the district demonstrate local significance under Criterion A –Industry.

• 1877: Fire King Engine House / Hose Co. No. 1., 117 Perry St., 2-story Italianate with 3-story hose tower designed by architect J.W. Ross, who also designed the City Hall building among others. The Fire Kings was an independent fire organization launched in the late 1850s. The city paid for the new engine house, with volunteers filling the fire fighting roles; in 1992 the city established a paid fire force. The fire department used the station as such through 1929; in 1930s-1950s the first floor was dedicated to automotive uses while

veterans from Battery B used the social hall on upper level. (*The Davenport Democrat,* "Laying of the Fire King Corner Stone," November 8, 1877: 1)

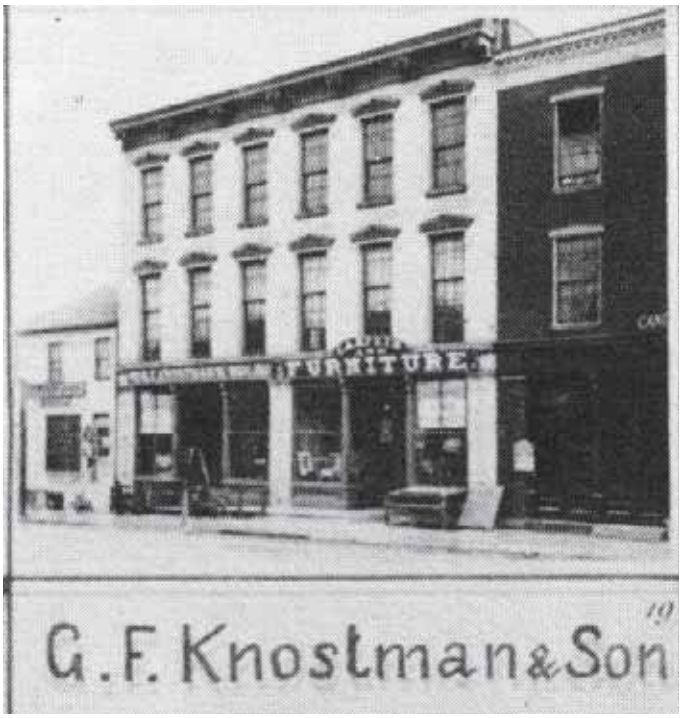


Figure left: c. 1902 view of the Hose Co. Station 1. (History of Davenport Fire Department, c. 1902)
Figure right: 1887 image verifies excellent integrity of this circa 1879 furniture manufacturing plant (207-209 E. 2nd Street). (Huebinger Brothers)

• By 1879: In 1879 the 3-story building 203 E. 2nd sold to G.F. and G.H. Knostman furniture makers; by 1882 Reimers & Fernald Candy Factory leased 201-203 E. 2nd Street; 3-story brick with plentiful windows for light and ventilation. 1886 Sanborn shows leased to candy company and saddlery; by 1893 converted to a saloon through circa 1915. Exterior remodeled possibly 1921 for auto dealership (city permit on file for $1,000 exterior); also remodeled 1940 for DuPont Paint Store – 1955. (*The Davenport Democrat,* "Items in Brief," August 1, 1879: 1)

• Circa 1884: G.H. Knostman & Sons furniture factory, 207-209 E. 2nd; 3-story brick Italianate with stone sills and lintels built after fire destroyed an earlier plant for company founded in 1858. Furniture manufacturing through circa 1895, after which the works moved to 1405 E. River St. People's Union Mission 1898-1901; Salvation Army 1906-1910; Des Moines Patterns & Model Works 1915; Davenport Fruit Co. and Davenport Ice Cream Co. 1918; 1920-1931 by Davenport Candy Co. before it relocated to a new building; in advertising the 9,000 square foot space for rent, the rear tracks were listed as a benefit of the property. (*The Daily Times,* want ads, May 11, 1931: 17) Mace Chemical & Supply Co. circa 1942 – 1958.

• By 1886 Sanborn: Reimers & Fernald Candy Factory Addition, 205 E. 2nd St.; 3-story narrow brick to match 201-203 E. 2nd St.; by 1893, Hotel Linden, cited as a fire hazard in 1903 by city. (*The Davenport Democrat,* "The Fire Committee is Taking a Short Rest," January 18, 1904: 7) Tri-City Barber College circa 1915-1935; used by Toledo Scale with upper level apartments by circa 1940-1956.

• 1887: Brick store built at 313 E. 3rd St. Two-story Italianate, with garage bay, storefront window, and upper window hoods. Painted ghost sign for carriage works on east side. (*The Morning Democrat,* October 29, 1887: 4) R. McCrellias blacksmith located his blacksmith shop on the first floor by 1888; and Charlie Benton opened a sale and feed stable at 313 E. 3rd St. Tri City Carriage Works was operating there by 1899, followed by Woeber Carriage Works (established 1889; at this location from c. 19079-c. 1936). (*The Daily Times,* October 7, 1907: 2)

• 1888: Reimers & Fernald Candy Factory #2, 213-215 E. 2nd St.; 3-story brick with stone foundation. Growing candy company built own factory for candy plus crackers, then sold to National Biscuit Co. 1900-1905. Building was vacant for a few years before Crane Co. plumbing supplies purchased the property and remodeled and expanded the factory into display room, offices, and warehouse for its operations; the west wall still shows the stone foundation and brick of the 1888 buildings. (*The Daily Times,* "Reimers & Fernald," December 28, 1888: 4) See Crane Building below for further information.

• 1900: R. Vogel warehouse and bottling works for Annhauser-Busch, as well as his own lines of wines and liquors, 210 E. River Drive (formerly Front St). Larger 2-story building; façade has been remodeled over time to strip away the decorative elements from 1900, but a garage door bay remains, as do four (replacement windows). This building's importance lies in the use of a track from the Milwaukee Railway Company laid into the building where cars could load in and out. Meanwhile, in 1900, the city began cleaning up E. Front Street, reclaiming saloons and brothels for industry and warehousing. (Wood: 182) That may have assisted with the placement of the building and the track. (Daily Leader, "The New Warehouse," September 18, 1900: 14) This building was remodeled in the interwar/postwar era to streamline the exterior and interiors, becoming home to Gierke-Robinson Co. distributors and jobbers of construction and industrial machinery. (Building permits)

East Side Commercial and Industrial Growth during the Warehouse and Motor Row Era, 1903–1959
The Davenport East Side Industrial and Motor Row Historic District is locally significant under National Register Criterion A - Commerce for light industrial and automotive sales and service buildings. The vice reforms of the early 1900s spurred new warehouse and light industrial development on the East Side, specifically on the sites formerly occupied by saloons and brothels. Redevelopment initially occurred at the same time that Bucktown still operated. Transportation-related retailing and service have taken place within extant buildings within the historic district since at least the late 1880s. Horse-drawn transportation services and sales are represented on E. 3rd Street. Auto-related sales and services are represented by buildings along E. 2nd, E. 3rd, and Perry, Iowa streets and Pershing Avenue. The State of Iowa enacted gambling and prostitution enforcement laws in 1909, and then imposed a state Prohibition in 1916, three years ahead of the federal law. During this same period, the auto industry grew and required additional space—creating the opportunity to carve out a Davenport East Side auto row. By the 1920s and 1930s, several out-of-state corporations including auto-related had constructed facilities within this district and may represent the rise of national corporations and corporate architecture.

In *Main Street to Miracle Mile,* scholar Chester H. Liebs examines how the "car met commerce" in the United States, changing spatial relationships, reimagining architecture through the lens of a speeding windshield, and producing new types of buildings and cultural landscapes to meet the needs of an auto-driven culture. (Liebs: 7-3) With the evolution of new houses of commerce for cars (and trucks) came the development of a new type of commercial district: the automobile row. Liebs describes the creation of an auto row as starting with dealers building their own often larger sales palaces outside of cramped central-city quarters, with speculators infilling between with one-story, less ornate showrooms rented by agents of smaller, lesser-known automakers. (Liebs: 83) While the auto industry seemed to be limitless in sales growth in the 1910s, the demand for autos crashed against forces out of control of dealers or manufacturers. Several problems occurred in 1919 and into 1920: a shortage of raw materials to make auto parts, strikes by auto plant workers and railroad workers, and shortage of rail freight cars that combined to slow production, assembly, and distribution. (*The Des Moines Register,*" Some Troubles of the Auto Dealer," October 19, 1919: 4-S) The Great Depression and World War

II also proved difficult times for auto dealers, as the middle class was hollowed out, and the number of manufacturers rapidly decreased as industry consolidation occurred. (Berger xvii-xxiv)

Scholarly study has documented the rise of the automobile in the United States: Michael L. Berger's *The Automobile in American History and Culture: A Reference Guide* encapsulates how what started as a luxury curiosity for entertaining the wealthy in the 1890s quickly grew in the first decades of the twentieth century to become a desired and relatively affordable necessity for work and leisure transportation on the farm as well as in the city. The advent of assembly line manufacturing and financing of car sales helped make auto purchases accessible to middle-class consumers, fueling sales demand in the 1910s and 1920s. Between 1900 and 1920, some 600 different manufacturers produced autos, but following World War I, there were fewer than 120 remaining given the demands of scale forcing major changes in manufacturing and distribution, according to automotive writer Robert Genat's *The American Car Dealership.* (Genat: 9-17)

Historian Barbara Beving Long in a 1983 architectural and historical report found that Iowa led the country in auto sales: "The number of [vehicle] registrations in Iowa grew from just 40 in 1900 to 30,000 in 1911, 198,584 in 1916, and 707,231 in 1927. Ambitious entrepreneurs hurried to cash in on this popularity. However, many were poorly financed and soon went out of business, only to be replaced by other eager businessmen." (Long 1983b: #21) In Davenport, auto-related businesses quickly popped up. Indeed, by 1916 a real estate agent took out a large ad titled "Automobile Row," and laid out key advantages Davenport enjoyed, 1) E. 2nd was rapidly redeveloping due to low land values, keeping rentals affordable for the auto trade, 2) proximity to downtown, 3) E. 2nd St. as the main traffic artery between the Quad Cities. *(The Daily Times*, "Automobile Row" ad, September 23, 1916: 17) At the same time, Davenport business leaders worked during the 1910s through 1930s to include and retain Davenport as the eastern entrance point for various early "river-to-river" highway routes, spanning the state from Mississippi River on the east to the Missouri River on the west; in Davenport, early highway auto traffic was routed across the Government Bridge through downtown Davenport. And so by 1923, E. 2nd St. had been transformed with redevelopment, and celebrated as part of the "New White Way" highway. Local industrial and auto-related businesses donated new bright street lights to illuminate the path of the highway through the East Side district; local businesses that contributed included N.O. Nelson Co., John P. Hand Co., Goodyear Tire Co., G.S. Johnston Flour Co., Davenport Bag, John F. Kelly Col, and Crane Co. (*The Daily Times,* "East Second Street, Out of Darkness into Light, Will Celebrate Tonight," October 26, 1923: 30).

• 1904–1908: Davenport Bag and Paper Co., 301 E. 2nd St. (NRHP 2018). In 1904 the company began planning new quarters, and in 1907-1908 the company built a new warehouse on the East Side to avoid being located next to a saloon. The case pitted a locally owned legitimate business's interests against competing vice business interests that enriched the city coffers. Davenport Bag and Paper had been located as of 1904 at 119 Brady Street (nonextant) when in 1904 the firm was pressed to sued for an injunction against the property at 120 Brady Street (nonextant) to stop the construction of a saloon in violation of the city's statutes that gave property owners in close proximity the right to block a new saloon. Davenport Bag and Paper successfully argued that the injunction was required due to the negative impact a saloon would bring on its property value and young women employees. This was one of a number of saloon requests for 120 Brady Street that Davenport Bag and Paper, founded in 1891, had to defend against. (*The Daily Times,* "Muxfeldt Can Not Run Saloon," January 9, 1904: 6) In response, Davenport Bag and Paper purchased a large piece of land at E. 2nd and Rock Island streets (now Pershing Avenue), then occupied by a saloon still under lease for a year; company president Gus Eckhardt considered the east end envisioned it becoming a wholesale district. (*The Daily Times,* "Davenport Bag & Paper Co. Buys Large Property," September 22, 1904: 7; "Splendid Concrete Building Which Marks a New Era in Davenport's Business Development," October 26, 1907: 11) Meanwhile, in 1906 the company and some other property owners in the vicinity petitioned the city to bring a sidetrack from the Milwaukee tracks east of E. 2nd and Iowa streets across the streets and into the north side of the alley, in order to provide shipping facilities, as will be discussed further below. G.S. Johnson, an adjoining property owner to Davenport Bag and Paper, also pledged to build a commercial building on his

property if a sidetrack were brought into the alley. (*The Daily Times,* "Will Erect Five Story Building," May 29, 1906: 5) The city council approved the trackage, which *The Daily Times* emphasized was crucial for transforming the red light district (Bucktown):

> The sidetrack is to pass by the rear of the property purchased by Davenport Bag and Paper company and G.S. Johnson and as soon as the action is made a formal one, the owners of the property will make immediate arrangements to build on their ground.
>
> This means that East Second Street is to be converted into a business center and the disreputable houses that now occupy the ground there are to be crowded out. The importance of the action of the council is much more than can be estimated for without the sidetrack the owners of the two pieces of property could not build on their land as they would have no shipping facilities.
>
> In order to be sure and secure the right to have the sidetrack laid both parties donated the south 10 feet of their property so that the sidetrack will not be laid in the alley but just north of the alley, the south rail being just on the alley line.
>
> …. [O]ne business man stated today that in two years that section of the city would be converted into a business center. (*The Daily Times,* "Paves Way for New Buildings," June 5, 1906: 4)

G. S. Johnson Co.
Wholesale Flour
311 East Second St., Davenport, Iowa
Iowa Flour Co., Des Moines, Iowa
Carpenter-Johnson Co.
OUR MOTTO: QUALITY
Fifteen Years Ago This Business Was Started With A Theory
We Know That It Pays to Handle the Best Flour
Look at This List of Brands
Pillsbury's Best
G. S. Johnson's Jersey Cream
G. S. Johnson's Best Full Patent
White Loaf
Snow White
Queen of the Pantry
Jewel Cake and Pastry Flour
Amana Society:
Corn Meal
Graham
Rye Flour
Rye Meal

Figure: Wholesaler GS Johnson Co. advertised its building in a special section of The Daily News, Oct 28, 1911: 176.

Assembly of the right of way land for the sidetrack was completed in February 1907. Construction of the Davenport Bag and G.S. Johnson buildings began after that. Upon completion in 1908, the approximately $40,000 Davenport Bag building was named the only fully concrete building in the city, being clad in concrete masonry units on the exterior, in contrast to others that used brick on facades. (*Davenport Democrat and Leader,* "Only Building of Entire Concrete," January 22, 1908: 6)

• 1906–circa 1907: Flour dealer G.S. Johnson, an adjoining land owner to Davenport Bag and Paper, pledged to build on his property if a sidetrack were brought into the alley. Johnson hired noted architects Temple, Burrows & McLane in spring 1907 to design a two-story 36x140 reinforced concrete warehouse with a brick façade. The new building consolidated his operations that previously had been on Front Street plus a

competitor whose business he purchased. (*The [Des Moines] Register and Leader,* "Iowa Improvement Record for the Week," May 6, 1907: 3) In 1911, the operation incorporated as G.S. Johnson Co. Wholesale Flour, with the Davenport branch established in 1898 and branch houses in Des Moines and Cedar Rapids.

• 1907-1909: The first known building announced for new construction after prostitution was outlawed by the state was the J.F. Kelly Company's purchase of the southwest corner of E. 2nd and Rock Island streets (now Pershing Avenue), site of the Brick Munro's popular 24-hour saloon and dance hall pavilion. (*The Rock Island Argus,* "Brick Munro, the Good Samaritan of the Underworld, is Bankrupt," January 16, 1914: 11) The Kelly Company, founded in the late 1860s, had occupied several sites along E. Front Street before in 1907 purchasing land for a new wholesale grocery house at E. 4th and LeClaire streets adjoining the Washburn–Halligan Coffee Company. (*The Daily Times,* "Jonathan Brand Emblem of Quality," June 22, 1907: 11) However, several months after the 1909 prostitution shut down, the Kelly firm announced a warehouse plan on the former saloon site. *The Daily Times* reported in September 1909: "The location is a good one for the wholesale grocery business, giving the company ample room for future growth. A sidetrack extends along the alley, giving good shipping facilities. The entrance of the Kelly company into this district, which was formerly the tenderloin district of the city, marks its further development as a wholesale section. A number of wholesale houses have already located here and the property is coming into demand for business of this kind." (*The Daily Times,* "J.F. Kelly Company Buys a New Site," September 17, 1909: 6) A photograph of the completed $24,000 warehouse ran on the front page of the *Daily Times* in October 1910, with a caption calling it "Among the handsome new warehouse buildings of Davenport erected this year…" (*The Daily Times,* "New Buildings in Davenport, J.F. Kelly Company Warehouse," October 3, 1910: 1) The Kelly warehouse contractor, Harry W. Phillips, was a former alderman and mayor who was noted for having inaugurated midnight closings of saloons during his 1903–1905 term, a politically unpopular stance that led to his losing his seat. (*The Davenport Democrat and Leader,* "The Anti-Vice Crusade in Davenport," January 16, 1916: 1)

• 1910 Grupe Drier and Boiler Co., 325 E. 2nd St. In 1909, John P. Grupe, president of Grupe Drier and Boiler, 317 E. 2nd St., purchased land at the end of the block for a new fireproof drier and boiler manufacturing plant. The quarter-century-old company showcased its new facility in the June 1910 Factory Days tours, demonstrating electrical machinery and its oxy-acetylene welding plant. (*The Daily Times,* "Interesting Process of Making Driers…." June 20, 1910: 1) In 1919, J. Grupe took out a building permit for $11,000 of remodeling to the building, followed by a second permit for $15,000. Grupe's remodeling created an auto-related tenant building, with the façade recessed to accommodate a drive-through canopy across the front. Franklin Motor Car Co. was an early tenant. In 1930, the building was again remodeled into a filling station. (Building Permits) Auto use varied, but continued through the POS.

• 1911 Buck Motor Car Co. garage, 221 E. 2nd Street. Built by veteran carriage and implement dealer John W. Buck and his son Emil, the building was an early (and perhaps first) purpose-built auto-related building constructed on the East End. The $12,000 garage incorporated a front showroom, rear workroom, and upper offices. The Bucks promoted inclusion of Davenport on early "river-to-river" highways, and Emil Buck was elected a director to the Great White Way highway organization in 1914. Currently this building is non-contributing due to its exterior post-POS cladding. However, it appears to retain original brick on the facade. (*The Davenport Democrat and Leader,* "Location Secured for Auto Concern," April 11, 1911: 11; *The Daily Times,* "Local Men White Way Directors," January 8, 1914: 11)

• c. 1911 G.S. Johnson Co. addition (leased tenant space), 313-315 E. 2nd St. The eastern addition facade is nearly a mirror image of the wholesale flour company's c. 1906-1907 western warehouse.

• c. 1915: Tri City Fruit, 111 Perry St. The large 3-story attractive Classic Revival building may encompass part of the late-nineteenth-century 3-story Young and Hartford Carriage factory. The Tri-City Wholesale Grocer was ensconced by 1914; Tri-City Fruit Co. by 1918. Rear cold storage addition destroyed or damaged by fire 1924, and rebuilt. Includes three historic loading bay areas for trucks located along E. River Drive

(formerly E. Front St.) (*The Daily Times,* "Loss $127,000 in Fruit House Fire," February 5, 1924: 1.) By 1927, Firestone was leasing the space for use with tire handling, storage, and offices. (*The Daily Times,* "Firestone Branch Leases Building at Front, Perry," April 14, 1927: 6)

• 1916-1917 Wolfer Cadillac Co. dealership building, 316 E. 2nd St.: Clausen & Kruse architects designed this 1-story brick Italian Revival style auto dealership of brick with terra-cotta detailing built for a Cadillac dealership. It was quickly occupied by 1919 by Davenport Buick Co. Thin masonry piers allowed for an almost fully glass façade to showcase autos (windows reach nearly to sidewalk). Built on a former "house of assignation" (brothel), the building helped replace vice with light industrial uses. Built by an important local architecture firm, the design was hailed as "the finest west of Chicago." (*The Daily Times,* "New Wolfer Cadillac Garage…" September 21, 1916; 9.) The dealership opened in March 1917; it remained an auto dealership of various names and types through circa 1959.

Figure: The once notorious saloon and prostitution triangle at the foot of the Government Bridge was reworked into a large auto dealership in circa 1916. (Davenport Democrat and Leader, "Spacious New Home of the Holmes Motor Co.," March 14, 1917: 11)

• c. 1916: Holmes Motor Co., dealers in Paige cars, was occupying one the Tri Cities' longest auto retailing spaces, measuring 125 feet. The showroom/work space was located just off the Government bridge, gave it a distinctive address—and built on or even incorporating elements of saloon and prostitution-related businesses. (The Daily Times, "Paige Tour From Chicago," March 3, 1917: 12; Davenport Democrat and Leader, "Spacious New Home of the Holmes Motor Co.," March 14, 1917: 11) The auto-related uses changed frequently: Sessions Motor Co. (Ford), Firestone Tire & Rubber Co., Kuehl Motor Co. (Cord and Auburn), Warren C. Skinner Inc. (Cord and Auburn), among others. A ghost sign for Firestone is located on the west upper wall.

• 1921 Crane Co. Factory Building, 213-217 E. 2nd St.; 4-story brick expansion and new façade of former Reimers & Fernald Candy and Cracker Factory / National Biscuit Cracker Factory. The building designed by noted firm Clausen & Kruse adapted Chicago Style in grouping windows enframed by brick piers; the building was constructed by Priester Construction and incorporated a display area on the first floor. (*The Daily Times,* "New $85,000 Building to Be Built by Crane Co.," September 30, 1921: 3)

AUTOMOBILE ROW

East Second Street is rapidly becoming Davenport's Automobile Center.

REASONS

First.—Low ground values, consequently rentals are not prohibitive to the automobile trade.

Second.—Proximity to heart of Davenport's business district.

Third.—East Second Street is the main traffic artery between the Quad-Cities. The Government's figures show 6,490 vehicles pass the automobile man's door every day.

Cadillac, Chalmers, Ford Service Station, Paige-Detroit, United States Tire, Penn Gas Filling Station, Willard Storage Battery, U. S. L. Storage Battery, Three Vulcanizing Companies are locating in this district. I have negotiations under way with two outside automobile companies contemplating on locating in this territory. I have sold over $30,000 of property on East Second Street and closed three leases.

Fortunes are made in Real Estate by the man with foresight.

I still have one exceptional buy on East Second Street.

M. W. Iles, Mgr., Real Estate Dept., Lane Bldg.

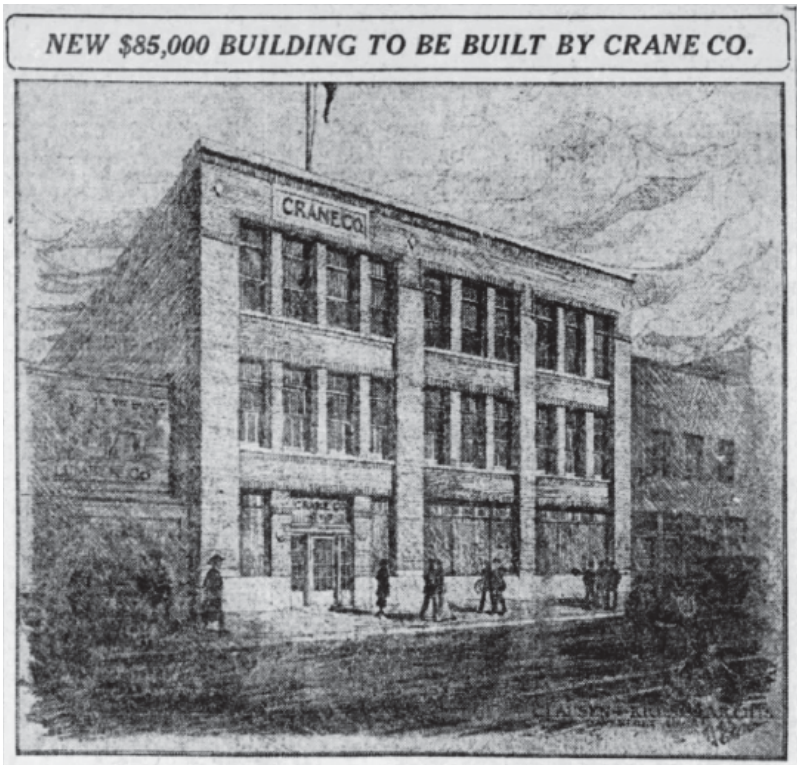


Figure left: A 1916 ad for land in the East Side provided a concise history of the Davenport "Auto Row." (The Daily Times, September 23, 1916: 17) Figure right: The 1921 Crane Building's architect rendering by Clausen & Kruse shows the high degree of integrity retained in the building.

• 1923: N.O. Nelson Co. Branch Plant, 321 E. 2nd St. This 2-story $150,000 brick plant of concrete and brick construction with stone accents. The building has an unusually wide frontage for the East Side (96-foot front and 150-foot depth); built 1922-1923, it was tailored for manufacturing and wholesale distribution of plumbing, gas, and steam-fitters supplies, while also selling plumbing fixtures out of large display room open to the public. The Nelson Co. was based in St. Louis, Missouri, with branches; the Davenport branch operated until c. 1932. (*The Daily Times,* "N.O. Nelson Mfg. Co. Building Is Formally Opened," October 3, 1923: 12)

• 1923: Emeis Manufacturing Co., 216-224 Iowa St. This manufacturing plant established in 1906 purchased five houses to install a garage, repair shop, battery station, and machine shop all under one roof. The company remained at the site into the 2000s. (The Daily Times, "Buys Iowa St. Property for Building Site," January 2, 1920: 10)

• 1923: Standard Oil Co. Filling Station No. 7, 204 E. 3rd St.

• c. 1924: Nash Tri-City Co. wholesale may have built this 1-story brown brick building with front loading bay (or bays).

• 1925: Joehnke & Lage Garage, 210 Iowa St. This large 1-story garage includes a garage bay. The owners razed existing buildings in 1924 to erect the $18,000 garage with a frontage of 64 feet, depth of 90 feet, and skylights. The garage included auto sales of Star vehicles.

• 1925: Davenport Alemite Co., 410 E. 2nd St. This 1-story brown brick building at 20x80 feet is one of the smaller buildings in the district. With its shaped parapet, decorative brickwork, and stone or concrete accents enliven the automotive-related façade built by contractor: J.F. Nebergall & Son. The large storefront with recessed entry was likely the original drive-in garage bay. The business was built upon the former site of a house that was related to prostitution. The transmission greasing station handled autos equipped with alemite lubricating system. The company distributed Quaker State and Mobile oils to twenty-two counties. (*The Daily Times,* "Alemite Co. Opens In New Building on East Second," August 5, 1925: 5.) By 1934, Willey's Auto-Radio Sales and Service was advertising new drive-in service station. (*Quad-City Times,* June 17, 1934, Willey's Auto-Radio Sales and Service ad: 13.)

• 1930: Vollmer Motor Service Building, 322 E. 2nd St. Dr. Karl Vollmer, Jr., announced in late 1929 that he would build a $25,000 super service station with brake testing department, car washing, battery service, tire sales and service, alemiting, gasoline, oiling, and general accessories. Clausen, Kruse & Klein drew up the plans, and John Steffen was awarded the general contract for the "ornamental concrete" Streamlined Moderne corner station. (*The Daily Times,* "To Erect Super Service Station At Second and Iowa….", October 29, 1929: 6)

Figure: Part of a full-page ad for the new Firestone one-stop store, 301 E. 3rd St. (The Daily Times, Firestone ad, April 11, 1934: 11)

• 1934: Firestone Rubber and Tire Co., 301 E. 3rd St. This 1-story Streamlined Moderne concrete masonry block auto showroom and service center was built at the prominent corner of E. 3rd Street and Pershing Avenue. The Streamlined Moderne architecture included the Firestone logo, canopy for gas pumps, multi-lite glass garage doors, fireproof warehouse. (*Quad City Times,* "Permit for New Service Station Issued Thursday," October 27, 1933: 13) J.H. Huntinger Co. was the contractor; the building may represent corporate architecture. In 1944 Firestone remodeled, enclosing some openings.

• 1934 Davenport Seed Co. addition to former N.O. Nelson Branch Plant: The wholesale seed company purchased the former plumbing supply house as a permanent home and added the rear soaring seed mill. (*Davenport Democrat and Leader,* October 9, 1934: 15)

• 1952: Martin Oil Co. Station, 402 E. 2nd St. This 1-story white tiled station operated as a gas station through the early twenty-first century. City permits list a $21,360 cost.

THE DAILY TIMES

LOSS $127,000 IN FRUIT HOUSE FIRE

CROWDS KEEP SAD VIGILS AT WILSON HOME

Blizzard Ties Up Traffic in the Tri-Cities

Telephone and Telegraph Wires Down as Result of Worst Storm of the Year

TRI-CITY FRUIT CO. AND THE MINNESOTA POTATO COMPANY WAREHOUSES BADLY DAMAGED

FIREMEN FIGHTING FLAMES AND BLIZZARD

BELIEVE HEATER WAS THE CAUSE

Figures: Resources closest to the river were most vulnerable to flooding – and fires. Here, 1924 newspaper coverage of fire on what is now E. River Drive, and 1965 flood covering E. River Drive up to E. 2nd Street. (The Daily Times, February 5, 1924: 1; 1965 Putnam Museum Collection)

A note about the role of floods and fires in reshaping the built environment within the historic district: A number of buildings within and around the district suffered disastrous fires, some of which caused complete or partial losses. For example, Reimers & Fernald Candy Manufacturers, established in 1874, had by 1882 moved to 203-205 E. 2nd Street where a fire broke out in chimney flues; workers were able to extinguish it. (*The Davenport Democrat,* "Items in Brief," August 31, 1881: 1) In 1924, fire ravaged the Tri City Fruit Company, 111 Perry Street), causing $125,000 in damage and leading to rebuilding. (*Davenport Democrat and Leader,* "Let Contract for Commission…." February 17, 1924: 11. In early 1940, several commercial buildings including the striking Holbrook Furniture on the south side of the 100 E. 2nd Street block burned in a dangerous fire. (*The Daily Times,* "Loss is Near $250,000 as Flames Wreck Holbrook's and Other Second St. Stores," February 2, 1940: 1) These massive fires merited front-page newspaper coverage, with headlines capturing the dangers inherent within buildings filled with machinery, heat-related processing, and/or flammable materials. Flooding also caused damage and building loss. Major floods in the 1950s, 1960s, 1993 among others particularly affected buildings located on E. 2nd Street and south to the riverfront, as is shown in photographs and newspaper coverage such as above.

Transportation: Rail Significance to East Side Industry
Local significance under Criterion A–Transportation is provided via a two-block segment of the location of a rail siding that was negotiated c. 1906-1907 in order to further the conversion of former vice properties into warehouse, jobbing, and other light industrial business locations. As previously addressed, local property owners began lobbying for a railroad siding to be added to provide service to future and existing buildings and businesses along E. 2nd Street and E. River Drive; this extant section (paved, without rails) of the siding in the east-west alley between those streets is considered a site for the purpose of this nomination. The rear loading docks at selected buildings within the Historic District call attention to the former rail siding.

Another rail-related resource is the E. 3rd Street Bridge (rail crossing overpass) that is an element of the elevated train track that forms the northern and eastern boundaries of the Davenport East Side Industrial and Motor Row Historic District. Bridgehunter.com identifies this as a subdivided Warren through-truss bridge by the American Bridge Company. The Chicago, Rock Island & Pacific Railroad started building this steel bridge in 1928, along with the E. Fourth Street Bridge. (*Davenport Democrat & Leader,* "Part of Railroad System's 1928 Improvements Here," December 30, 1928: 7) As a contributing resource, the E. 3rd Street Bridge calls

attention to the early 1900s Rock Island Railroad's three-quarter-mile-long elevated track that connects to the double-deck Government Bridge (NRHP 1969, as part of the adjoining Rock Island Arsenal Historic District) and originally served the trackside elevated depot (non-extant) in the center of the central business district. (Svendsen 2003) The rail line is now Iowa Interstate Railroad.

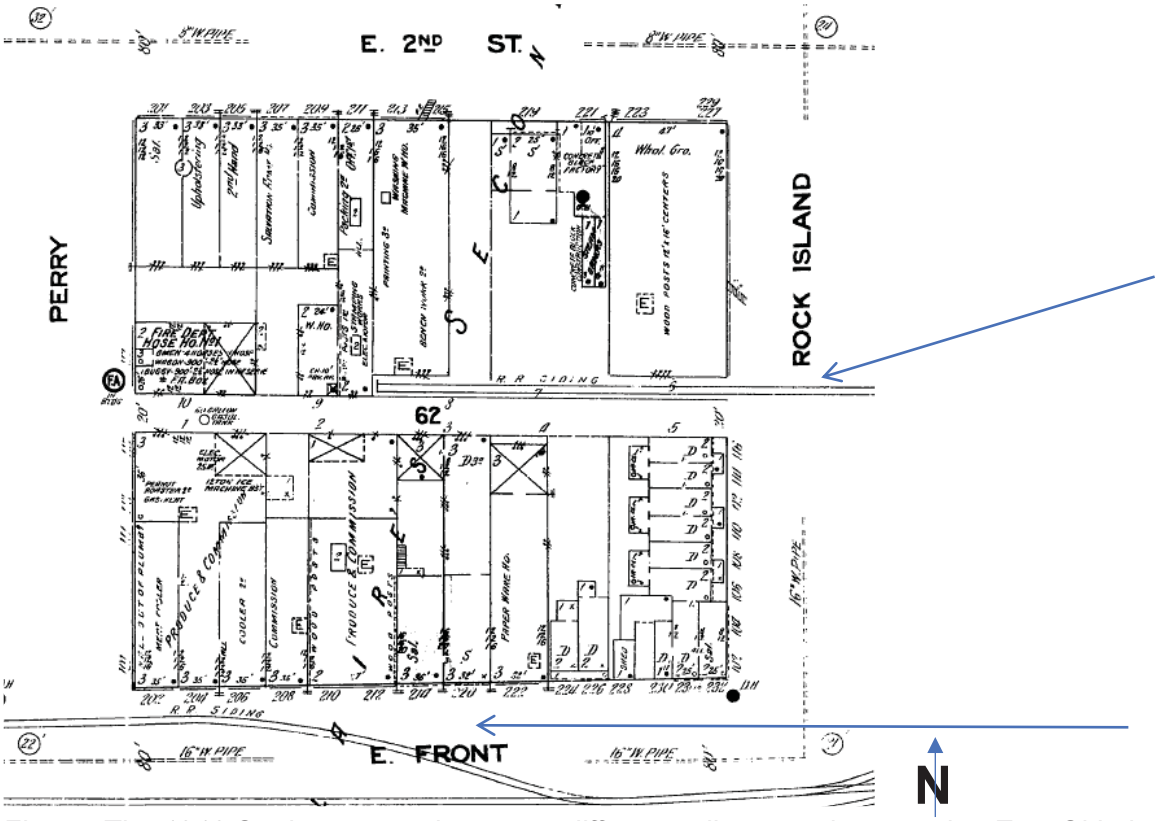
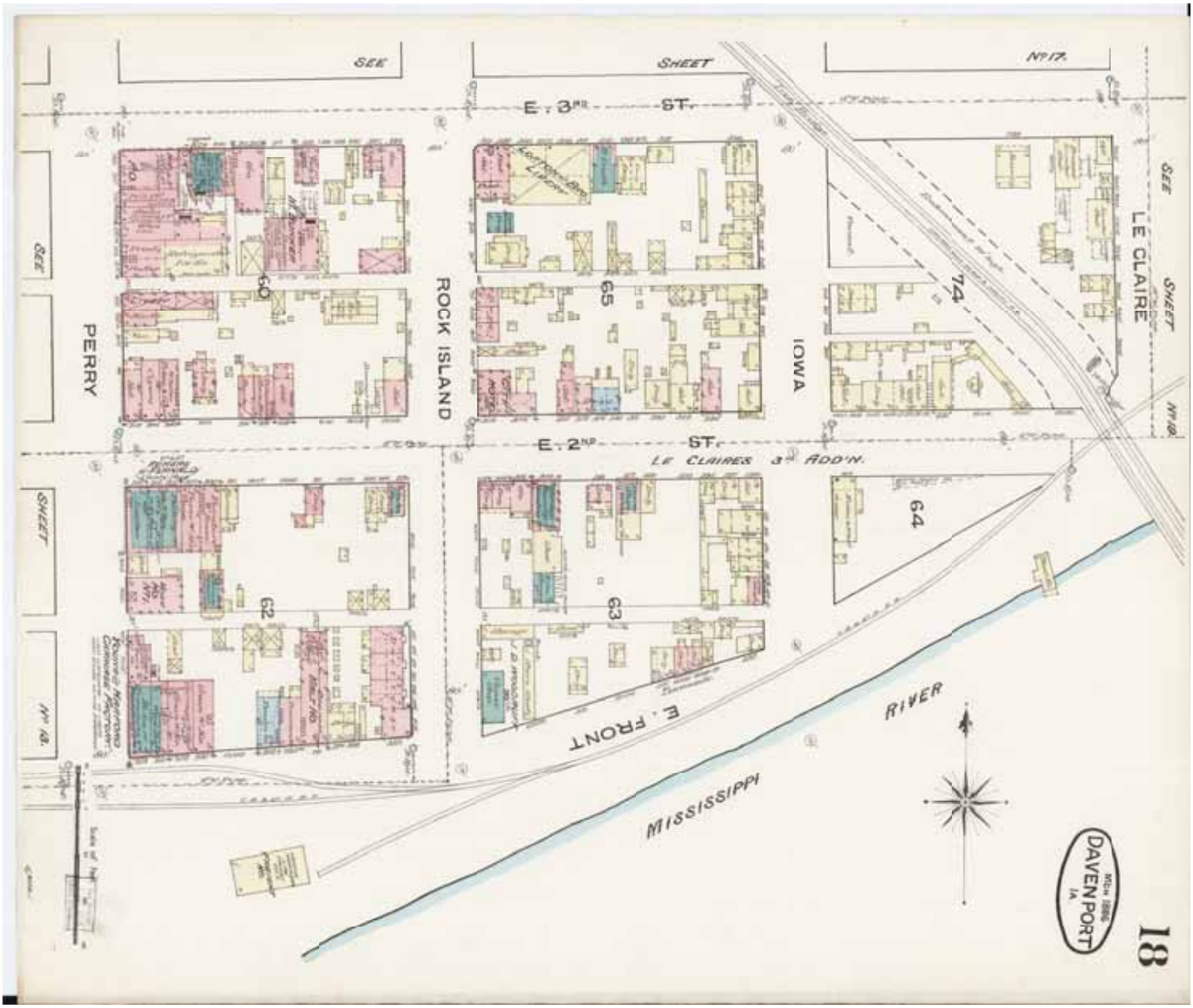


Figure: The 1910 Sanborn map shows two different rail connections serving East Side businesses: Here, the Milwaukee track curves up to E. Front Street (now E. River Drive), and a siding extends in the alley behind the Kelly Grocery warehouse at 225 E. 2nd St. (arrows point). (Sanborn map 1910)

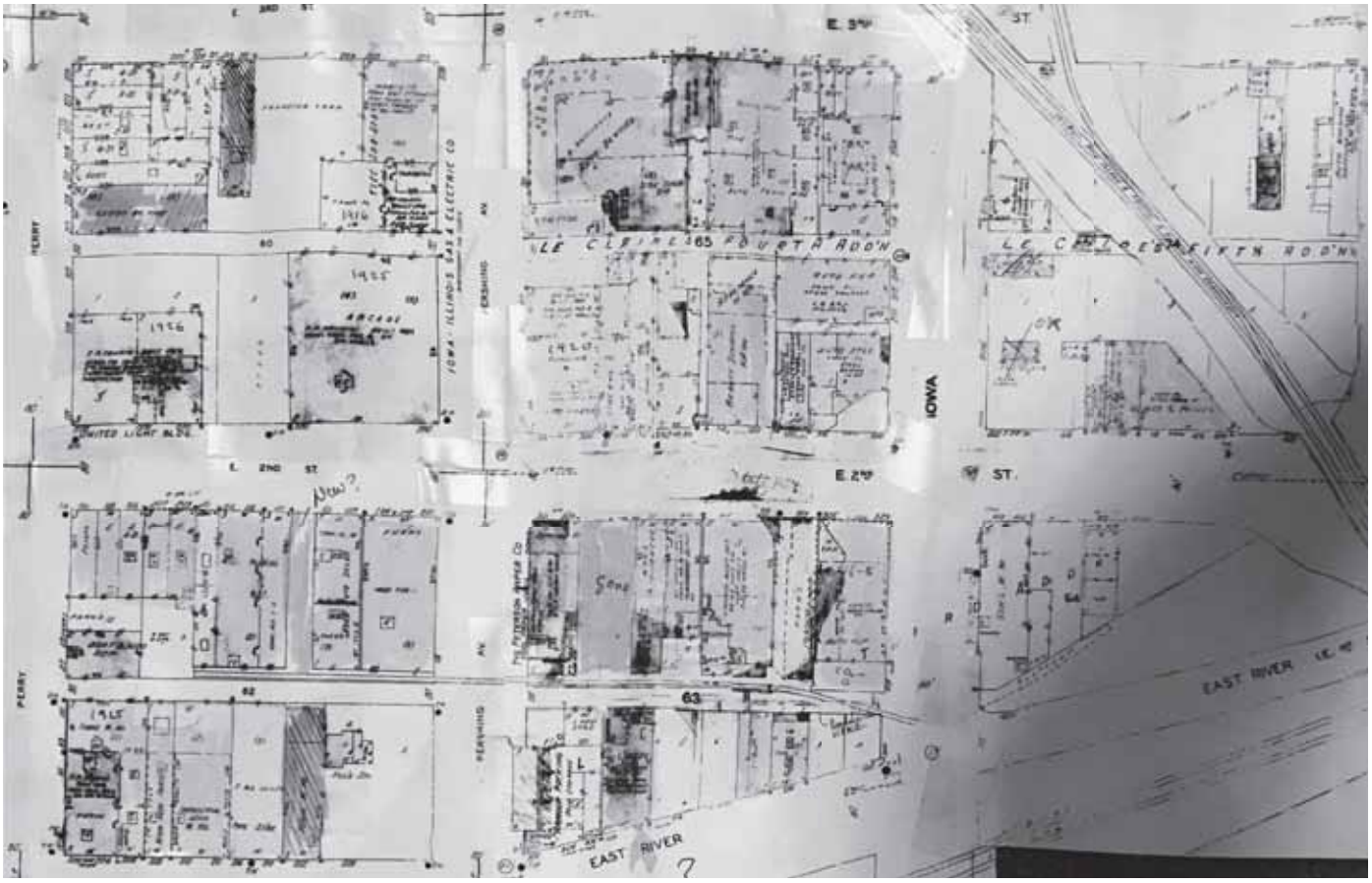
Postscript: From Down and Out to Historic Preservation Renaissance, 1960s–present
With the loss of bridge traffic from the toll bridges, destructive floods in the 1950s and 1960s great floods, 1957 announcement of the Interstate freeway route through Iowa north of the central business district, and interest growing in suburban-style development on the city's northern edge, the East Side lost traction. Aging buildings slid into disrepair and the area again became associated with crime and unsavory activities. Since the 1980s, interest has continued to grow in converting existing buildings within the historic district into creative new uses. (Meginnis)

Archaeological Assessment
The potential for archaeology was not assessed as part of the present National Register nomination. The successive redevelopment, zero-lot line building footprints for most properties, and limited presence of paved parking areas associated with buildings in the historic district increases the likelihood that repeated ground disturbance (resulting from the construction of those elements) has possibly destroyed any localized archaeological resources. However, paving may have been laid over ground previously occupied by pioneer- and Victorian-era residences (as well as resources pre-dating the housing) with a minimum of earth movement. In that case, archaeological resource may merely have been encapsulated. In the future, any

significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade historic or prehistoric resources may remain.



Map: 1886 Sanborn map for the East Side. (Library of Congress)



Map: 1956 Sanborn map for the East Side (assembled by John Zeller, 2018)

9. Major Bibliographical References

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"Reimers & Fernald," December 28, 1888: 4.
"Davenport Bag & Paper Co. Buys Large Property," September 22, 1904: 7.
"Splendid Concrete Building Which Marks a New Era in Davenport's Business Development," October 26, 1907: 11
"Jonathan Brand Emblem of Quality," June 22, 1907: 11
"J.F. Kelly Company Buys a New Site," September 17, 1909: 6
"New Buildings in Davenport, J.F. Kelly Company Warehouse," October 3, 1910: 1.
G.S. Johnson Co. ad, October 28, 1911: 176.
"New Wolfer Cadillac Garage…" September 21, 1916; 9.
"New $85,000 Building to Be Built by Crane Co.," September 30, 1921: 3.
"N.O. Nelson Mfg. Co. Building Is Formally Opened," October 3, 1923: 12.
"Alemite Co. Opens In New Building on East Second," August 5, 1925: 5.

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"Items in Brief," October 7, 1898: 1.
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"Another boost for downtown," December 18, 1984: 3.

"Our Great Superblock," March 29, 1987: 4K.
"Historic group to give honors," October 4, 1987: 1F.
"Davenport fire station acquires a new purpose," August 1, 1988: 17.
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The West Coast Magazine, Hell at Midnight ad, January 1910, Vol VII No. 4: 5.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #
____ recorded by Historic American Engineering Record #
____ recorded by Historic American Landscape Survey #

Primary location of additional data:

x State Historic Preservation Office
____ Other State Agency
____ Federal Agency
____ Local Government
____ University
x Other

Name of repository: Richardson-Sloane Special Collections Center, Davenport Public Library, 321 N. Main Street, Davenport, Iowa

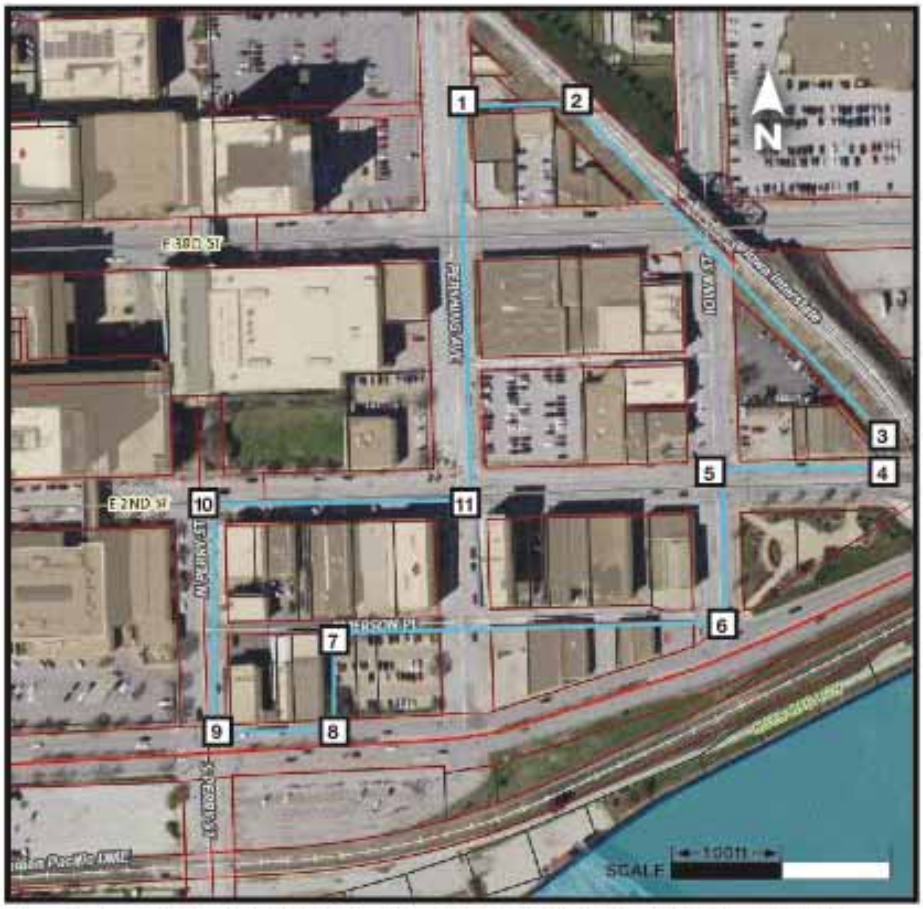
Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property about 10 acres
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	41.522938	-90.571140	3	41.520350	-90.572623
	Latitude	Longitude		Latitude	Longitude
2	41.521379	-90.568699	4	41.521313	-90.572605
	Latitude	Longitude		Latitude	Longitude



Coordinates: 1: *41.522938, -90.571140* **2:** *41.522938, -90.570507* **3:** *41.521460, -90.568693* **4:** *41.521379, -90.568699* **5:** *41.521347, -90.569713* **6:** *41.520760, -90.569718* **7:** *41.520757, -90.571978* **8:** *41.520319, -90.571986* **9:** *41.520350, -90.572623* **10:** *41.521313, -90.572605* **11:** *41.521292, -90.571157*

Latitude–Longitude Map overlaid on Historic District Boundary Map (Google, 2018)

Verbal Boundary Description (Describe the boundaries of the property.)
The Historic District boundaries extend from Perry Street to the west between E. River Drive and E. 2nd Street, jogging east to E. Pershing Avenue to E. 3rd Street east to Iowa Street south to E. 2nd Street terminating at the Government Bridge, south to the 200 block of E. River Drive.

Boundary Justification (Explain why the boundaries were selected.)
These boundaries encompass the heart of the east side nineteenth-century mixed-use neighborhood that was redeveloped into Davenport's light industrial and "Motor Row" in the early twentieth century, with automotive uses predominating through the end of the period of significance.

11. Form Prepared By

name/title Jennifer Irsfeld James, MAHP date August 3, 2018
organization Jennifer James Communications, LC telephone 515/250-7196
street & number 4209 Kingman Blvd. email Jenjames123@gmail.com
city or town Des Moines, IA 50311 state IA zip code 50311

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Map: Showing addresses of properties within the Historic District boundary. (Google base map, 2018)

Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: **Davenport East Side Industrial and Motor Row Historic District**

City or Vicinity: **Davenport**

County: **Scott** **State:** **Iowa**

Photographer: **Jennifer Irsfeld James**

Date Photographed: **May–June 2018**

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of _18_: Photo 1 look NE at warehouses on E River Drive and Perry streets

Photo 2 of _18_: Photo 2 look NE at fire station, 117 Perry St

Photo 3 of _18_: Photo 3 E 2nd Perry streets, factories look SE

Photo 4 of _18_: Photo 4 Knostman furniture factory look S 207-209 E 2nd

Photo 5 of _18_: Photo 5 Crane Building look S 200 block E. 2nd St.

Photo 6 of _18_: Photo 6 look SW at 200 block E. 2nd at Pershing Ave.

Photo 7 of _18_: Photo 7 look N up Pershing Ave at rear rail siding location behind Kelly grocery and Davenport /Peterson Paper warehouses

Photo 8 of _18_: Photo 8 look SE at 300 block E. 2nd St.

Photo 9 of _18_: Photo 9 look SE at warehouses 300 block E. 2nd St.

Photo 10 of _18_: Photo 10 look SW 300 block E. 2nd St.

Photo 11 of _18_: Photo 11 rail siding look W from Pershing Ave.

Photo 12 of _18_: Photo 12 look NW at auto row buildings in 300 block E. 2nd and 200 block Iowa St.

Photo 13 of _18_: Photo 13 look NE at auto row buildings 300 block E. 2nd Iowa St

Photo 14 of _18_: Photo 14 look NE at auto row buildings 400 block of E. 2nd

Photo 15 of _18_: Photo 15 look NW auto row buildings 400 block E. 2nd St.

Photo 16 of _18_: Photo 16 look SW at auto row buildings 300 block E. 3rd St.

Photo 17 of _18_: Photo 17 look SE at auto row buildings 300 block E. 3rd St.

Photo 18 of _18_: Photo 18 look SE at Firestone automotive building, 301 E. 3rd St.

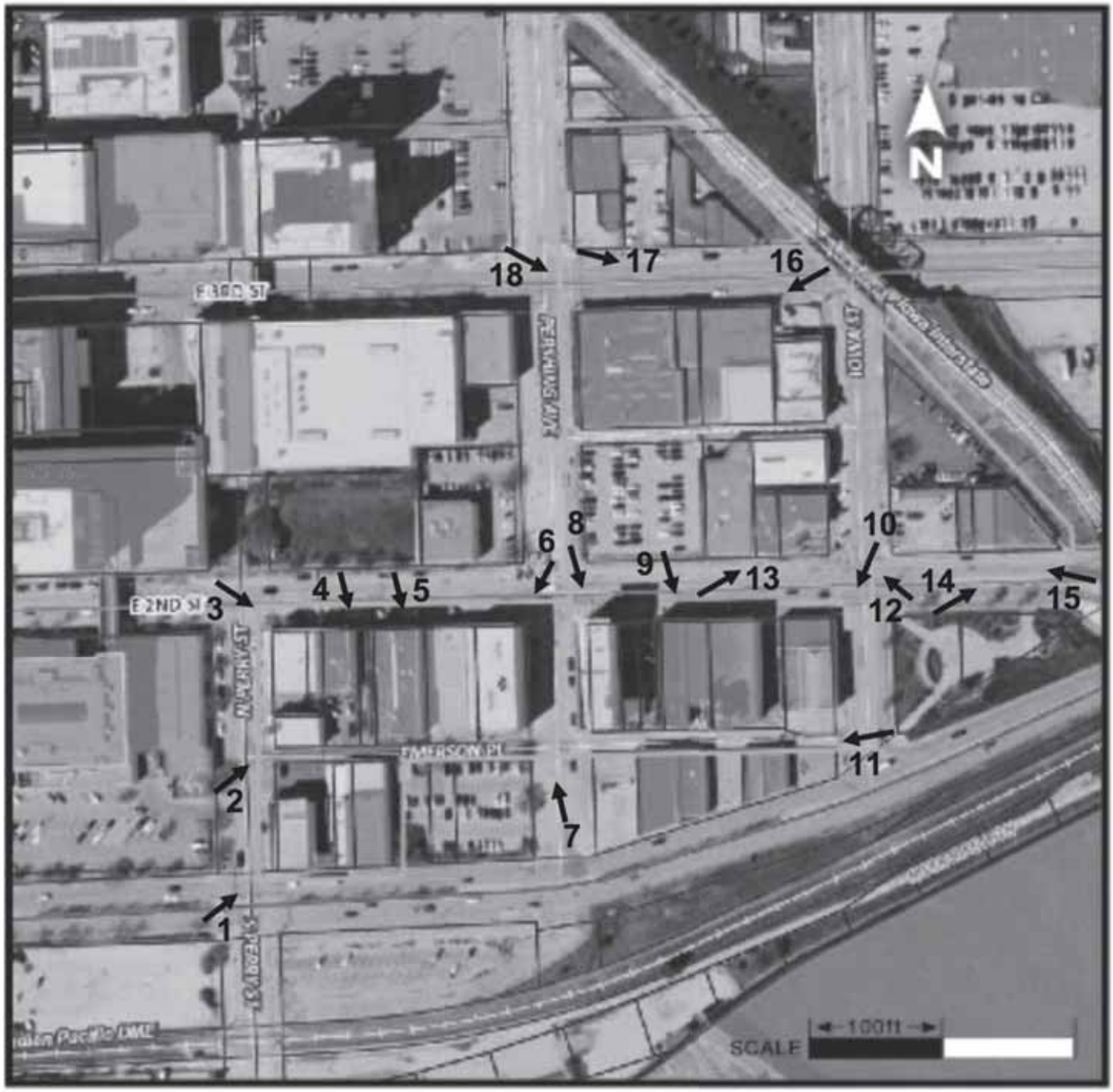


Photo key: Google base map with boundaries added.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

River Drive

PERRY

ART & HOBBY
Perry St

BARREL HOUSE
Lite
Salo Static

CRANE CO.
CRAFTED QUAD CITIES
ART
DESIGN
LOCAL
UNIQUE
FINDS

BUCKTOWN
E 2nd Street
BUCKTOWN CENTER FOR THE ARTS
Pershing Ave

BUCKTOWN
Center for the Arts
PETERSON
PAPER CO.

PETERSON PAPER CO.
PETERSON
PAPER CO.
Pershing Ave

HANDMADE
ACCESSORIES
VINTAGE
CLOTHING

E 2nd Street
CO.

PET

E 2nd Street

11'-0"
NO PARKING
DAM VIEW

DAN VEW

SERGEANT PEPPERS
AUTO SHOP

KLEBERG

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **1/16/2019**
Contact Info: Bruce Berger 563-326-7769
Wards:

Subject:
Resolution to convey a vacant lot at the northwest corner of 5th and Brady Streets to VZ Properties, LLC (Mark VanZuiden, petitioner). [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
This parcel (G0055-16) originally had a building on it which fell into decline and was demolished around 2009. The City acquired the property from the County when the property went through a tax sale in 2012.

In general, the intent was to temporarily prevent it from becoming a nuisance property at the gateway from the Downtown into the Hilltop Campus Village on a primary arterial.

The petitioner recently acquired the adjacent building to the north and is in the process of renovating for upper story residential and leasing the former restaurant space to a new restaurant tenant. The petitioner would like to acquire the vacant lot and improve the space (see attached concept plan) for an outdoor serving area for the new restaurant. The concept design was approved by the Design Review Board in November.

If this action is approved, staff would be authorized to sign all necessary documents related to the transfer of this property to the petitioner per the terms of the purchase agreement.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution
Cover Memo	Design Review Board App & Concept Plan
Cover Memo	Purchase Offer

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	1/9/2019 - 10:20 AM
City Clerk	Admin, Default	Approved	1/9/2019 - 11:53 AM

Resolution No._____

Resolution offered by Alderman Rawson

RESOLUTION to convey a vacant lot at the northwest corner of 5th and Brady Streets to VZ Properties, LLC (Mark Van Zuiden, petitioner). [Ward 3]

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

The south 56½' of Lot 5, Block 48 of LeClaire's 2nd Addition to the City of Davenport, Scott County, Iowa (otherwise known as G0055-16).

WHEREAS, the City of Davenport desires to quit claim deed the property to an adjacent owner who can find a higher and better use of the small but visible property; and

WHEREAS, the petitioner owns and is renovating the adjacent structure and plans to lease the first floor to a restaurant; and

WHEREAS, one or more of the restaurant operators desire use of the subject lot for an outdoor service area; and

WHEREAS, a public hearing on this conveyance was held on January 16, 2019 as required by Iowa law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City Administrator and her designee(s) are authorized to execute all documents necessary to convey the above real estate to the respective petitioner.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Brian Krup, Deputy City Clerk

Certificate of Design Approval Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

Property Address* 508 Brady Street, Davenport, Iowa 52806

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Mark VanZuiden
Company:	VZ Properties LLC
Address:	3717 Kathleen Way
City/State/Zip:	Davenport Iowa 52807
Phone:	563-528-1261
Email:	mark@iowalawnstars.com

Owner (if different from Applicant)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Engineer (if applicable)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	mark@iowalawnstars.com

Architect (if applicable)

Name:	Joseph Gusse
Company	JAG Architectural Group
Address:	4510 42nd Avenue
City/State/Zip:	Rock Island, Illinois 61201
Phone:	309-786-9920
Email:	joseph@jag-architects.com

Attorney (if applicable)

Name:	Bob Gallagher
Company:	Gallagher Millage & Gallagher
Address:	3870 Middle Road
City/State/Zip:	Bettendorf, Iowa 52722
Phone:	563-355-5303
Email:	

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Final Development Plan ☐
- Voluntary Annexation ☐
- Subdivision ☐

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
- Special Use Permit - New Cell Tower ☐
- Home Occupation Permit ☐
- Special Exception ☐
- Special Use Permit ☐
- Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☑
- Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Floodplain Development ☐
- Cell Tower Co-Location ☐
- Identification Signs ☐
- Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Design District:

- [ ] Downtown Design Overlay District
- [x] Hilltop Campus Village Overlay District
- [ ] Historic Shopping District
- [ ] Residential Infill Design Overlay District

Not sure which district you are in? You can click here for a map of the districts or you can contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of design approval required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of design approval?

Downtown Design Overlay District:

- The construction of a building, structure, improvement or sign and which affects the exterior appearance
- Any substantial external appearance charges not requiring a building permit where changes are visible from the public right-of-way.
- Encroachments into and over the public right-of-way.
- The demolition of structures.

Hilltop Campus Village Overlay District

- Alteration or the construction of a new building, structure, parking lot or fence.

Historic Shopping District

- Alteration or the construction of a new building, structure, parking lot or fence.

Residential Infill Design Overlay District

- Any new dwelling or an addition to a dwelling which is visible from a street and exceeds twenty-five percent of the square footage of the original structure and is located within the R-1, R-2, R-3, R-4, R-5, R-5M and R-6M zoning districts (generally south of Duck Creek).

Submittal requirements

- Please contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be sumitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The following items should be submitted to planning@ci.davenport.ia.us for review:
- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Design Review Board consideration of the request:

- Only work described in the application may be approved by the Board.
- The Board may continue the Certificate of Design approval until its next meeting, if it determines there is insufficient information to make a proper judgment on the proposed activity. The Board shall not continue any reqest more than three regularly scheduled consecutive meetings unless the applicant requests additional continuances. If the continuances are based on the applicant's failure to provide required information, the board may make a decision on the information available, or it may return the application to the party submitting it for future resubmission. Notwithstanding the provisions described above and provided the application submitted is complete, the request shall be considered approved if the board should fail to take action within sixty days of the complete application having been submitted.
- The owner(s) of record may appeal the board's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

I recently purchased the property at 508 - 512 Brady Street. I also own the property at 514 Brady Street. These buildings all share common walls. My plan for the 508 - 512 building is to completely remodel all 3 floors. The first floor will house a restaurant and the second and third floors will contain eight - one bedroom apartments. I am currently in discussions with The City of Davenport to acquire a small vacant lot that buts up to 508 Brady. If I am successful in obtaining the property my plan is to add a large outdoor space that would be accessible from the interior of the restaurant through the south side of the building. I have been told that before I present my offer to the city council that I should have my proposed project approved by The Design Review Committee. That is the reason for my application.

I plan on presenting my plan at your November meeting. Please review my plan and contact me with any questions. Thank you for your consideration

Work Plan:

I plan on attaching a 1,512 square foot elevated patio that is attached to the South side of the building. The patio measures 42 feet wide and 36 feet long. The area will be accessible through the restaurant via two large doors that will be added to the South side of 508 Brady. The frame of the patio will be built out of pressure treated lumber with the floor and sides being covered with composite decking. The pressure treated frame will not visible when viewed. The rails will consist of glass panels to allow a complete viewing area. The entire property will be enclosed by a 5 foot decorative black metal fence. The property that is not covered by the patio will be completely landscaped with zero maintenance materials so it always has a neat and clean appearance.

I have attached an artists rendering of the proposed project. I look forward to presenting this material to you at your next meeting.

Applicant: Mark VanZuiden Date: 11/05/2018

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Ryan Rusnak Date: 11/5/2018

Planning staff

Date of the Public Meeting: 11/26/2018

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

OFFER TO PURCHASE REAL ESTATE

THIS IS A LEGALLY BINDING CONTRACT

Date 12/6/2018

To City of Davenport, (Seller):

The undersigned VZ Properties LLC, (Purchaser), hereby offers to purchase for the total sum of $400.00, or other valuable consideration a portion of the real estate located at the northwest corner of Brady and East 5th Street, more particularly described as

The south 56½' of Lot 5, Block 48, of LeClaire's 2nd Addition to the City of Davenport, County of Scott. Otherwise known as Parcel G0055-16,

upon the following terms and conditions:

1.Seller shall furnish to Purchaser a Quit Claim Deed in conformity with this agreement, land title law of the State of Iowa, and in accord with the title standards of the Iowa and Scott County Bar Associations; Seller makes no representation/certification regarding condition, quality of land.

2. All real estate taxes shall be paid or prorated between Purchaser and Seller to the date of closing in accordance with standards adopted by the Scott County Bar Association.

3. The Purchaser or his/her authorized agent shall be permitted to make an inspection of the property prior to closing.

4. Approval of this agreement is contingent upon passage by the City Council. A public hearing is also required by Iowa Code. It is understood that the soonest these actions can be completed is by late January. As such, upon acceptance by City Council, transfer (closing) is requested to occur no later than Feb. 28.

5. If Seller herein fails to fulfill this proposal after the same has been accepted by Seller, Seller shall pay Purchaser any expenses incurred by Purchaser because of Seller's failure to perform.

6. Similarly, if Purchaser herein fails to fulfill this proposal after the same has been accepted by Seller, Purchaser shall pay Seller any expenses incurred by Seller because of Purchaser's failure to perform.

PURCHASER: VZ Properties L.L.C. Soc. Sec. # or Tax ID # 42-1471739

Signature: Mark VanZuiden

Printed name: Mark VanZuiden member VZ Properties L.L.C.

Phone number: 563-528-1261

Mailing address: P.O. Box 2151

Davenport, Iowa 52809

Email address: mark@iowalawnstars.com

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz (563) 326-7754
Wards:

Action / Date
1/16/2019

Subject:
First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled “Speed Limits” by adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street. [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:
Traffic engineering recommends adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a a 35 mph street.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_Jason Way speed limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
Public Works Committee	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 5:30 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING JASON WAY FROM VETERANS MEMORIAL PARKWAY TO THE END OF JASON WAY COURT AS A 35 MPH STREET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz (563) 326-7754
Wards:

Action / Date
1/16/2019

Subject:
First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled “Speed Limits” by adding 76th Street from Northwest Boulevard to Division Street as a 40 mph street. [Ward 8]

Recommendation:
Approve the Ordinance.

Background:
Traffic Engineering recommends adding West 76th St from Northwest Blvd to Division St as a 40 mph street.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_W 76th St speed limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
Public Works Committee	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 5:50 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING 76TH STREET FROM NORTHWEST BOULEVARD TO DIVISION STREET AS A 40 MPH STREET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

76th Street from Northwest Boulevard to Division Street as a 40 mph street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety **1/16/2019**
Contact Info: Sherry Eastman 326-7795
Wards:

Subject:
Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 1

Kwik Shop #579 (Kwik Shop, Inc.) - 2805 Telegraph Rd. - Ownership Update - License Type: E Liquor

Kwik Shop #583 (Kwik Shop, Inc.) - 3129 Rockingham Rd. - Ownership Update - License Type: C Beer

Kwik Shop #584 (Kwik Shop, Inc.) - 3624 W Locust St. - Ownership Update - License Type: C Beer

Ward 2

Pilot Travel Center #636 (Pilot Travel Centers LLC) - 8200 Northwest Blvd. - Ownership Update - License Type: C Beer

Ward 3

Antonella II (Antonia Sgro) - 421 W River Dr., Ste. 5 -Outdoor Area - License Type: Beer / Wine

Ward 4

Kwik Shop #577 (Kwik Shop, Inc.) - 1732 Marquette St. - Ownership Update - License Type: C Beer

Kwik Shop #593 (Kwik Shop, Inc.) - 303 W Locust St. - Ownership Update - License Type: C Beer

Ward 5

Kwik Shop #578 (Kwik Shop, Inc.) - 2242 E 12th St. - Ownership Update - License Type: C Beer

Kwik Shop #588 (Kwik Shop, Inc.) - 1136 E Locust St. - Ownership Update - License Type: E Liquor
Ward 6

The Ridge (JAR Hospitality LLC) - 4750 Utica Ridge Rd., Ste. 5 - Outdoor Area - License Type: C Liquor

Ward 7

Kwik Shop #586 (Kwik Shop, Inc.) - 201 W 53rd St. - Ownership Update - License Type: C Beer

Kwik Shop #587 (Kwik Shop, Inc.) - 1670 W Kimberly Rd. - Ownership Update - License Type: C Beer

B. Request for waiver of 600 foot separation from child care providers rule:

Ward 6

The Ridge (JAR Hospitality LLC) - 4750 Utica Ridge Rd., Ste. 5 - Outdoor Area - License Type: C Liquor

C. Annual license renewal (with outdoor area renewals as noted):

Ward 1

Kwik Shop #579 (Kwik Shop, Inc.) - 2805 Telegraph Rd. - License Type: E Liquor

Ward 3

K C Brothers (KC 2 Brothers Inc.) - 214 Myrtel St. - License Type: E Liquor

New Opendore Tap (New Opendore Ltd.) - 2148 W 3rd St. - Outdoor Area - License Type: C Liquor

Ward 4

SC Mini Mart (SC Minimart LLC) - 1511 W Locust St. - License Type: C Beer

Ward 5

EZ Stop (Shivco Inc.) - 2923 Brady St. - License Type: E Liquor

Kwik Shop #588 (Kwik Shop, Inc.) - 1136 E Locust St. - License Type: E Liquor

Ward 6

Mart Stop No. 1 (Mart Stop No. 1) - 3527 Spring St. - License Type: E Liquor

Recommendation:
Pass the Motion.

Background:
The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date

Finance	Admin, Default	Approved	1/10/2019 - 3:55 PM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-326-7734
Wards:

Action / Date
1/16/2019

Subject:
First Consideration: Ordinance amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
There were redundancies between this section of code and the licensing code that prompted a complete chapter review. Other language clean-up was done as a result of our current operations structure.

ATTACHMENTS:

Type	Description
Ordinance	Ord pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
City Clerk	Admin, Default	Approved	1/10/2019 - 1:49 PM

ORDINANCE NO. _____

Ordinance amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process.

Section 1. That Division III entitled “License” is hereby deleted and labeled Reserved. III.

Section 2. That Division IV is hereby amended to read as follows:

IV. TREE ORDINANCE

8.14.190 Short title.

This article shall be known and may be cited as the "Tree Ordinance of the City of Davenport, Iowa." (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 1: prior code § 39-32).

8.14.200 Definitions.

For the purpose of this article the following terms, phrases, words and their derivations shall have the meaning given in this section. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular and words in the singular number include the plural number. The word "shall" is mandatory and not merely directory.

A. "City" means the City of Davenport, Iowa.
B. "City arborist" means the city arborist or designee of the city.
C. "Person" means any person, firm, partnership, association, corporation, company or organization of any kind.

D. "Property owner" means the contract purchaser if there is one of record; otherwise the record holder of legal title.
E. "Street" or "highway" means the entire width between property lines of every way or place of whatever nature, when any part thereof is open to the use of the public as a matter of right for purposes of vehicular traffic, within the city limits, including alleys.
F. "Trees" shall include that woody vegetation, usually growing with a single stem and a height over ten feet.
G. "Shrubs" shall include that woody vegetation, usually growing with multiple stems and a height under ten feet.
H. "Right-of-way" is as defined in Chapter 12.20.
I. "Permanent fence" shall include such structures that enclose an area. This includes shrubbery and fences made from such materials as wood, stone, iron or steel.
J. "Park" shall include all public parks having individual names and maintained by the city of Davenport.
K. "Removal" is the actual removal or causing the effective removal through damaging, poisoning or other direct or indirect actions resulting in the death of a tree. (Ord. 2002-31 § 3 (part): New: Ord. 76-442 § 1 (part): Ord. 74-117 § 2: prior code § 39-33).

8.14.210 City arborist—Office created—Enforcement duty.

A. There is created the office of city arborist. The city arborist shall be under the direction and control of the public works director.

B. The city arborist shall have charge of the enforcement of the provisions of this article. (Ord. 2002-31 § 3 (part): New: Ord. 76-442 § (part): Ord. 74-117 § 3 (1a): prior code § 39-34 (part)).

8.14.220 Reserved.

Editor's Note: Section 8.14.220, formerly codified as Section 12.52.220, previously contained herein, has been deleted in its entirety by the recodification of the 1990 Code.

8.14.230 City arborist—Authority specified.

A. Generally. The city arborist shall have the authority and jurisdiction to superintend and regulate the spraying, treating, planting, maintenance, pruning and removal of trees and shrubs on city property or in the city right-of-way, and where indicated on private property, to ensure health or safety or to preserve the symmetry of public places. It shall be the arborist's duty to encourage the planting, culture and preservation of trees in the city.
B. Care of Trees and Shrubs on Streets. The city arborist shall direct the necessary removal, cutting and pruning of trees and shrubs located on city property or in the city right-of-way.
C. Master Street Tree Plan. The city arborist shall have the authority to formulate a master street tree plan. The master street tree plan shall specify the species of tree or shrub to be planted in the city right-of-way.

D. Arboricultural Specifications and Standards of Practice. The city arborist shall have the authority to promulgate arboricultural specifications and standards of practice governing the planting, preservation, pruning, removal, fertilization and insecticidal treatment of trees and shrubs on city property or in the public right-of-way. Practices shall be consistent with best management practices established by the International Society of Arboriculture.

8.14.240 License Required - nontransferable.

No person, firm or corporation shall carry on or engage in, as its principal business activity, the business of cutting and trimming of trees without first having procured a license therefor and complied with the other requirements of this chapter. No such license may be loaned, rented, assigned or transferred by the licensee. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-21 and 23).

8.14.250 Fee.

The fee for the license shall be fifty dollars per year. (Ord. 2002-31 § 3 (part): Ord. 82-158 § 49: Ord. 79-1168 § 3 (part): prior code § 39-22).

8.14.260 License Requirements

A. Bond required. Any license applicant shall deposit with the clerk a good and sufficient bond in the sum of ten thousand dollars conditioned that such applicant shall faithfully comply with the provisions of this chapter, and further conditioned to indemnify, save and keep harmless the city and its officers from any and all claims, damages, losses and actions, by reason of any acts or things done under or by authority or permission granted in this chapter. Nothing in this Division IV shall not be construed as a waiver of any immunity the city or its officers may have. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-24).
B. Liability insurance required. Any license applicant shall deposit with the clerk a policy of public liability insurance in the amounts of not less than fifty thousand dollars for damage to any one person, one hundred thousand dollars on account of one accident or event, and property damage coverage of not less than twenty-five thousand dollars which covers the licensing period. The policy shall provide that it cannot be terminated for any cause without fifteen days advance notice to the city. Upon cancellation of insurance the city license shall be null and void. (Ord. 2002-31 § 3 (part): New: Ord. 79-1168 § 3 (part): prior code § 39-25).
C. Any license applicant shall deposit with the clerk satisfactory evidence of compliance with the requirements of the Iowa Workmen's Compensation Laws. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-26).
D. Approval of insurance policy required.

E. Any insurance policy tendered by a licensed applicant shall be approved by the city's risk management division. (Ord. 2015-117 § 10: Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-27).

8.14.270 Removing, cutting or trimming

A. Licensee shall not remove, cut or trim trees located on city property or in the city right-of-way without prior authorization of the city arborist. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-28).
B. Removing, cutting or trimming without a License
C. Whenever it appears to the city arborist that any licensee has done business without proper license, the city arborist shall consult law enforcement to stop work. A municipal infraction will be issued in accordance with 8.14.360. A violation may also be charged and adjudicated as a simple misdemeanor including the arrest of the offending party.(Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-29).
D. Cleanup required. Each licensee shall promptly clean up and legally dispose of all tree trunks, limbs, branches, twigs or brush debris generated as a result of tree trimming, pruning and removal activities. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-31).
E. The city may refuse to issue, suspend or revoke any license for violations of this Division IV. Any appeal of a refusal, suspension or revocation will be pursuant to the process set forth in Chapter 2.86.

8.14.280 Duty of Property Owner to Prune and Remove Trees – Obstructions, Hazardous and Nuisance Trees

A. It shall be the responsibility of property owners to maintain private trees and shrubs in a manner that:
    1. Will not obstruct the passage of pedestrians or vehicles on public sidewalks for streets, or otherwise obstruct the sight of traffic control devices, or obstruct the view of any street intersection or create other hazardous conditions.
    2. Branches do not hang over a sidewalk at a height of less than 8ft above the sidewalk, or hang over a highway, street or alley at height of less than 14ft above the highway, street or alley.
    3. Does not pose hazardous conditions due to the threat caused by death or disease from falling branches, limbs or the vegetation itself onto adjacent sidewalks, streets, highways or alleys, or private property.

B. It shall be the responsibility of abutting property owners to maintain public trees in the city right-of-way in a manner that:

1. Will not obstruct the passage of pedestrians or vehicles on public sidewalks for streets, or otherwise obstruct the sight of traffic control devices, or obstruct the view of any street intersection or create other hazardous conditions.
2. Branches do not hang over a sidewalk at a height of less than 8ft above the sidewalk, or hang over a highway, street or alley at height of less than 14ft above the highway, street or alley.

C. Public trees grown within a permanent fence enclosure shall be the responsibility of the abutting property owner.

D. Abutting property owners must not remove public trees growing in the city right-of-way without prior authorization of the City Arborist.

E. Nothing in this article shall prohibit the city arborist from maintaining public trees in the city right-of-way.

8.14.290 Obstructions, Hazardous and Nuisance Trees – Notice to Abate

A. Should any person or persons owning real property bordering on any street fail to prune or remove trees or shrubs as provided in Section 8.14.280, the city arborist shall order such person or persons, by written notice in accordance with the procedures as specified in Section 8.14.350, to prune or remove such tree or shrubs.

B. The notice and order required in subsection A of this section shall be served by sending the order and notice to the property owner as listed in Scott County Parcel Query.

C. If the property owner fails to maintain the property as required under this chapter and after notice is given as provided in this chapter, the arborist shall order the work to be done. The total cost and expense of the work to be done, including any administrative fees, shall be paid by the property owner. Failure to pay shall result in the cost being assessed against the property as provided by law. (Ord. 2002-31 § 3 (part): New: Ord. 76-442 § 1 (part): Ord. 74-117 § 5 (1, 2, 3): prior code § 39-36 (part)).

8.14.300 Abuse or mutilation of public trees.

A. Unless specifically authorized by the city arborist, no person shall damage, cut, carve, transplant or remove any tree or shrub; attach any rope, wire, nails, or other contrivance to any tree or shrub; expose public trees or shrubs to any gaseous, liquid or solid substance which is harmful to such trees or shrubs or vegetation, or to impede the free entrance of water or air to the roots; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any tree or shrub on city property or in city right-of-way.

B. No spurs or climbers which injure the bark of a tree on city property or in the city right-of-way shall be used as an aid to climbing such tree except when such tree is to be removed as authorized by the city arborist. (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 6: prior code § 39-37).

8.14.310 Reserved.

Editor's Note: Section 8.14.310, formerly codified as Section 12.52.310, previously contained herein, has been deleted by the recodification of the 1990 Code.

8.14.320 Interference with city arborist.

No person shall hinder, prevent, delay or interfere with the city arborist or assigned staff while engaged in carrying out the execution or enforcement of this article; provided however, that nothing in this article shall be construed as an attempt to prohibit the pursuit of any remedy legal or equitable in any court of competent jurisdiction for the protection of property rights by the owner of any property within the city. (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 8: prior code § 39-39).

8.14.330 Protection and replacement of trees, shrubs and vegetation— Infrastructure Maintenance and Construction

A. Protection.
    1. All trees or shrubs and their root systems on city property or in the city right-of-way shall be protected from damages or disturbances by infrastructure maintenance and construction activities The city arborist shall determine any physical protection or precautions required during construction, boring or excavation adjacent to trees or shrubs on city property or in the right-of-way.
B. Replacement. Any person injuring, damaging or destroying vegetation in violation of this article shall in addition to any other penalty imposed by this article be required to repair or replace the vegetation damaged as and to the extent deemed necessary by the city arborist.
C. All changes or improvements to land use shall meet tree requirements established pursuant to the City zoning and subdivision regulations .

8.14.340 Placing materials on public property.

A. No person shall deposit, place, store, or maintain any stone, brick, sand, concrete or other materials on city property or in the city right-of-way which may impede the free passage of water, air and fertilizer to the roots of any tree or shrub growing therein, except by written authorization of the city arborist. (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 10: prior code § 39-41).

8.14.350 – Reserved.

8.14.360 Violation—Penalty.

Anyone who violates the provisions of this article is guilty of a municipal infraction and upon conviction shall be fined as follows:

1. First Offense $100
2. Second Offense $200
3. Subsequent Offenses $500

In addition to the civil fine, the city may seek equitable relief or take other abatement actions. Each day a violation exists shall constitute a separate offense.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____

Frank Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group: **Action / Date**
Department: Public Works - Admin **1/16/2019**
Contact Info: Rich Oswald
Wards:

Subject:
First Consideration: Ordinance amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
Updates to section 10.24 will allow the use of a 'Denver Boot' immobilization device as well as set fine schedules as follows:

- All handicapped parking violations (ramp or street) – per State of Iowa code (no change)
- All other parking violations on street and in city owned parking ramps: $25 (reduce ramp by $5, increase on street by $5 in most cases)
- All parking violations will be subject to an administrative fee of $30 once the violation is outstanding for 30 days to cover costs of gathering owner information and facilitate the collections process.

ATTACHMENTS:

Type	Description
Cover Memo	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
City Clerk	Admin, Default	Approved	1/10/2019 - 1:52 PM

ORDINANCE NO. _____

Ordinance amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules.

Chapter 10.24 PARKING VIOLATIONS - ENFORCEMENT

Sections:

10.24.010 Ticketing for parking violation.
10.24.020 Admitted violations.
10.24.030 Fine - Collection.
10.24.040 Prosecution.

10.24.10 Ticketing for parking violation.

In the event of a parking violation of the provisions of this ordinance regulating the stopping, standing or parking of vehicles, it shall be the duty of the police officers, parking ambassadors, code enforcement officers, and other authorized employees of this City to issue a notice of a fine and attach it to the vehicle. The notice shall state:

A. The violation involved.
B. The state and license number of the vehicle.
C. The time the ticket was issued.
D. The location (may be described in terms of hundred block if applicable).

(Ord. 2011-399 § 4: Ord. 84-247 § 8.1).

10.24.20 Admitted violations.

A. In all cases of violations of the provisions of this ordinance regulating the stopping, standing or parking of vehicles, such violations which are admitted may be charged and collected upon a simple notice of a fine, as set forth in this ordinance.

B. Violations which are not paid as provided in this ordinance within thirty days after the date of the violation shall be deemed admitted and the corresponding fine imposed.

C. The date on the notice of a fine issued for the alleged violation shall be presumptive evidence of the date of the violation.

D. In any prosecution charging a violation of any law or regulation governing the stopping, standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation, together with proof that the defendant named in the complaint was at the time of such parking the registered owner of such vehicle, shall be sufficient for conviction. (Ord. 2007-80 § 1: Ord. 84-247 § 8.2).

10.24.30 Fine - Collection.

1. The owner or operator of any vehicle who receives a simple notice of a fine, either personally or by the placing of such notice on the vehicle, that the vehicle is in violation of the ordinances of the City shall pay to the City a fine for such violation as follows:

A. For all violations of designated handicapped parking spaces the sum as set by state law.
B. For all other violations the fine is set in the amount of twenty-five dollars.
C. After thirty days a thirty dollar administration fee will be charged for collection efforts.

2. Any vehicle parked in violation of the City code and whose registered owner has five unpaid parking tickets is hereby declared a nuisance and subject to immediate towing and impoundment; in lieu of towing and/or impounding any police officer, parking ambassador, and code enforcement officer may attach an immobilization device commonly known as the "Denver boot" to immobilize the vehicle. Any

vehicle immobilized by the City through the use of such immobilization device shall be released to the person entitled to possession thereof when both of the following conditions have been met:

A. After payment of all the registered owners' outstanding fines
B. After payment of an immobilization removal fee of Eighty Dollars ($80).

3. After 48 hours without payment, the booted vehicle may be towed. This subsection shall not be construed in any way to limit the towing of the vehicle under Chapter 10.76 or as evidence in a criminal matter.

(Ord. 2011-399 § 5: Ord. 2003-460 § 1: Ord. 96-486 § 1: Ord. 93-248 § 1: Ord. 92-637 § 1: Ord. 90-549 § 1: Ord. 88-419 § 1: Ord. 87-377 § 2: Ord. 84-247 § 8.3).

10.24.040 Prosecution.
Notwithstanding any other provision of this chapter, violations may be prosecuted the same as any other violation of this code. (Ord. 84-247 § 8.4).

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the City Council.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved_____ Attest:

_____ _____

Frank Klipsch Brian Krup
Mayor Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nichole Kriz 563-326-7784
Wards:

Action / Date
1/23/2019

Subject:
Resolution approving the plans, specifications, form of contract and estimated cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included in the Alley Resurfacing Program CIP #35038. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
This project will resurface the alley between LeClaire St and Farnam St from Garfield St to Columbia Ave. A portion of the cost will be assessed to the abutting property owners as previously established by Council in conjunction with the FY 2017 Alley Resurfacing Program Part 2.

Construction is expected to begin this year. Depending upon weather, the final surface may completed in the spring of 2019. Funding is available through CIP #35038. The estimated project cost is $30,000.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution pg 2
Exhibit	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	1/9/2019 - 12:03 PM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 9:31 AM
City Clerk	Admin, Default	Approved	1/10/2019 - 10:25 AM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans, specifications, form of contract and estimated cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included the Alley Resurfacing Program CIP #35038.

WHEREAS, plans, specifications, form of contract and an estimate of cost have been filed with the City Clerk of Davenport, Iowa, for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included the FY 2017 Alley Resurfacing Program Part 2, CIP #35038.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included the FY 2017 Alley Resurfacing Program Part 2, CIP #35038.

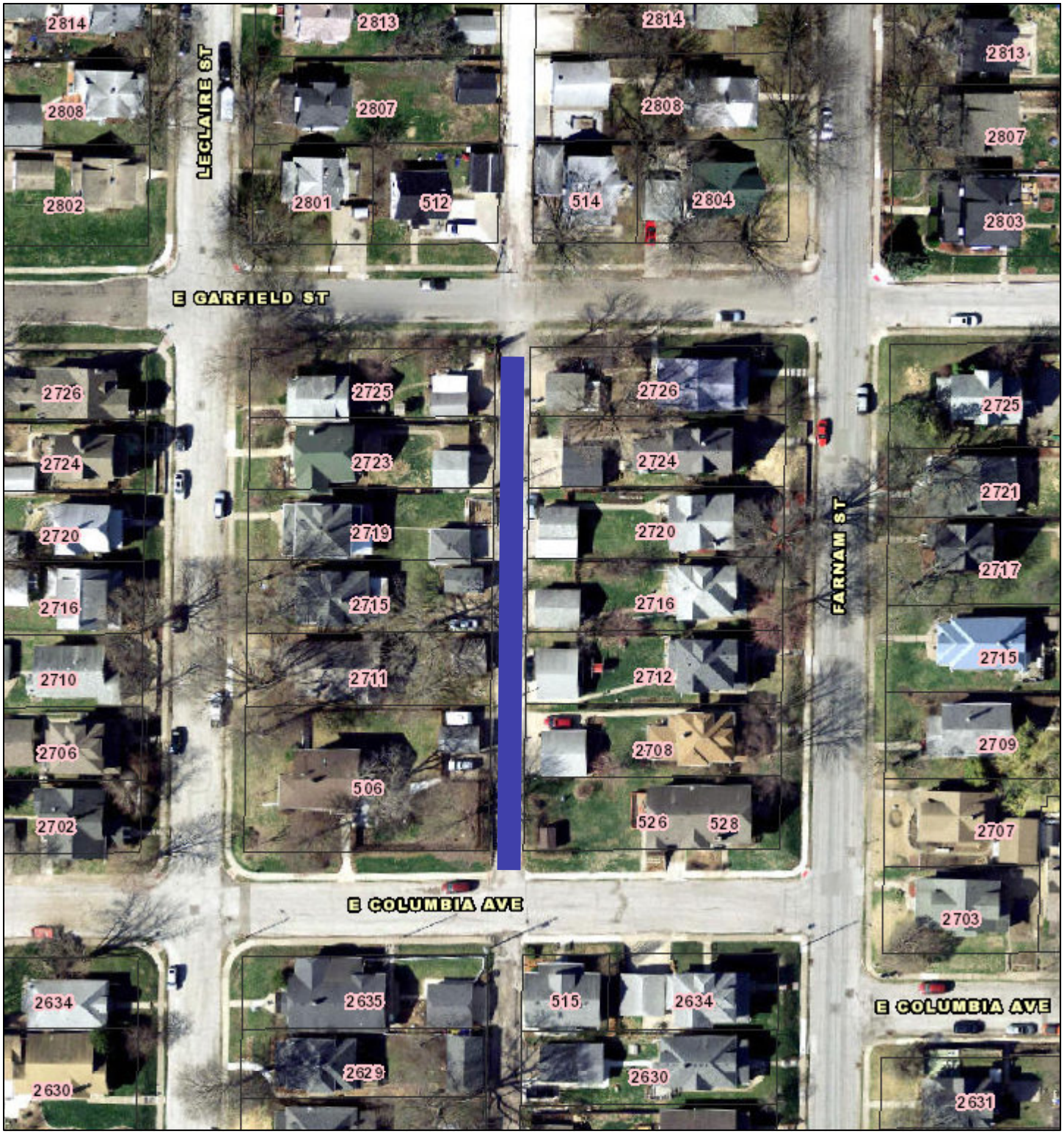
Passed and approved this 23rd day of January, 2019.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Brian Krup, City Clerk

Farnam Alley



June 30, 2017

1:1,304

0 0.01 0.02 0.04 mi

0 0.0125 0.025 0.05 km

Address Points

City Limit

Creeks

Named Creeks

Unnamed Tributaries

Piped Creeks

Street Centerline (Labels only)

Parcels

Parks

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City of Davenport

Agenda Group: **Action / Date**
Department: Public Works - Admin **1/16/2019**
Contact Info: Sandy Doran 563-326-7756
Wards:

Subject:
Resolution of acceptance for the FY18/FY19 Sanitary Sewer Manhole Rehabilitation and Replacement Program (Bid 18-16), completed by KIM Construction with a final cost of $1,127,149.30 budgeted in CIP #30034. [All Wards]

Recommendation:
Approve the Resolution.

Background:
A number of manholes of the sanitary collection system were identified as structurally deficient which allows for inflow and infiltration. Rehabilitation is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. The manhole rehabilitation areas were based on inflow & infiltration studies and manhole inspections.

Work has been satisfactorily completed by KIM Construction Company, Inc., Steger, IL. The final cost for the project was $1,127,149.30.

ATTACHMENTS:

Type	Description
Resolution Letter	RESOLUTION LETTER

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/9/2019 - 5:30 PM
Public Works Committee	Lechvar, Gina	Approved	1/9/2019 - 5:30 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 5:52 PM

Resolution No._____

RESOLUTION offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY18/FY19 Sanitary Sewer Manhole Rehabilitation and Replacement Program CIP Project #30034.

WHEREAS, the City of Davenport entered into a contract with KIM Construction Company, Inc., Steger, IL; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the FY18/FY19 Sanitary Sewer Manhole Rehabilitation and Replacement Program is hereby accepted.

Passed and approved this 23rd day of January, 2019.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group: **Action / Date**
Department: Public Works - Admin **1/16/2019**
Contact Info: Chad Dyson 563-326-7711
Wards:

Subject:
Motion authorizing City staff to approve the design, construction, and ongoing maintenance of the North Marquette Off Road Bicycle Trail in the form of an agreement extension with the Friends of Off Road Cycling. [Ward 7]

Recommendation:
Pass the Motion.

Background:
The Friends of Off Road Cycling (FORC) developed and currently maintain the off road paths at Sunderbruch Park in Davenport and various other parks around the Quad Cities. The group has requested to be allowed to design and construct off road bicycle trails on the City-owned land south of 46th Street along Marquette Street. This is a highly wooded area that is adjacent to the North Marquette Dog Off Leash Area. A public meeting was held on October 4th with approximately 70 neighbors present, along with Aldermen Matson and Gripp and City staff. Overall, the proposed trail development was met with favorable responses. Since the public meeting, a FORC representative met with City staff to ensure the placement of the trail did not interfere with the flow of Robin Creek. FORC also presented a signed architectural drawing of their proposed bridge structure. The location of the bridge was looked at on site and approved by the Natural Resources Manager and City Engineer. The Letter of Agreement is a no cost agreement between the City and FORC.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 9:42 AM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 9:42 AM
City Clerk	Admin, Default	Approved	1/10/2019 - 10:24 AM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason
Wards:

Action / Date
1/16/2019

Subject:
Motion allowing the Public Works Director to enter into license agreements with a duration of one year or less for the use of solid waste and/or CitiBus assets as a means of advertising. [All Wards]

Recommendation:
Pass the Motion.

Background:
The new CitiBus shelters have advertising panels and there have also been requests to advertise on garbage carts. This motion will allow the Public Works Director to set reasonable fees and enter into agreements to facilitate these advertising activities.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/10/2019 - 9:32 AM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 9:33 AM
City Clerk	Admin, Default	Approved	1/10/2019 - 10:09 AM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 327-5150
Wards:

Action / Date
1/16/2019

Subject:
Motion awarding a two-year contract with a possible one-year extension for low voltage repair services to Tri-City Electric of Davenport, IA. [All Wards]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on December 5, 2018 and was sent to 266 contractors. On December 21, 2018, the Purchasing Division received and opened one responsive and responsible bid. See attached Bid Tab.

The Water Pollution Control Plant requires a variety of electrical repairs of under 600 volts at the plant. This contract includes the necessary labor and equipment rates to secure the contractor when the need arises. In addition, this contract is extended City-wide for additional departments to use.

Funding for this services comes from multiple departmental operational accounts.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/9/2019 - 5:29 PM
Public Works Committee	Lechvar, Gina	Approved	1/9/2019 - 5:29 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 5:54 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: LOW VOLTAGE ELECTRICAL SERVICES CONTRACT

BID NUMBER: 19-46

OPENING DATE: DECEMBER 21, 2018

GL ACCOUNT NUMBER: FROM VARIOUS DEPARTMENTS

RECOMMENDATION: AWARD THE CONTRACT TO TRI-CITY ELECTRIC CO. OF DAVENPORT, IA

VENDOR NAME	**Bid Amount**
Tri-City Electric Co. of Davenport IA	**contract**

Approved By _____
Purchasing

Approved By _____
Director

Approved By _____
Budget/CIP

Approved By _____
Finance Director

City of Davenport

Agenda Group: **Action / Date**
Department: Finance **1/16/2019**
Contact Info: Chief Paul Sikorski
Wards:

Subject:
Resolution approving the purchase of the National Integrated Ballistic Information Network (NIBIN) system from Forensic Technology Inc. of Largo, FL, in the amount of $308,520. [All Wards]

Recommendation:
Approve the Resolution.

Background:
This is a sole source purchase. No other producer or supplier provide these products/services. This system is compatible with the Federal Alcohol Tobacco and Firearms (ATF)'s NIBIN system and network.

This purchase includes the hardware and software that is necessary to run this program. The system will allow the Police Department to collect images of cartridge case evidence and analyze the results. The captured images will be stored on a remote NIBIN-IBIS Data Concentrator and Server, for a national integrated ballistic information network.

Funding for this purchase is from Acct 50102510 530303.

ATTACHMENTS:

Type	Description
Cover Memo	FC_RES_NIBIN System

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	1/10/2019 - 3:55 PM

Resolution No._____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract and purchase for the National Integrated Ballistic Information Network (NIBIN) from Forensic Technology Inc. of Largo FL, in the amount of $308,520, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the Police Department would like to install this national ballistic comparison system; and

WHEREAS, Forensic Technology Inc is a sole source provider for this equipment and service;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the purchase and installation of NIBIN from Forensic Technology Inc; and

2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:	Approved:
_____	_____
Brian Krup	Frank Klipsch
Deputy City Clerk	Mayor

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Cory Smith 888-2162
Wards:

Action / Date
1/16/2019

Subject:
Resolution approving the use of an Iowa State University bid contract for cell phone service to U.S. Cellular. An RFP was issued for these services and was to include any government entity in the State of Iowa. This is contract #63554. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An RFP was issued for these services and was to include any government entity in the State of Iowa. This is contract #63554.

It is anticipated that the City of Davenport will experience a significant savings by using this contract. During fiscal year FY18, the City spent $136,809.

The account used for this payment is 50100530-560606. Departments are charged back for their cell phone use.

ATTACHMENTS:

Type	Description
Cover Memo	FC_RES_Cell Phone Service for City Departments

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/9/2019 - 1:57 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/9/2019 - 1:58 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 2:04 PM

Resolution No._____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Iowa State University #63554 for cell phone services to U S Cellular, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for cell phone services; and

WHEREAS, U S Cellular was awarded the Iowa State University bid and that bid allowed all government entities in the State of Iowa to piggy-back on this bid;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the cell phone services to U S Cellular; and

2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:	Approved:
_____	_____
Brian Krup	Frank Klipsch
Deputy City Clerk	Mayor

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards:

Action / Date
1/16/2019

Subject:
Resolution adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Chapter 70A.9 of the Code of Iowa requires the local governing body to approve the mileage reimbursement rate paid to employees who use their personal vehicle for City business/travel. The IRS has increased the mileage rate from $.545 per mile to $.58 per mile for calendar year 2019.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution IRS Mileage Rate

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/9/2019 - 2:10 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/9/2019 - 2:10 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 2:16 PM

Resolution No._____

Resolution offered by Alderman Matson:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle.

WHEREAS, Chapter 70A.9 of the Code of Iowa requires that the local governing body approve the mileage reimbursement rate paid to employees for the use of a personal vehicle, and

WHEREAS, the current Internal Revenue Service mileage rate is $0.58 per mile.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Internal Revenue Service mileage rate will be used when reimbursing employees for the use of a personal vehicle.

Approved:

_____
Frank Klipsch, Mayor

Attest:

_____
Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Chad Dyson 563-326-7817
Wards:

Action / Date
1/16/2019

Subject:
Resolution amending Parks and Recreation fee schedule. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The Parks and Recreation department is requesting approval of all fees for programs, rentals and services for the 2019 year, for each of the rates listed in the supplemental material. Several factors taken into consideration during review include cost to provide program or service, competitive matched pricing/area benchmarking, and specific program/service users and the impacts on them.

Within the amended fee schedule golf rates for 2019 will see a $1 increase for some greens and cart fees and a 5% increase for season passes. A detailed fee history for golf is included in the supplemental materials. Fees at the City of Davenport golf courses remain competitive with other area public golf courses.

ATTACHMENTS:

Type	Description
Cover Memo	RES Amending Parks Fee Schedule
Backup Material	Proposed 2019 Fees
Backup Material	Detailed Breakdown Of Fees
Backup Material	Golf Fee History

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/10/2019 - 3:54 PM

Resolution No._____

Resolution offered by Alderman Matson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION Amending Parks and Recreation fee schedule.

WHEREAS, it is in the public interest to review and occasionally revise said fees; and

WHEREAS, Parks and Recreation Department staff have completed review of operational costs and competitive benchmarking analysis of like area programs and services and is recommending certain increases be implemented in FY19; and

WHEREAS, cost recovery is necessary; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the schedule of fees for parks and recreation services and programs attached hereto, be adopted for the relevant remainder of FY19 and forward.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Brian Krup, Deputy City Clerk

Davenport Parks and Recreation
2019 Proposed Rates

Program Name	Program Description	Session Length	Fee
Performing Arts-Theatre	Theatre Classes PreK-Adult	6-12 weeks	$68-176
Performing Arts-Dance	Dance Classes PreK-Adult	4-16 weeks	$28-205
Performing Arts Camps	PreK-Teen	1 week	$110-233
Learn-to-Skate/Hockey	All ages	6-8 weeks	$75-157
Health & Wellness	All ages	1 day-52 weeks	$5-100
Learn-to-Swim	Youth	1-2 weeks	$15-41
Environmental Classes	All ages	1 class-Multi-Weeks	$2-77
Adult Soccer Leagues	All Ages-Indoor and Outdoor	8-9 weeks	$370-670
Adult Volleyball Leagues	Adult Indoor	12-16 weeks	$220-286
Adult Softball	Outdoor Leagues	9-10 weeks	$390-516
Youth Sports	Softball, Soccer, Basketball, Flag Football	Varies	$33-60
Youth Out Days-Camps	Preschool-13	Varies	$25-146
Classes for People w/Disabilities	various	Varies	$5-15
Special Event	**Event Description**	**Duration**	**Fee**
Dances	Daddy Daughter/Mother-Son/Social Dances	Varies Time	$5-40
Public Skate, Drop-In Hockey, Stick and Puck	All ages	Varies Time	$5.50-13 $3.50-4
Pool Admission	All ages	Varies Time	$1-6
Special Olympics	Golf	Varies Time	$26-29
Golf Greens Fees	3 courses 9-18 holes Various Options	Varies Time	$10-26
Golf Cart Fees	3 courses Carts 9 hole-18 hole, footgolf	Varies Time	$8-14
Golf Fees Season Passes	3 Course Various Options	Varies Time	$260-1,785
Footgolf	18 holes	Varies Time	$10-12
Golf Fees Short /First Tee	Red Hawk Short Course	Varies Time	$3-6
Golf Range Balls &Foot Golf Rental	Buckets of golf balls and foot golf ball rental	Varies Time	$2-10
Rental	**Location Description**	**Duration**	**Fee**
Ice Time	Rivers Edge Ice	1 hour	$185-291
Turf Time	Rivers Edge Indoor Turf	1 hour	$40-110
Aquatic Centers & Pool	Anni Witt, Fejervary, Dohse	2 hours	$130-385
Field Rentals	Baseball, volleyball, Rugby and Soccer	Hour / Day	$15-44
Theatre	Jr. Theatre	2 Hour / Day	$180-810
Shelters, Gazebos	Varity of Park Locations	Day	$25-60
Meeting Room	Rossevelt Community Center and Rivers Edge	Hour	$20-55

Davenport Parks and Recreation
2019 Proposed Rates

Indoor Rental Facilities	**Credit Island, Duck Creek, Red Hawk, Roosevelt**	**Hour**	**$50-705**

Program-Aquatics
Detailed Breakdown Of Fees

Program	Program Description	Session Length	Resident/ Non-Resident Fee
Pool Admission (Dohse)	Admission - Res	Daily	$1
Pool Admission (Fej & AW)	Admission - Davenport Res	Daily	$4
Pool Admission (Fej & AW)	Admission - Non-Res	Daily	$5
Mini Pre-Level	1 week mini session	1 week	$15 / $19
Mini Level 1-2	1 week mini session	1 week mini session	$15 / $19
Mini Level 3-4	1 week mini session	1 week mini session	$15 / $19
Mini Level 5-6	1 week mini session	1 week mini session	$15 / $19
Pre-Level	2 Week Session	2 weeks	$30/ $38
Level 1-2	2 Week Session	2 weeks	$30/ $38
Level 3-4	2 Week Session	2 weeks	$30/ $38
Level 5-6	2 Week Session	2 weeks	$30/ $38
Rental	**Location**	**Rental Length**	**Fee**
Fejervary Aquatic Center	Fejervary Park	Per Hour	$175
Annie Witt Aquatic Center	29th and Eastern	Per Hour	$175
Dohse Pool	Hayes Elementry School	Per Hour	$65

Program-Sport Leagues

Detailed Breakdown Of Fees

Program	Program Description	Session Length	Fee
Volleyball	Indoor Volleyball - Davenport Res	16 weeks	$220/team
Volleyball	Indoor Volleyball - Non-Res	16 weeks	$260/team
Indoor Soccer	Youth Saturday Indoor Soccer - Davenport Res	8 weeks	$370/team
Outdoor Soccer (Adult)	Spring/Summer - Davenport Res	8 weeks	$375/team
Adult Softball	Spring/Summer Softball - Davenport Res	9 weeks	$390/team
Indoor Soccer	Youth Saturday Indoor Soccer - Non-Res	8 weeks	$430/team
Outdoor Soccer (Adult)	Spring/Summer - Non-Res	8 weeks	$450/team
Adult Softball	Spring/Summer - Softball Non-Res	9 weeks	$468/team
Indoor Soccer	HS & Adult Indoor Soccer - Davenport Res	8 weeks	$520/team
Indoor Soccer	HS & Adult Indoor Soccer - Non-Res	8 weeks	$610/team
Special Event Name	Event Description	Duration	Resident/ Non-Resident Fee
Chili Golf	Chil Golf - Individual Registration	9 Hole Round	$15/$18
Chili Golf	Chil Golf - 4-Some	9 Hole Round	$60/$72
Chili Golf	Chili Golf - 5-Some	9 Hole Round	$75/$90
Santa Shootout 3v3 Tourn.	3v3 Team Registration	3 games + single elim tourn.	$75/$90
Rentals	Event Description	Duration	Fee
Junge Volleyball Courts	Volleyball Set (3 Courts)	Day	$15
Davenport Soccer Complex	Youth Group Rental (Res)	Hour/Field	$20
Davenport Soccer Complex	Youth Group Rental (Non-Res)/Adult Group Rental (Res)	Hour/Field	$25
Davenport Soccer Complex	Adult Group Rental (Non-Res)	Hour/Field	$30
Lindsay Park SB Field	Field Rental	Day	$25/day (+$5 field prep)
Centennial Field	Field Rental	Hour	$40/hr. (+$25/hr. for lights)
Pool Rental	Dohse Party	2 Hours	$130
Aquatic Center Rental	Fej & Annie Witt. Party	2 Hours	$350

Program-Environmental Special Events
Detailed Breakdown Of Fees

Program	Program Description	Session Length	Resident/ Non-Resident Fee
Little Sprouts	Enjoy nature-based, hands-on seasonal activities.	4 class dates, 30 min	$2/$3
Seasonal Horticulture Workshop Series	Learn about seasonal home horticulture and landscape topics taught by our Lead Horticulture Educator and guest speakers.	2-3 class dates, 1.25 hr	$5
Lunch and Learn	Learn from skilled Master Gardeners on a variety of horticulture topics.	4 class dates, 1 hr	$5
Holiday Workshop	Themed holiday floral display and ornament crafts.	4 class dates, 1.5 hr	$10/$12
Weekend Propagator's Club	Utilize Vander Veer's growing houses to start your plants.	1 month class, 2 hr	$60/$70
Special Event	**Event Description**	**Duration**	**Resident/ Non-Resident Fee**
Daddy Daughter Daytime Dance	Dancing, crafts and activities	1 class date, 2 hr	$20/$26
Daddy Daughter Evening Dance	Dancing, dinner, crafts and activities	1 class date, 2.5 hr	$30/$36
Mother Son Formal	Dancing, dinner, crafts and activities	1 class date, 2.5 hr	$30/$36

Program-Golf

Detailed Breakdown Of Fees

Course Location	Description	Fee
Emeis	Fisrt Tee Graduate	$ 6.00
Emeis	Riding Cart 9 holes	$ 9.00
Emeis	Junior Golf	$ 11.00
Emeis	Twilight Cart	$ 12.00
Emeis	Senior 9 holes (age 62+)	$ 13.00
Emeis	Riding Cart 18 holes	$ 14.00
Emeis	9 holes	$ 16.00
Emeis	Senior 18 holes (age 62+)	$ 18.00
Emeis	Twilight Golf	$ 20.00
Emeis	Weekday 18 Holes	$ 23.00
Emeis	Weekend/Holiday 18 holes	$ 26.00
Emeis	Weekday - Season Pass	$ 795.00
Emeis	Single - Season Pass	$ 935.00
Emeis	Couples - Season Pass	$ 1,575.00

Emeis / Duck Creek	Reservation Fee - per time/per season	$ 60.00

Duck Creek	Fisrt Tee Graduate	$ 5.00
Duck Creek	Riding Cart 9 holes	$ 9.00
Duck Creek	Junior Golf	$ 10.00
Duck Creek	Twilight Cart	$ 12.00
Duck Creek	Senior 9 holes (age 62+)	$ 12.00
Duck Creek	Riding Cart 18 holes	$ 14.00
Duck Creek	9 holes	$ 14.00
Duck Creek	Senior 18 holes (age 62+)	$ 17.00
Duck Creek	Twilight Golf	$ 19.00
Duck Creek	Weekday 18 Holes	$ 21.00
Duck Creek	Weekend/Holiday 18 holes	$ 23.00
Duck Creek	Weekday - Season Pass	$ 745.00
Duck Creek	Single - Season Pass	$ 882.00
Duck Creek	Couples - Season Pass	$ 1,470.00

Program-Golf

Detailed Breakdown Of Fees

Red Hawk	FootGolf Rent Ball	$	2.00
Red Hawk	Short Course Youth	$	3.00
Red Hawk	Fisrt Tee Graduate	$	5.00
Red Hawk	Short Course Adult	$	6.00
Red Hawk	FootGolf Cart	$	6.00
Red Hawk	Riding Cart 9 holes	$	9.00
Red Hawk	FootGolf 18 holes	$	10.00
Red Hawk	Junior Golf	$	10.00
Red Hawk	Senior 9 holes (age 62+)	$	11.00
Red Hawk	9 holes	$	13.00
Red Hawk	Riding Cart 18 holes	$	13.00
Red Hawk	Senior 18 holes (age 62+)	$	16.50
Red Hawk	18 holes	$	19.50

All Courses	Junior - Season Pass	$	260.00
All Courses	Single - Season Pass	$	1,260.00
All Courses	Household - Season Pass	$	1,785.00

All Courses - Range	Range Balls - Warm up 15ct	$	2.00
All Courses - Range	Range Balls - Small 30ct	$	4.00
All Courses - Range	Range Balls - Medium 70ct	$	7.00
All Courses - Range	Range Balls - Large 105ct	$	10.00

Program-Performing Arts
Detailed Breakdown Of Fees

Program	Program Description	Session Length	Resident/ Non-Resident Fee
Junior Theatre - Early/Late Pickup for Camps	Camps Early Late (ages 4-7, 6-13. Times offered throughout summer. Early drop & late pickup)	1 Week, early drop and late pickup	$24 - $35 / $30 - $45
Ballroom Dance	Ballroom Dance Classes : Fun & Recreational Instruction for Adults (ages 16+, 60 minute)	4 Weeks, once a week	$28 - $35 / $34 - $42
Junior Theatre - Dance	SUMMER Dance Classes (wide variety of ages & times: 45, 50, 60 & 75 minute classes)	8 Weeks (no perform)	$64 - 86 / $80 - $105
Magic Workshops	Magic Workshops (ages 9+, 60 minute)	6 Weeks, once a week, includes magic kit & in class final demo/show	$68 - $75 / $85 - $95
Junior Theatre - Preschool Camp	SPRING/SUMMER Camps (ages 4-7. Times 8:30am - Noon, early/late pickup offered)	1 Week Half Day + Free Show	$110 - $125 / $130 - $145
Junior Theatre - Dance	FALL Dance Classes (wide variety of ages & times: 45, 50, 60, 75, 90 minute classes)	12 Weeks + Free Perform	$110 - $155 / $130 - $175
Junior Theatre - Theatre	Theatre Classes (wide variety of ages & times: 45, 60 & 90 minute classes)	11 Weeks + Free Perform	$130-$160 / $150-$180
Junior Theatre - Dance	WINTER Dance Classes (wide variety of ages & times: 45, 50, 60, 75, 90 minute classes)	16 Weeks + Free Recital	$148 - $195 / $168 - $205
Junior Theatre - Camps	SPRING/SUMMER Camps (ages 6-13. Times 8:30am - 3:30pm, early/late pickup offered)	1 Week All Day + Free Show	$155 - $180 / $175 - $200
Junior Theatre Rentals	Main Theatre Rental	Per Hour	$100-150

Facility Rentals

Detailed Breakdown Of Fees

Indoor Facility	Place	Duration	Fee/Deposit
RCC Gym	Roosevelt Community Center	Per Hour	$40/ $200
Lodge	Credit Island, Duck Creek and Red Hawk	Per Hour	$50 / $300
Lodge	Credit Island, Duck Creek and Red Hawk	All Day	$650
Meeting Room	Roosevelt Community Center	Per Hour	$50 / $50
Conference Room	River's Edge	Per Hour	$40-50 / No deposit
Party Room	River's Edge	Per Hour	$20-30 / No Deposit
Conservatory	Vander Veer	2 Hours	$250 / No Deposit
Outdoor Facility	**Place**	**Duration**	**Fee**
Reservable Park Shelters and Gazebos	Centennial, Credit Island, Duck Creek, Emeis, Fejervary, Garfield, Junge, Marquette, Northwest, and Sunderbruch	All Day	$25-50
Wedding Sites	Vander Veer and Duck Creek	2 Hours	$30-150

Program- River's Edge

Detailed Breakdown Of Fees

Program	Program Description	Session Length	Resident/ Non-Resident Fee
Learn to Skate	6 week/ 30 minute	6 week	$60 / 75
	6 week/ 45 minute	6 week	$72 / 90
	8 week/ 30 minute	8 week	$80 / 100
	Show session 30 minute	8 week	$95 / 115
	8 week/ 45 minute	8 week	$96 / 120
	Advanced Hockey	6 week	$107.25
	Show session 45 minute	8 week	$108 / 135
	Advanced Hockey	8 week	$115 / 143
Special Event	**Event Description**	**Duration**	**Fee**
Freestyle Ice	Open practice for figure skating	15 minute increments	$3.25
Skate Rental	Skate rental for public	2 hours	$3.50
Drop in Soccer	Soccer Pick up game	1-1.5 hours	$5.00
Indoor Driving Range	Indoor Driving Range	Varies	$5.00/bucket
Public Skate	Open skating for public	2 hours	$5.50
Stick n Puck	Open practice for hockey players	1-1.5 hours	$12.00
Drop-in Hockey	Hockey pick up game	1.5-2 hours	$12.00
Turf Rental (summer)	Private turf rental	1 hour	$40.00
Turf Rental 1/2 field (winter)	Private turf rental	1 hour	$60.00
Turf Rental full field (winter)	Private turf rental	1 hour	$100.00
Ice Rental (sum. non prime)	Private ice rental	1 hour	$185.00
Ice Rental (win. non prime)	Private ice rental	1 hour	$225.00
Ice Rental (sum. prime)	Private ice rental	1 hour	$225.00
Ice Rental (win. prime time)	Private ice rental	1 hour	$265.00

Program Name: Adaptive Inclusive Recreation
Detailed Breakdown Of Fees

Program	Program Description	Session Length	Resident/ Non-Resident Fee
Walk in a Park	Arthritis Education & Walking Club	6 weeks	$10
Senior Activity Center	Social Club - Cards, Exercise, Education	year	$20/$24
Yoga & Stretching	Yoga & Meditation Instruction	10 weeks	$20/$24
AdventureCamp	Summer Day Camp ages 6-12 yrs	1 week	$25/$30 day
Adaptive Swimming Lessons	Basic Swim Instruction for people with disabilites	6 days	$30/$38
Water Exercise	Stretching & Exercise Instruction in the Water	15 classes or Daily Drop in	$30/$38 or $2
Collage Theatre	Theatre class for People with Disabilities	16 weeks	$35/$45
Supper Club	Cooking club for Peole with Disabilites	4 weeks	$35/$40
Weight Room @ RCC	Fitness Room and Membership	year	$40/$50 + $5 FOB
PreSchool Tumbling	Beginning Tumbling Instruction ages 3-5 yrs	10 weeks	$48/&60
Intermediate Tumbling	Basic Tumbling Instruction ages 6-12 yrs	10 weeks	$58/$70
TaeKwon Do	Martial Arts Instruction	10 weeks	$80/$92
Special Event	**Event Description**	**Duration**	**Fee**
Friday Night Jam	Social drop in event - games, movie, pizza	1 day/3 hours	$4
St Patrick's Dance	Social Dance for People with Disabilities	1 day/ 2.5 hours	$5
Country Hoedown	Social Dance for People with Disabilities	1 day/ 2.5 hours	$5
Summer Bash	Social Dance for People with Disabilities	1 day/ 2.5 hours	$5
Spring Formal	Social Dance for People with Disabilities	1/day/2.5 hours	$5
Scrapbooking	Scrap book instruction & craft project	1 day/7 hours	$10/$12
Cute & Crafty Holiday Projects	Craft class for people with disabilities	1/day/ 2.5 hours	$10/$12
Senior Olympics Golf Event	QC Senior Olympics = Golf Tournament	1 day/6 hours	$26

Program-Youth Sports

Detailed Breakdown Of Fees

Youth Sports Program	Program Description	Session Length	Fee
Sumer Softball	Pre-K-6th-8th	4-6 Weeks	$33-49
Basketball	Pre-K-5th	4-6 Weeks	$37-49
Fall Soccer	Pre-K-6th-8th	4-6 Weeks	$37-55
Spring Soccer	Pre-K-6th-8th	4-6 Weeks	$37-55
Flag Football	K-5th	4-6 Weeks	$44-44

Davenport Park and Recreation Golf Fee History

	2012	2013	2014	2015	2016	2017	2018	**2019**	Last Fee Increase
Emeis Golf Course									
18 Holes - Weekday (M-F)	$21	$22	$22	$22	$22	$22	$22	**$23**	6yrs
9 Holes - Weekday (M-F)	$15	$15	$15	$15	$15	$15	$15	**$16**	8yrs
18 Holes - Weekend/Holiday	$24	$24	$24	$25	$25	$25	$25	**$26**	4yrs
9 Holes - Weekend/Holiday	$15	$15	$15	$15	$15	$15	$15	**$16**	8yrs
18 Holes Senior - Weekday (62+)	$16	$16	$16	$17	$17	$17	$17	**$18**	4yrs
9 Holes Senior - Weekday (62+)	$11	$11	$11	$12	$12	$12	$12	**$13**	4yrs
Cart 18	$14	$14	$14	$14	$14	$14	$14	$14	
Cart 9	$9	$9	$9	$9	$9	$9	$9	$9	
Twilight Golf	$17	$18	$18	$19	$19	$19	$19	**$20**	4yrs
Twilight Cart	$10	$10	$10	$11	$11	$11	$11	**$12**	4yrs
Junior Golf	$10	$10	$10	$11	$11	$11	$11	$11	
First Tee Graduate	$6	$6	$6	$6	$6	$6	$6	$6	
Emeis Punchcard (12 week rds)				$238					
								5%	
Emeis Couples -Season Pass				$1,500	$1,500	$1,500	$1,500	**$1,575**	4yrs
Emeis Single -Season Pass				$890	$890	$890	$890	**$935**	4yrs
Emeis Weekday -Season Pass				$795	$795	$795	$795	$795	
Duck Creek Golf Course									
18 Holes - Weekday (M-F)	$18	$19	$19	$20	$20	$20	$20	**$21**	4yrs
9 Holes - Weekday (M-F)	$13	$13	$13	$13	$13	$13	$13	**$14**	8yrs
18 Holes - Weekend/Holiday	$21	$21	$21	$22	$22	$22	$22	**$23**	4yrs
9 Holes - Weekend/Holiday	$13	$13	$13	$13	$13	$13	$13	**$14**	8yrs
18 Holes Senior - Weekday (62+)	$15	$15	$15	$16	$16	$16	$16	**$17**	4yrs
9 Holes Senior - Weekday (62+)	$10	$10	$10	$11	$11	$11	$11	**$12**	4yrs

Davenport Park and Recreation Golf Fee History

Cart 18	$14	$14	$14	$14	$14	$14	$14	$14	
Cart 9	$9	$9	$9	$9	$9	$9	$9	$9	
Twilight Golf	$16	$17	$17	$18	$18	$18	$18	**$19**	4yrs
Twilight Cart	$10	$10	$10	$11	$11	$11	$11	**$12**	4yrs
Junior Golf	$9	$9	$9	$10	$10	$10	$10	$10	
First Tee Graduate	$5	$5	$5	$5	$5	$5	$5	$5	
Duck Creek Punchcard (12 week rds)				$216					
								5%	
Duck Creek Couples -Season Pass				$1,400	$1,400	$1,400	$1,400	**$1,470**	4yrs
Duck Creek Single -Season Pass				$840	$840	$840	$840	**$882**	4yrs
Duck Creek Weekday -Season Pass				$745	$745	$745	$745	$745	
Red Hawk Golf & Learning Center									
18 Holes - Weekday (M-F) *Replay 2015*	$15	$15	$15	$18	$18	$18	$18	**$19.50**	4yrs
9 Holes - Weekday (M-F)	$11	$11	$11	$12	$12	$12	$12	**$13**	4yrs
18 Holes - Weekend/Holiday Replay 2015	$15	$15	$15	$18	$18	$18	$18	**$19.50**	4yrs
9 Holes - Weekend/Holiday	$11	$11	$11	$12	$12	$12	$12	**$13**	4yrs
18 Holes Senior - Weekday (62+)	$13	$13	$13	$15	$15	$15	$15	**$16.50**	4yrs
9 Holes Senior - Weekday (62+)	$9	$9	$9	$10	$10	$10	$10	**$11**	4yrs
18 Holes Cart Rental - per rider	$12	$12	$12	$12	$12	$12	$12	**$13**	8yrs
9 Holes Cart Rental - per rider	$8	$8	$8	$8	$8	$8	$8	**$9**	10yrs
Junior Golf	$8	$8	$8	$8	$8	$9	$9	**$10**	2yrs
First Tee Graduate	$4	$4	$4	$4	$4	$4	$4	**$5**	9yrs
Short Course - Youth					$3	$3	$3	$3	
Short Course - Adult					$5	$5	$5	**$6**	3yrs
Footgolf 18 holes			$10	$10	$10	$10	$10	$10	
Footgolf Cart			$6	$6	$6	$6	$6	$6	
Footgolf Rental Ball			$2	$2	$2	$2	$2	$2	
Red Hawk Punchcard 10 rds (adult+Youth)				$150					

Davenport Park and Recreation Golf Fee History

All Facilities								5%	
Household -Season Pass			$1,700	$1,700	$1,700	$1,700	$1,700	**$1,785**	5yrs
Single -Season Pass			$1,200	$1,200	$1,200	$1,200	$1,200	**$1,260**	5yrs
Junior -Season Pass			$400	$400	$400	$250	$250	**$260**	2yrs
Range Balls -									
Large Bucket 105 ct	$7.00	$7.00	$7.00	$8.00	$8.00	$8.00	$8.00	**$10.00**	4yrs
Medium Bucket 70 ct	$5.00	$5.00	$5.00	$6.00	$6.00	$6.00	$6.00	**$7.00**	4yrs
Small Bucket 30 ct	$3.00	$3.00	$3.00	$4.00	$4.00	$4.00	$4.00	$4.00	
Warm Up Bucket 15 ct	$1.50	$1.50	$1.50	$2.00	$2.00	$2.00	$2.00	$2.00	
Other Fees - all Facilities									
Reservation Fees - Weekend Only / per time/season			$50.00	$50.00	$50.00	$50.00	$50.00	**$60.00**	5yrs