

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 31, 2017; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Next Public Hearing

- A. Tuesday, November 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. All Commission items moved forward, no approval/denial action taken

III. Secretary's Report

- A. (October 17, 2017 meeting minutes)

IV. Report of the Comprehensive Plan Committee

- A. Case No. CP17-01: Request of the City of Davenport – CPED to adopt the Scott County Multi-Jurisdictional Hazard Mitigation Plan and add it as an element to Davenport 2025: Comprehensive Plan for the City. The draft plan and the 2013 plan documents may found at the following link:
<https://www.scottcountyiowa.com/planning/hazard-mitigation-plan>

V. Zoning Activity

A. Old Business

- i. Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. **This case remains tabled (no action necessary).**

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

- A. Case No. FPV17-01: Request of 321 Partners LLC for a floodplain variance at 321 East 2nd Street to allow a historic exemption to floodplain regulations. The developer is proposing a substantial improvement/renovation to allow a mixed-use (commercial-residential) building.

VIII. Communications

- A. (Time open for citizens wishing to address the Commission on matters not on the established agenda)

IX. Other Business

- A. Development Report discussion

X. Adjourn

- A.
- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement.
 - Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
 - Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
 - A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, November 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

PUBLIC HEARING AGENDA

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:24 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

Tuesday, November 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:25 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

All Commission items moved forward, no approval/denial action taken

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:26 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:
(October 17, 2017 meeting minutes)

ATTACHMENTS:

Type	Description
▣ Backup Material	Minutes 10-17-17

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:27 AM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY OCTOBER 17, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, October 31, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:00 P.M. there was no public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Medd, Quinn, Reinartz and Tallman

Excused: Martinez

Absent:

Staff: Flynn, Heyer, Rusnak and Wille

II. Report of the City Council Activity – no Commission items were acted on

III. Secretary's Report October 03, 2017 meeting minutes were approved as presented

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business –

- 1.** Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District.

This case remains tabled (no action necessary).

B. New Business -

1. **Case No. REZ17-09:** Request of Michael R Leep, Sr. for the rezoning of 13.435 acres of property located south of 53rd Street and east of Eastern Avenue from “C-1” Neighborhood Shopping District to “C-2” General Commercial District to allow the development of a car dealership showroom, with sales and service.

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use, which designates the property as “CC” – Commercial Corridor.
2. The revised conditions will mitigate negative impacts that might be generated through the development of this site as an automobile dealership.

Conditions:

1. The conditions adopted by Ordinance 99-568 are rescinded.
2. That development complies with the provisions of Chapter 17.41, entitled “HCOD” Highway Corridor Overlay District.
3. Property owner shall dedicate right-of-way necessary for the widening and intersection improvements for East 53rd Street, at no cost to the City.
4. Design of the traffic improvements listed below shall be determined and approved by the City Traffic Engineer, supported by data revealed as part of the developer’s funded traffic study.
 - a. A full access curb cut shall be permitted at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 25% up to \$40,000 for the cost of signalization at the Spring Street/East 53rd Street intersection.
 - b. A right-in/right-out driveway shall be permitted no closer than three hundred (300) feet of the Eastern Avenue/East 53rd Street intersection. Acceleration/ deceleration lanes shall be constructed at the sole expense of the property owner.
 - c. A full access curb cut shall be permitted at the Eastern Avenue/East 52nd Street intersection. Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at this location.
 - d. It is acknowledged that future widening of East 53rd Street may warrant reconsideration of the degree of access control to this property.
5. That a fifty (50) foot landscape buffer (Class G, see Chapter 17.56) and 6 foot high fence be established along the south end of the property.
6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
7. Routine use of PA systems outside of buildings on the property shall not be permitted.
8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented

so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.

9. The following uses shall not be closer than three hundred (300) feet from the south property line:
 - a. Automobile and service and oil change facilities not part of an automobile dealership.
 - b. Any use utilizing drive-through window(s)

A motion by Kelling, seconded by Lammers, to amend the second sentence in Condition No. 4.b. by adding the language: "and that these lanes be installed prior to the start of construction for any part of the property" was approved on a vote of 8-yes, 0-no and 1-abstention (Tallman).

A motion by Connell, seconded by Hepner, to accept the findings and forward Case No. REZ17-09 to the City Council for approval subject to the above stated conditions as amended was approved on a vote of 8-yes, 0-no and 1-abstention (Tallman).

- 2. Case No. REZ17-10:** Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

Findings:

- The abutting property to the north introduced a higher intensity land use to the west side of North Division Street; and
- A higher intensity residential zoning classification would be compatible with the Comprehensive Plan RG designation.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to "R-5M" Medium Density Dwelling District;
2. That residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

A motion by Tallman, seconded by Connell, to accept the findings and forward Case No. REZ17-10 to the City Council for approval was approved on a split vote of 6-yes, 3-no (Hepner, Kelling and Lammers) and 0-abstention.

VI. Subdivision Activity

A. Old Business –

B. New Business –

VII. Other Business – For Information Only - 2017 annual progress report on Davenport Floodplain Management Plan for the Community Rating System

VIII. Future Business – Preview of items for the October 31st public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. CP17-01: Request of the City of Davenport – CPED to adopt the Scott County Multi-Jurisdictional Hazard Mitigation Plan and add it as an element to Davenport 2025: Comprehensive Plan for the City (no background available).

IX. Communications Commission (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

X. Adjourn – The meeting was adjourned a 5:40 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, October 31, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

Case No. CP17-01: Request of the City of Davenport – CPED to adopt the Scott County Multi-Jurisdictional Hazard Mitigation Plan and add it as an element to Davenport 2025: Comprehensive Plan for the City. The draft plan and the 2013 plan documents may found at the following link:
<https://www.scottcountyiowa.com/planning/hazard-mitigation-plan>

ATTACHMENTS:

Type	Description
▣ Resolution Letter	CP17-01 SCMJHM Plan
▣ Backup Material	Davenport related plan documents

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:28 AM



PLAN AND ZONING COMMISSION

Meeting Date: October 31, 2017
Request: Adopt the *Scott County, Iowa Multi-Jurisdictional Hazard Mitigation Plan* (SCMJHM) as an element of the *Davenport 2025: Comprehensive Plan of the City*
Location: City Wide
Case No.: CP17-01
Applicant: City of Davenport

Recommendation:

City staff recommends that the Plan and Zoning Commission forward case CP17-01 to the City Council with a recommendation for adoption and adding the plan as an element of the *Davenport 2025: Comprehensive Plan of the City*.

Introduction:

The City of Davenport has participated along with other jurisdictions within Scott County with the Council as the lead agency in development of an update to the county-wide Multi-Jurisdiction Local Hazard Mitigation Plan which meets the requirements of the Disaster Mitigation Act of 2000. Davenport's participation in this process acts as the five-year update to its existing plan. The adoption of this plan and approval by the Federal Emergency Management Agency (FEMA) means Davenport remains eligible for funding under four programs: Pre-Disaster Mitigation (PDM), Hazard Mitigation Grant Program (HMGP), and Flood Mitigation Assistance (FMA).

Scott County developed the 2012 Plan with the assistance of the Bi-State Regional Commission (which also assisted in the 2003 and 2007 Davenport hazard mitigation plans). The planning process was guided by a planning committee comprised of representatives from the participating jurisdictions as well as other local, state and federal agencies.

An executive summary of the plan is attached. The full plan document as well as the 2013 plan is available for viewing on the Scott County Planning and Development website at <https://www.scottcountyiowa.com/planning/hazard-mitigation-plan>.

The City Council adopted City Resolution 2017-383 approving the five plan goals, Davenport's hazard scoring of its natural hazards and the revised action items reflecting inter-departmental cooperation and regional collaboration with outside agencies. A public hearing will be held before the City Council schedule for November 01, 2017.

Discussion:

The City Council adopted City Resolution 2017-383 approving the five plan goals, Davenport's hazard scoring of its natural hazards and the revised action items reflecting inter-departmental

cooperation and regional collaboration with outside agencies. A public hearing before the City Council is scheduled for November 01, 2017.

The City Council adopted the initial (2013) SCMJHM plan in February of 2012 as a stand-alone plan. Subsequently, Davenport participated in the STAR Community pilot program. This STAR process along with other mitigation best practices recommends these types of plans be part of a municipality's comprehensive plan for assurance it will be reviewed when development occurs. The goal is to integrate hazard mitigation into the full range of community planning activities. As such the Commission recommended and the City Council adopted the 2013 SCMJHM plan as part of the City's Comprehensive Plan in July of 2014

Staff Recommendation:

Findings:

- The City of Davenport first adopted a Hazard Mitigation Plan in 2003 and this plan acts as an update to the 2007 Pre-Disaster Mitigation Plan.
- The adopted disaster mitigation plan is required for Davenport to receive federal grant funds for disaster mitigation and recovery.
- This is a first step to integrate hazard mitigation into the full range of community planning activities thereby increasing the public's awareness.
- As an element of Davenport 2025 the plan becomes the basis for a more comprehensive hazard/environmental element in future comprehensive plans.

City staff recommends that the Plan and Zoning Commission forward case CP17-01 to the City Council with a recommendation for adoption of the Scott County Multi-Jurisdictional Hazard Mitigation Plan and place it as an element of the *Davenport 2025: Comprehensive Plan of the City*.

Prepared by:

Wayne Wille, CFM
Planner II

Scott County

Multi-Jurisdictional

Hazard Mitigation Plan

2018

This document was prepared by:



EXECUTIVE SUMMARY

The Scott County Multi-Jurisdictional Local Hazard Mitigation Plan was developed to meet the requirements of the Disaster Mitigation Act of 2000, also known as DMA 2000. DMA 2000 places increased emphasis on local mitigation planning. It requires local governments to develop and submit mitigation plans as a condition of receiving Pre-Disaster Mitigation (PDM) and Hazard Mitigation Grant Program (HMGP) project funds from the Federal Emergency Management Agency (FEMA). These grant programs enable communities to be proactive in their hazard mitigation by minimizing or eliminating potential risk to hazards. In addition to supporting ongoing mitigation actions, the plan assesses the vulnerability of the planning area to natural hazards referenced in the State of Iowa Hazard Mitigation Plan 2013. The Plan identifies priority mitigation actions and establishes a process for implementation and maintenance of the plan.

Scott County received a grant of HMGP planning funds to initiate the Local Hazard Mitigation Plan update process. Thirteen of the incorporated municipalities, four community school districts, and one community college district in Scott County agreed to participate in order to make it a county-wide multi-jurisdictional plan. The active participation of all these jurisdictions is recorded within the plan document. As each jurisdiction adopts the plan, it receives the same eligibility to apply for and receive its own FEMA project funds as described above.

Requirements for FEMA approval of the plan document include adoption of the plan by the local governing body. Chapter Two of the plan documents the planning process used and public participation. The process included a planning committee made up of representatives of the participating jurisdictions who assisted in reviewing and refining plan draft sections. Each participating jurisdiction designated one or more primary contacts to receive information and to respond to requests for data pertinent to that jurisdiction. Although other representatives may have been called on to attend meetings or respond to data requests, the primary contact structure established some continuity in the flow of information for each jurisdiction. In addition, an extended advisory committee was invited to represent a broader range of community interests and expertise. A list of those who received mailings or attended meetings during the planning process is included as an appendix to the document. For public participation, Scott County made use of its website to keep the public informed as the plan was developed and drafted. An e-mail subscription through the website was available to allow citizens the opportunity to receive additional information and news as the planning process progressed. In addition, a separate public notice was published on two separate occasions for the process as a whole, and afforded with hazards goals and priority review at respective board or council meetings, and as part of their respective adoption process.

Chapter Three of the plan addresses hazard analysis and risk assessment. Sixteen natural and 24 human-caused hazards were identified for the planning area and profiled in the original plan adopted in 2012. This update focuses on natural hazards. A scoring methodology was agreed upon by the Planning Committee for the original plan and was used as an objective means of establishing an initial priority ranking of the hazards. That same methodology was used for the plan update but only considered natural hazards. With review and consultation of the Planning Committee, the hazards identified as a first priority for the county-wide planning area as a whole include:

- Thunderstorm and Lightning
- Flash Flood
- Windstorm
- River Flood
- Severe Winter Storm
- Tornado
- Hailstorm

As a requirement of a multi-jurisdictional plan, each individual jurisdiction has its own risk assessment section in the plan. These highlight where local conditions differ from the county-wide planning area as a whole and reflect local hazard priorities.

Chapter Four of the plan develops the mitigation strategy. First, local hazard mitigation goals and objectives were established for the county-wide planning area in the 2012 plan. These were reviewed and/or revised as part of the update process. In the 2012 plan, the Planning Committee identified mitigation actions to address a comprehensive range of categories including prevention, property protection, public education and awareness, natural resource protection, and structural projects. The goals and objectives established from that original effort were reaffirmed by each jurisdiction in the plan update. Plan participants were also asked to review their mitigation actions, provide a status update for each, and provide any new mitigation actions they wish to pursue. Using FEMA guidance, all mitigation actions considered were analyzed under STAPLEE criteria (STAPLEE is an acronym for Social, Technical, Administrative, Political, Legal, Economic, and Environmental criteria). Mitigation actions were selected to address first priority hazards with an emphasis on flood mitigation. Each jurisdiction was required to develop at least one mitigation action specific to that jurisdiction's local priorities. The priority mitigation actions provide justification for future funding requests and grant applications.

Chapter Five describes existing planning mechanisms that will assist participating jurisdictions in implementation of priority actions. This part also outlines procedures for monitoring, evaluating, and updating the Local Hazard Mitigation Plan. Based on federal requirements, once FEMA has reviewed and approved the plan document, it must be reviewed and updated every five years or in the event of a federal Presidential Disaster Declaration, whichever comes first. Chapter Five provides for the schedule of continued plan maintenance and continued public input.

TABLE OF CONTENTS

1	Prerequisites.....	1
	Adoption by the Local Governing Body.....	1
	Plan Adoption.....	1
	Participation	2
2	Plan Process	3
	Who was involved	3
	Planning Area and Map	4
	Advisory Group.....	6
	Public Involvement.....	6
	Existing Planning Mechanisms	6
	Participation in the National Flood Insurance Program.....	12
	Demographics.....	13
3	Risk Assessment.....	15
	Identifying Hazards	15
	Profiling Hazards	17
	Hazard Scoring Methodology	17
	Final Hazard Score for Each Jurisdiction	19
	Prioritizing Hazards	22
	Hazard Profiles	23
	Dam Failure	23
	Drought.....	27
	Earthquake	31
	Expansive Soils.....	34
	Extreme Heat	37
	Flash Flood	40
	Grass and Wildland Fires	43
	Landslide	45
	Levee Failure	49
	River Flood.....	52
	Severe Winter Storm.....	57
	Sinkholes and Land Subsidence	59
	Thunderstorm, Hailstorm, and Lightning.....	64
	Tornado	67
	Windstorm	71
	Assessing Vulnerability: Overview	74
	Community Profile: Scott County, Iowa.....	74

	Housing	81
	Assessing Vulnerability: Identifying Structures	86
	Determining Community Assets	86
	Assessing Vulnerability: Estimating Potential Losses	92
	Floodplain	92
	HAZUS-MH	97
	Levee Inundation Areas	100
	Assessing Vulnerability: Analyzing Development Trends	101
	Population and Housing Trends	101
	Existing Land Use	106
	Future Land Use	106
	Financial Capabilities	107
	Individual Jurisdiction Risk Assessment Profiles	107
	City of Dixon	118
	City of Donahue	120
4	Mitigation Strategy	149
	Local Hazard Mitigation Goals	149
	Hazard Mitigation Objectives	149
	Identification and Analysis of Mitigation Actions	150
	Range of Mitigation Measures	150
	Evaluation of Alternative Mitigation Actions	157
	Multi-Jurisdiction Mitigation Actions	158
5	Plan Maintenance Process	185
	Monitoring the Plan	185
	Evaluating the Plan	185
	Updating the Plan	185
	Incorporation Into Existing Planning Mechanisms	185
	Continued Public Involvement	187
Appendix I-1	Sample Resolution	189
Appendix I-2	Adoption Resolutions	193
Appendix II-1	Planning Committee List	195
Appendix II-2	Advisory committee Invitation Letter	199
Appendix II-3	Advisory Committee List	201
Appendix II-4	Public Hearing Information and Comments	205
Appendix II-5	2015 Census Data	209
Appendix III-1	Individual Jurisdiction Hazard Scores	213

Appendix III-2	Special Flood Hazard Area Maps	217
Appendix IV-1	STAPLEE Evaluation Information and Instructions	251
	STAPLEE Evaluation Process for Mitigation Actions	255
Appendix IV-2	Completed Individual Jurisdiction STAPLEE Forms	257
	Jurisdiction: Bettendorf.....	259
	Jurisdiction: Blue Grass	286
	Jurisdiction: Buffalo	294
	Jurisdiction: Davenport.....	298
	Jurisdiction: Dixon.....	311
	Jurisdiction: Donahue	314
	Jurisdiction: Eldridge.....	315
	Jurisdiction: LeClaire.....	323
	Jurisdiction: Long Grove	332
	Jurisdiction: Maysville.....	334
	Jurisdiction: McCausland (Non-Participating).....	336
	Jurisdiction: New Liberty (Non-Participating).....	344
	Jurisdiction: Panorama Park.....	352
	Jurisdiction: Princeton (Non-participating).....	362
	Jurisdiction: Riverdale	369
	Jurisdiction: Walcott.....	372
	Jurisdiction: Unincorporated Scott County	379
	Jurisdiction: Bettendorf Community School District	393
	Jurisdiction: North Scott Community School District.....	395
	Jurisdiction: Pleasant Valley Community School District.....	396
	Jurisdiction: Eastern Iowa Community College District (EICC) Scott County Campuses	398
Appendix V-1	Plan Updates	401
Appendix VI-1	Man-made or Human-caused Hazards from Scott County, Iowa Multi- Jurisdictional Hazard Mitigation Plan, 2012.....	407

LIST OF MAPS

Map 2-1 Planning Area	5
Map 3-1 Dams and Levees	26
Map 3-2 U.S. Geological Survey 2008 Hazard Map	33
Map 3-3 Expansive Soils	36
Map 3-4 Slope	48
Map 3-5 Special Flood Hazard Area with Repetitive Loss Properties	56
Map 3-6 Karst Areas	63
Map 3-7 Existing Land Use	80
Map 3-8 Special Flood Hazard Area with Community Assets	90
Map 3-9- Special Flood Hazard Area	96
Map 3-10 Land Cover	103
Map 3-11 Future Land Use	105
Map 3-12 School Districts	144

LIST OF TABLES

Table 2-1 Record of Review	7
Table 3-1 Comparison of Potential Natural Hazards	15
Table 3-2 Hazards Not Profiled in the Plan	16
Table 3-3 Hazard Scoring Methodology	18
Table 3-4 Weighted Hazard Scores by Jurisdiction	20
Table 3-5 Hazard Scores Weighted by Population	21
Table 3-6 HAZUS Modeled River Flood Events for Selected Dates	98
Table 3-7 Land Value of Levee Inundation Areas	100
Table 4-1 Multi-Jurisdictional Priority Actions	159

PREREQUISITES

Adoption by the Local Governing Body

Scott County, Iowa is the subgrantee for the FEMA Hazard Mitigation Grant Program (HMGP) agreement for planning through the Iowa Homeland Security and Emergency Management Division (IHSEMD). Scott County is, therefore, the lead jurisdiction in a multi-jurisdictional plan process for the county and its constituent participating municipalities, school districts, and community college. As such, Scott County has adopted this multi-jurisdiction local hazard mitigation plan process and updated document in accordance with FEMA standards. A copy of the signed resolution as adopted (on specific date to be filled in later as appropriate) follows.

Plan Adoption

In addition to Scott County, sixteen incorporated municipalities, four community school districts, and one community college district have participated in the multi-jurisdiction local hazard mitigation planning process with Scott County in order to receive individual approval of the plan. A draft resolution was provided as a sample for municipalities as shown in Appendix I-1. Each jurisdiction has adopted the plan process and document as dated below. A copy of each signed resolution as adopted is included in Appendix I-2.

<u>Participating Jurisdiction</u>	<u>Date of Plan Adoption</u>
Scott County (includes unincorporated)	TBD
City of Bettendorf	TBD
City of Blue Grass	TBD
City of Buffalo	TBD
City of Davenport	TBD
City of Dixon	TBD
City of Donahue	TBD
City of Eldridge	TBD
City of LeClaire	TBD
City of Long Grove	TBD
City of Maysville	TBD
City of Panorama Park	TBD
City of Riverdale	TBD
City of Walcott	TBD
Bettendorf Community School District	TBD
Davenport Community School District	TBD
North Scott Community School District	TBD
Pleasant Valley Community School District	TBD
Eastern Iowa Community College District (Scott County Campuses)	TBD

Participation

In addition to Scott County, incorporated municipalities within the county participated in the local hazard mitigation plan process as listed above except for the City of Durant. The corporate limits of the City of Durant crosses three counties, with Cedar County being the largest portion. With smaller portions in Muscatine and Scott Counties, the City of Durant was not included in the *Scott County Multi-Jurisdictional Hazard Mitigation Plan* as a participating jurisdiction. However, since the geography of the county-wide plan includes part of Durant, the city was contacted as part of the larger plan advisory group regarding information about the plan process. Similarly, the cities of McCausland, Princeton, and New Liberty were included in the plan advisory group as they chose not to participate in the full planning process.

The remaining participating jurisdictions took part in the planning process as more fully described in the “Plan Process” section. At the initial kick-off meeting held September 15, 2016, the planning committee discussed and determined satisfactory participation in the plan update process consisted of the following: designate a primary contact, attend the majority of the planning meetings, submit inventory and review of existing planning mechanisms, review and updated list of communities’ critical facilities, score identified hazards from jurisdiction perspective, provide input and review individual jurisdiction’s risk assessment, submit priority mitigation actions and their reviewed assessment, and review and comment on the draft plan. All of the above listed jurisdictions have met the necessary requirements to be considered a participating jurisdiction.

Each jurisdiction designated a primary contact and assigned staff to attend meetings as part of the core planning committee. The planning committee was responsible for providing oversight on research, reviewing document drafts, and approving the plan process and final document. In addition to attendance at meetings, local jurisdictions responded to requests for data, provided information when conditions in an individual jurisdiction varied from the entire county-wide planning area, and took hazards goals and priorities to board and/or council meetings for public comment.

PLAN PROCESS

Scott County was awarded a grant from the Federal Emergency Management Agency (FEMA) under its Hazard Mitigation Grant Program HMGP to develop an updated multi-jurisdiction local hazard mitigation plan. The grant is administered through the Iowa Homeland Security and Emergency Management Division (IHSEMD). The planning grant agreement between Scott County and IHSEMD was fully executed on April 19, 2016 with an approved performance period dated from February 19, 2016 through August 19, 2018. Scott County contracted with Bi-State Regional Commission to guide the preparation of a local hazard mitigation plan that meets the requirements of the Disaster Mitigation Act of 2000 with a contract date to start August 1, 2016. To assure compliance with the process for developing the plan document, the *Local Mitigation Plan Review Crosswalk* from FEMA dated October 1, 2011 was used for guidance in meeting the requirements of the plan.

The *Scott County Multi-Jurisdictional Hazard Mitigation Plan* will be an update from the plan adopted in 2012. The plan update will include thirteen incorporated municipalities, four community school districts, and one community college district.

The first meeting of the Planning Committee was held on September 15, 2016. This was an introductory meeting for the municipal representatives. Bi-State staff presented an overview of the plan requirements as outlined in FEMA guidance, with particular note of multi-jurisdictional requirements for individual participating communities. This introduction included reference to the *2013 State of Iowa Hazard Mitigation Plan* and the hazards that might be considered in the hazard assessment portion of the plan. A plan update time schedule by the Planning Committee was agreed upon, and later revised to expedite the update process to address changes in FEMA's policy on plan waivers. The 2012 plan lapsed September 1, 2017 and required an accelerated timeline to allow for local jurisdictions to apply for pre-disaster mitigation funds.

Who was involved

The Scott County Emergency Management Director was designated as lead staff for Scott County in development of the plan and served as the principal contact person for Bi-State staff. Bi-State Regional Commission was subcontracted to assist with plan development. Bi-State staff made contact with constituent municipalities in Scott County regarding planning participation. It was determined by staff to follow a combination model for participation in the multi-jurisdiction plan. Bi-State was contracted by Scott County to assist with grant administration, support the plan process, and research and write the plan document. The core Planning Committee is made up of staff and representatives of thirteen participating municipalities, four community school districts, and one community college district in addition to Scott County as follows:

City of Bettendorf	City of Donahue
City of Blue Grass	City of Eldridge
City of Buffalo	City of LeClaire
City of Davenport	City of Long Grove
City of Dixon	City of Maysville

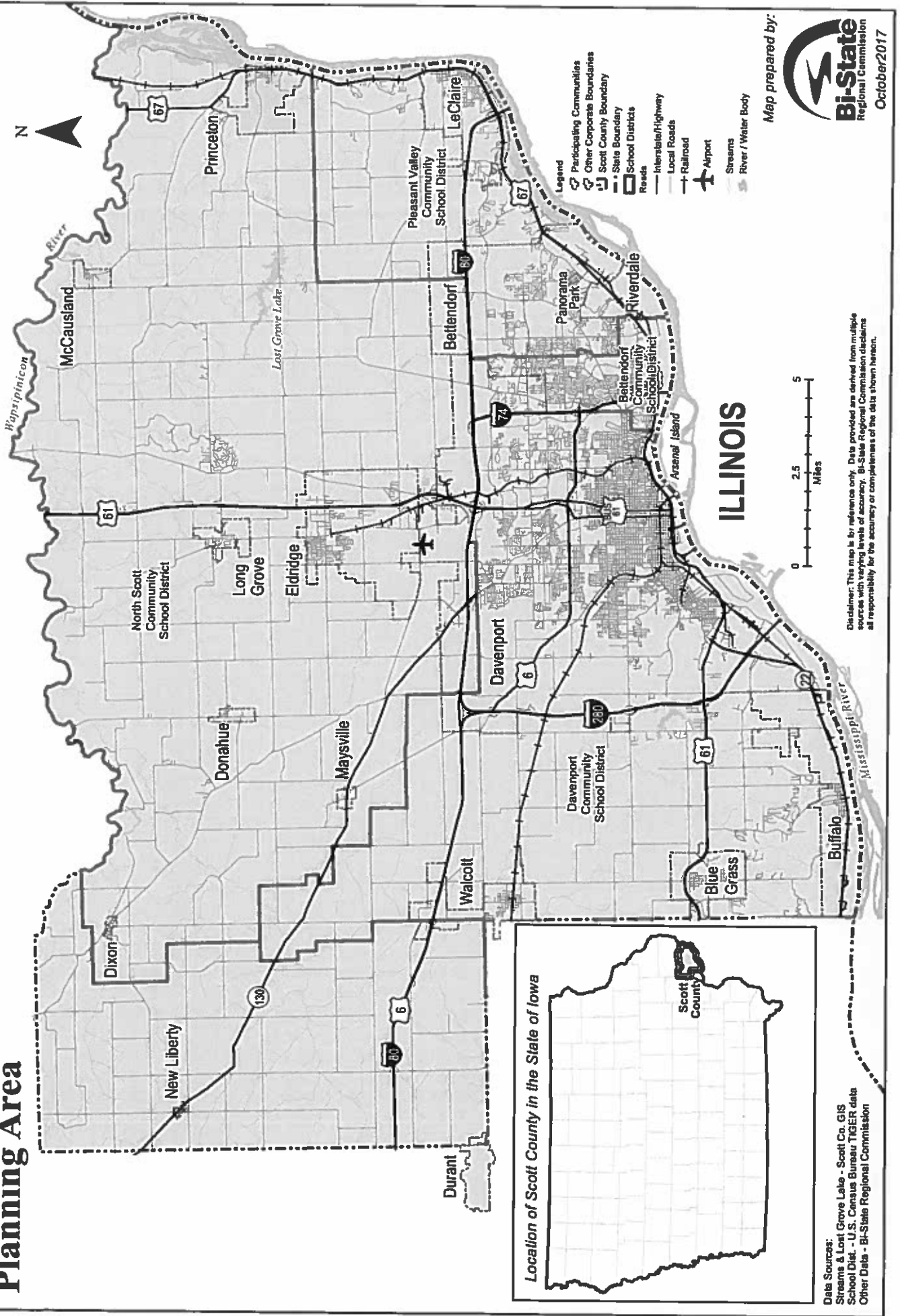
City of New Liberty?	Davenport Community School District
City of Panorama Park	North Scott Community School District
City of Riverdale	Pleasant Valley Community School District
City of Walcott	Eastern Iowa Community College District (Scott County Campuses)
Scott County (includes unincorporated)	
Bettendorf Community School District	

Municipalities agreeing to participate in the multi-jurisdictional plan would designate a primary contact for all correspondence. This would follow the direct representation model as suggested in FEMA guidance for multi-jurisdictional plans. This primary contact, or another designated official or staff person, would attend planning meetings and form the core Planning Committee. The Planning Committee would be responsible for guiding decisions about the contents of the plan in relation to FEMA guidance and for reviewing staff-prepared documents. Since Planning Committee members would also be representing communities looking for individual FEMA approval of the multi-jurisdictional plan, they would also be responsible for noting any variation from the overall planning area for their community. Members of the Planning Committee and staff are listed in Appendix II-1. This includes primary contacts and other community representatives who attended meetings.

Planning Area and Map

The planning area includes all of Scott County with participation of constituent municipalities as described above. A base map of the planning area was developed as follows (Map 2-1) showing jurisdictional boundaries and indicating which are participating in the plan process. The base planning area map includes rivers and water bodies; highways, major roadways, and roads; railroads; and streams and creeks. This map will be used to overlay identified hazard areas, vulnerable facilities, and other features with a geographic reference in following parts of the plan document.

Planning Area



Advisory Group

In addition to the Planning Committee, a broader list of community groups and agencies was developed using FEMA guidance to add more participation and expertise to the planning process. Representatives were invited to participate in the planning process in an advisory capacity. They would be available to staff as resources in their respective areas of interest and provide an additional layer of review in development of document drafts. As noted in the previous “Prerequisites” section, the City of Durant was included on the Advisory Group as a neighboring community, since it was not actively participating in the plan process. The cities of Princeton and McCausland elected not to participate in the planning process and were similarly included in the advisory group. An invitation list of contacts was further developed. A copy of the invitation letter is included as Appendix II-2. A list of agencies contacted, indicating those who actively participated, is included as Appendix II-3. Media contacts were included in the Advisory Group invitation, which provided another opportunity for public information and participation.

Public Involvement

At its first kick-off meeting, the Planning Committee discussed public involvement and participation. Scott County would make use of its website, <https://www.scottcountyiowa.com/planning/hazard-mitigation-plan> to provide information about the planning process, including meeting information and schedule, links to related mitigation information and plan guidance, and draft document sections for review and comment. Scott County has the ability to send out e-mail updates through a subscription process to those who would like updated information on the planning process. Hazard profiles were posted to the Scott County website prior to a full draft review, and notice was sent through the subscription group as a call for input on the hazards. The plan was also discussed at the Quad City Emergency Planning Committee meeting on September 28, 2017 as part of stakeholder outreach within the emergency planning community.

In order to assure formal notification of public participation in the plan, notice of meetings was published in newspapers of general circulation on at least two occasions, once during the plan update kickoff meeting and once prior to adoption of the plan. Publication of such notices would be included in two official newspapers used for countywide notices: Quad City Times and Bettendorf News. Participating jurisdictions were encouraged to have their own public meetings, and staff offered to make presentations to individual communities on request. A number reaffirmed the plan goals and their respective hazard priorities at council or county board meetings from August to October 2017. The first public meeting with published notification was held September 15, 2016. A public hearing discussing the plan was held on September 19 as part of Scott County’s Committee of the Whole meeting. One additional public hearing was conducted on October 19, 2016 for review of a draft plan prior to adoption by Scott County. Any public comments are included in Appendix II-4.

Existing Planning Mechanisms

In addition to the persons included in the planning process, many written resources, existing plans, studies, reports, and technical information were reviewed and incorporated into the plan process as appropriate. Technical resources used to develop the hazard profiles are referenced to each profiled hazard, but general references of note include:

- FEMA Local Hazard Mitigation Plan Review Crosswalk October 1, 2011

RISK ASSESSMENT

Identifying Hazards

At the Planning Committee's kick-off meeting, participants were introduced to types of hazards to be considered in the Local Hazard Mitigation Plan process. Sources of possible hazards to consider included FEMA's required natural hazards, natural hazards from *Scott County, Iowa Multijurisdictional Hazard Mitigation Plan, 2012*. Table 3-1 is a comparison table of natural hazards from each of these sources.

Table 3-1
Comparison of Potential Natural Hazards

FEMA	Scott County 2012
Avalanche	—
Coastal Erosion	—
Coastal Storm	—
Dam Failure	Dam Failure
Drought	Drought
Earthquake	Earthquakes
Expansive Soils	Expansive Soils
Extreme Heat	Extreme Heat
Flood	Flash Flood
—	River Flooding
Hailstorm	Hailstorms
Hurricane	—
Land Subsidence	—
Landslide	Landslide
—	Levee Failure
Severe Winter Storm	Severe Winter Storms
—	Sink Holes
—	Thunderstorm & Lightning
Tornado	Tornadoes
Tsunami	—
Volcano	—
Wildfire	Grass or Wildland Fire
Windstorm	Windstorm

In addition to natural hazards, which are required for consideration in the Local Hazard Mitigation Plan, the *Scott County, Iowa Multijurisdictional Hazard Mitigation Plan, 2012* addressed man-made or human-caused hazards. Those hazards were not included in this plan due to funding constraints, though profiles for those hazards from the previous plan can be found in Appendix VI-1.

Some natural hazards are not examined because they do not occur in the planning area or their effects are not considered significant in relation to other hazards. Table 3-2 lists these hazards and provides a brief explanation for their elimination.

**Table 3-2
Hazards Not Profiled in the Plan**

Hazard	Explanation for Omission
Avalanche	There are no mountains in the planning area.
Coastal Erosion	There are no coastal areas near the planning area.
Coastal Storm	There are no coastal areas near the planning area.
Hurricane	There are no coastal areas near the planning area.
Tsunami	There are no coastal areas near the planning area.
Volcano	There are no volcanic mountains in the planning area.

The Planning Committee decided to combine Land Subsidence with Sinkholes, since portions of Scott County are mined, and ground collapse has been known to happen, as will be described in the hazard profile. Scott County also decided that Hailstorms could be combined with Thunderstorm and Lightning.

Based on the process discussed above, the Planning Committee identified a total of 15 hazards for the Scott County planning area after it was decided. These hazards are listed below in alphabetical order.

Dam Failure	Levee Failure
Drought	River Flood
Earthquake	Severe Winter Storm
Expansive Soils	Sinkholes and Land Subsidence
Extreme Heat	Thunderstorm, Hailstorm, and Lightning
Flash Flood	Tornado
Grass or Wildland Fire	Windstorm
Landslide	

Profiling Hazards

The Planning Committee selected to use the format for profiling hazards outlined in the Iowa Hazard Analysis and Risk Assessment: 2003 Guidance. This format provides a worksheet that combines the required elements of hazard profiling for each hazard. The worksheet format was also used by neighboring Muscatine County, Iowa and Rock Island County, Illinois in addition to the *City of Davenport's Pre-Disaster Mitigation Plan 2007*. The worksheet provides space for a narrative description of the following categories:

Definition	Vulnerability (of planning area to future events)
Description	
Maximum Extent	Location
Historical Occurrence	Severity of Impacts
Probability (of future events)	Speed of Onset

The hazard profiles are provided for all of the Scott County planning area. As part of the multi-jurisdictional participation of this plan, additions or exceptions from the general planning area are noted for individual jurisdictions in their individual risk assessment profiles later in this chapter to the extent available and reported.

Hazard Scoring Methodology

Following the review of the hazard profiles, the Planning Committee utilized the methodology from the 2013 *State of Iowa Hazard Mitigation Plan* to evaluate the identified hazards for further consideration, ranking, and priority. The participating jurisdictions were asked to discuss each hazard and review data and information for each hazard. The Community School Districts (CSD) did not participate in the hazard scoring exercise due to the duplicative nature of their boundaries. The areas the CSDs serve are already being covered in the hazard scoring process by a participating governmental jurisdiction. It was important for the jurisdictions to score each hazard as a single event. Only effects from that particular hazard were to be considered in the analysis.

This hazard analysis seeks to strike a balance between evaluation criteria; for example, the evaluation of low probability, high impact events versus high probability, and low impact events. Each category of a particular hazard was rated on a scale of one through four in all the scoring guide tables outlined in Table 3-3 due to the large variation in historical occurrence, probability, percentage of vulnerability and spatial extent, the number of casualties, or the value of the property damaged. Using this scale provided the best option in comparing each aspect of vastly different types of hazards.

**Table 3-3
Hazard Scoring Methodology**

Probability: Reflects the likelihood of the hazard occurring again in the future, considering both the historical occurrence of the hazard and the projected likelihood of the hazard occurring in any given year		
Score	Description	
1	Unlikely	Less than 10% probability in any given year (up to 1 in 10 chance of occurring). History of events is less than 10% likely or the event is unlikely, but there is a possibility of its occurrence.
2	Occasional	Between 10% and 20% probability in any given year (up to 1 in 5 chance of occurring), history of events is greater than 10% but less than 20% the event could possibly occur.
3	Likely	Between 20% and 33% probability in any given year (up to 1 in 3 chance of occurring), history of events is greater than 20% but less than 33% the event is likely to occur.
4	Highly Likely	More than 33% probability in any given year (event has a 1 in 1 chance of occurring), history of events is greater than 33% likely or the event is highly likely to occur.
Magnitude/Severity: Assessment of severity in terms of injuries and fatalities, personal property, and infrastructure, and the degree and extent with which the hazard affects the county		
Score	Description	
1	Negligible	Less than 10% of property severely damaged, shutdown of facilities and services for less than 24 hours, and/or injuries/illnesses treatable with first aid.
2	Limited	10% to 25% of property severely damaged, shutdown of facilities and services for more than a week, and/or injuries/illnesses that do not result in permanent disability.
3	Critical	25% to 50% of property severely damaged, shutdown of facilities and services for at least 2 weeks, and/or injuries/illnesses that result in permanent disability.
4	Catastrophic	More than 50% of property severely damaged, shutdown of facilities and services for more than 30 days , and/or multiple deaths.
Warning Time: Rating of the potential amount of warning time that is available before the hazard occurs		
Score	Description	
1	More than 24 hours warning time	
2	12 to 24 hours warning time	
3	6 to 12 hours warning time	
4	Minimal or no warning (up to 6 hours warning)	
Duration: A measure of the duration of time that the hazard will affect the state		
Score	Description	
1	Less than 6 hours	
2	Less than 1 day	
3	Less than 1 week	
4	More than 1 week	

The hazard scoring worksheet for each jurisdiction was collected and can be found in Appendix III-1. The scores from each jurisdiction were then weighted according to the methodology presented in the 2013 *State of Iowa Hazard Mitigation Plan*. The formula used for weighing the hazard scores was:

$$(\text{Probability} \times .45) + (\text{Magnitude/Severity} \times .30) + (\text{Warning Time} \times .15) + (\text{Duration} \times .10) = \text{Total Weighted Score}$$

Final Hazard Score for Each Jurisdiction

The weighted scores for each jurisdiction are shown in Table 3-4. The scores were then weighted by the jurisdiction's percentage of population within Scott County to reflect the distribution of population affected by each hazard. The scores from each jurisdiction were then added together to create a Scott County-wide hazard ranking. These scores are shown in Table 3-5.

Table 3-4
Weighted Hazard Scores by Jurisdiction

Jurisdiction	Dam Failure	Drought	Earthquake	Expansive Soils	Extreme Heat	Flash Flood	Grass or Wildland Fire	Landslide/Sinkholes	Levee Failure	River Flooding	Severe Winter Storm	Thunderstorm, Lightning and Hailstorm	Tornado	Windsorm
City of Bettendorf	1.90	2.05	2.05	1.00	2.50	3.25	2.85	1.95	2.65	2.50	2.55	3.30	2.50	3.00
City of Blue Grass	1.45	2.50	1.55	1.45	2.40	1.95	2.75	1.45	1.45	1.30	2.85	2.85	3.40	2.95
City of Buffalo	1.00	1.75	1.00	1.75	2.40	2.00	2.35	3.70	1.20	2.95	2.45	2.90	2.70	3.20
City of Davenport	1.60	1.30	2.05	1.65	1.95	3.55	2.30	1.65	1.65	2.50	2.55	3.05	2.50	2.65
City of Dixon	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	1.00	1.15	1.45
City of Donahue	2.05	2.50	1.45	1.45	2.20	2.40	3.10	1.45	1.75	2.40	2.70	3.20	2.40	2.75
City of Eldridge	1.00	2.50	2.35	1.45	2.55	1.60	1.90	1.00	1.00	1.00	2.55	2.80	2.85	3.20
City of LeClaire	2.35	1.75	1.65	1.90	2.50	2.85	2.40	1.65	2.35	2.50	2.10	2.35	2.50	2.85
City of Long Grove	1.75	2.05	2.05	1.35	1.95	1.40	1.90	1.20	1.00	1.00	2.70	2.40	1.15	1.45
City of Maysville	1.00	1.75	1.45	1.45	1.65	1.00	2.10	1.00	1.00	1.00	1.95	2.20	1.45	1.70
City of McCausland*	1.90	2.80	1.55	2.05	3.15	3.40	3.30	2.50	3.10	3.55	2.55	3.05	4.00	2.95
City of New Liberty*	1.00	1.30	1.45	1.00	2.55	1.00	1.45	1.45	1.00	2.50	2.50	2.90	2.05	2.25
City of Panorama Park	1.00	1.30	1.45	1.00	2.55	2.15	1.45	1.45	1.00	2.50	2.50	2.90	2.05	2.25
City of Princeton*	1.90	3.25	1.55	2.05	3.15	3.40	3.30	2.50	3.10	3.55	2.55	3.05	4.00	2.95
City of Riverdale	2.05	2.65	1.45	1.60	2.25	2.70	2.80	1.75	2.20	3.55	3.15	2.65	3.10	3.05
City of Walcott	1.00	1.60	2.35	1.65	1.95	2.00	1.85	1.65	1.00	1.00	2.85	3.10	2.80	3.20
Unincorporated Scott County	1.65	2.05	2.35	1.95	1.95	3.00	2.75	1.65	1.45	2.95	2.85	2.90	2.80	2.90
Average	1.51	2.01	1.69	1.51	2.27	2.27	2.33	1.71	1.64	2.22	2.55	2.74	2.55	2.63
Rank	14	9	11	13	6	7	5	10	12	8	4	1	3	2

* Scores for non-participating jurisdictions were carried forward from 2012

**Table 3-5
Hazard Scores Weighted by Population**

Jurisdiction	Dam Failure	Drought	Earthquake	Expansive Soils	Extreme Heat	Flash Flood	Grass or Wildland Fire	Landslide/Sinkholes	Levee Failure	River Flooding	Severe Winter Storm	Thunderstorm, Lightning and Hailstorm	Tornado	Windstorm
City of Bettendorf	0.3874	0.4180	0.4180	0.2039	0.5098	0.6627	0.5811	0.3976	0.5404	0.5098	0.5200	0.6729	0.5098	0.6117
City of Blue Grass	0.0123	0.0212	0.0131	0.0123	0.0203	0.0165	0.0233	0.0123	0.0123	0.0110	0.0241	0.0241	0.0288	0.0250
City of Buffalo	0.0072	0.0125	0.0072	0.0125	0.0172	0.0143	0.0168	0.0265	0.0086	0.0211	0.0175	0.0208	0.0193	0.0229
City of Davenport	0.9587	0.7790	1.2284	0.9887	1.1685	2.1272	1.3782	0.9887	0.9887	1.4980	1.5280	1.8276	1.4980	1.5879
City of Dixon	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0026	0.0013	0.0015	0.0019
City of Donahue	0.0044	0.0054	0.0031	0.0031	0.0047	0.0052	0.0067	0.0031	0.0038	0.0052	0.0058	0.0069	0.0052	0.0059
City of Eldridge	0.0354	0.0885	0.0832	0.0513	0.0903	0.0566	0.0673	0.0354	0.0354	0.0354	0.0903	0.0991	0.1009	0.1133
City of LeClaire	0.0537	0.0400	0.0377	0.0435	0.0572	0.0652	0.0549	0.0377	0.0537	0.0572	0.0480	0.0537	0.0572	0.0652
City of Long Grove	0.0092	0.0108	0.0108	0.0071	0.0103	0.0074	0.0100	0.0063	0.0053	0.0053	0.0142	0.0126	0.0060	0.0076
City of Maysville	0.0020	0.0035	0.0029	0.0029	0.0033	0.0020	0.0042	0.0020	0.0020	0.0020	0.0039	0.0044	0.0029	0.0034
City of McCausland	0.0016	0.0023	0.0013	0.0017	0.0026	0.0028	0.0027	0.0020	0.0025	0.0029	0.0021	0.0025	0.0033	0.0024
City of New Liberty	0.0009	0.0011	0.0013	0.0009	0.0022	0.0009	0.0013	0.0013	0.0009	0.0022	0.0022	0.0025	0.0018	0.0020
City of Panorama Park	0.0006	0.0008	0.0009	0.0006	0.0015	0.0013	0.0009	0.0009	0.0006	0.0015	0.0015	0.0017	0.0012	0.0014
City of Princeton	0.0124	0.0211	0.0101	0.0133	0.0205	0.0221	0.0215	0.0163	0.0202	0.0231	0.0166	0.0198	0.0260	0.0192
City of Riverdale	0.0057	0.0074	0.0041	0.0045	0.0063	0.0076	0.0078	0.0049	0.0062	0.0099	0.0088	0.0074	0.0087	0.0085
City of Walcott	0.0093	0.0148	0.0218	0.0153	0.0181	0.0185	0.0171	0.0153	0.0093	0.0093	0.0264	0.0287	0.0259	0.0296
Unincorporated Scott County	0.1508	0.1874	0.2148	0.1782	0.1782	0.2742	0.2514	0.1508	0.1325	0.2696	0.2605	0.2651	0.2559	0.2651
Total	1.6529	1.6151	2.0598	1.5411	2.1122	3.2858	2.4464	1.7024	1.8235	2.4648	2.5725	3.0513	2.5525	2.7730
Rank	12	13	9	14	8	1	7	11	10	6	4	2	5	3

Prioritizing Hazards

The compiled Scott County-wide hazard scores as ranked by the methodology described above were ranked from highest to lowest. In the *Scott County Multi-Jurisdictional Hazard Mitigation Plan, 2012*, the Planning Committee divided the ranked hazards into three priority levels. This was used as a tool to help each community focus on the most prevalent hazards for their consideration. This plan removes priority levels since the number of hazards considered is drastically less, 15 down from 40. Therefore, a simple ranking based on the scoring methodology noted will suffice.

The compiled Scott County-wide scores are also reflected in each hazard profile. Federal regulations do not specify particular selection requirements for jurisdictions to prioritize hazards, so three methods were selected. When deciding priority levels for each jurisdiction, the jurisdictions chose between using the compiled Scott County-wide priorities, using their individual jurisdiction hazard score rankings, or altering their individual hazard score rankings to reflect the hazard priority level as seen as appropriate for their jurisdiction. These options were given due to the varying geography and populations of the participating jurisdictions.

City of Davenport

Overview

2010 Census Population: 98,325
2015 ACS Population Estimate: 101,863
2021 Population Projection: 107,837
Percent Change (2010-2015): 3.6%
Percent Change (2010-2021): 9.7%
County Rank in Population: 1
Land Area: 62.948 Square Miles
County Rank in Land Area: 2

Geography and Land Use

The City of Davenport is located in south central Scott County. It is the largest incorporated jurisdiction within Scott County in terms of population and land area. It is bordered by the Mississippi River to the south, the City of Buffalo to the southwest, the City of Eldridge to the north, and the City of Bettendorf to the east. The city is primarily within the Mississippi River-Duck Creek watershed of Iowa. The topography is characterized by the low-lying Mississippi River floodplain, the adjacent river bluff, and gentle to rolling uplands dissected by the Mississippi River tributaries. Commercial, industrial, and older residential structures occupy the lowland and bluff areas while the northern portion of the community tends to contain more recent commercial and residential development. The City of Davenport has special flood hazard areas along its creeks and along the Mississippi River (see Appendix III-2). There are no levees located in Davenport, and there is no known occurrence of sinkholes or land subsidence.

Government Structure

Davenport has a Mayor–Council form of government with an appointed city administrator. Both the mayor and council are elected to 2-year terms. City council consists of ten elected officials with eight of those officials being elected to represent one of the eight wards within the city and the other two are alderman-at-large. Emergency management operations are shared among the police department, the public works department, and the fire department. The fire department has seven stations located within the city. The Scott County Emergency Communications and Emergency Operations Center is currently under construction. The City of Davenport has not officially incorporated the Pre-Disaster Mitigation Plan 2007 into any other planning mechanisms; however certain activities, such as locally funded volunteer flood buy-out programs, have been funded through the Comprehensive Improvement Plan (CIP).

City Departments

- City Administration
- Human Resources
- Davenport Civil Rights Commission
- Information Technology
- City Assessor
- Legal Department
- Community Planning & Economic Development
- Parks and Recreation
- Finance
- Police Department
- Fire Department
- Public Library
- Public Works

Boards and Commissions

- City Council
- Cable Commission
- Civil Rights Commission
- Citizens Advisory Committee
- Airport Commission
- City Plan and Zone Committee
- Board of Review (Assessor)
- Civil Service Commission
- Davenport Youth Advisory Commission
- Davenport Riverfront Task Force
- Downtown Design Review Board
- Levee Improvement Commission
- Historic Preservation Commission
- Senior Voice
- Housing Code Board of Appeals
- Sister Cities
- Housing Commission
- Zoning Board of Appeals

Critical Facilities

The City of Davenport inventory of community assets included 57 critical facilities. Critical facilities are City Hall, public work center, police department, fire stations, the Water Pollution Control Plant, Scott County Administrative Center, courthouse/sheriff's office, jail annex, engineering & planning, Emergency Communications Center, Iowa Department of Transportation, Army Aviation Support Facility, Army Reserve, U.S. Post Offices, MidAmerican Energy, Iowa American Water Company, AT&T, and communication towers. Of these facilities, five were reported as located within the Special Flood Hazard Area with only the Water Pollution Control Plant having flood mitigation mechanisms. Iowa American Water Co. has been approved for mitigation though it is not yet underway. The City of Davenport's critical facilities are detailed in Map 3-8. Also included in the map are vulnerable populations, medical facilities, economic assets, and historical, cultural & natural resources. Vulnerable populations include high density residential areas, nursing and assisted living homes, schools, and mobile home parks. Three mobile home parks have at least a portion of their facility located within the Special Flood Hazard Area (SFHA). This is down from five in 2012. One mobile home park has mitigation in place and the other two have some partial mitigation in place. An unknown number of filling stations (including convenience stores) are also located within the SFHA. Five critical facilities, a total of seven areas of vulnerable populations, five economic assets, three historic/cultural buildings, and five other important structures are located within the 1% floodplain. Two critical facilities, two areas of vulnerable population, five economic assets, and eight other important building are located within the 0.2% floodplain.

Hazard Priorities

Creeks within the City of Davenport are susceptible to Flash Floods in particular along Duck Creek which cuts through the middle of the City. Flash floods have severely damaged houses

along the creeks as well as along the Mississippi River which routinely floods. The city is making efforts to remove flood damaged properties from the floodplain and will continue to do so when funding is available. The city does participate in the National Flood Insurance Program and the Community Rating Service and will continue to utilize floodplain and stormwater management to mitigate the effects of flooding. The consolidated emergency dispatch center is located within the City of Davenport. Failure of that dispatch center would severely impact not only Davenport, but the entire county. Severe Winter Storms, Thunderstorm & Lightning, Windstorms and Hail frequently occur within the City of Davenport and can cause large amounts of damage to property and result in the loss of power.

The following table lists all considered natural hazards ranked from highest to lowest score as described in the Hazard Scoring Methodology in this chapter.

2017 Ranked Hazards
Flash Flood
Thunderstorm, Lightning, Hail
Windstorm
Severe Winter Storm
River Flood
Tornado
Grass and Wildland Fires
Earthquake
Extreme Heat
Expansive Soils
Landslide/Sinkhole
Levee Failure
Dams
Drought

MITIGATION STRATEGY

This section presents the mitigation strategy developed in consultation with the Hazard Mitigation Planning Committee based on the risk assessment. The mitigation strategy was developed through a collaborative group process. The FEMA *State and Local Mitigation Planning: How-To Guide* from March 2013 states that goals are general guidelines that explain what a jurisdiction wants to achieve. They are usually long-term, broad, policy-type statements. Mitigation actions are specific actions that help achieve goals and objectives.

General goals were selected to guide jurisdictions in their efforts to mitigate disaster effects and create mitigation actions that each jurisdiction can put in place to reduce vulnerability to hazards and their associated losses.

Local Hazard Mitigation Goals

Goals are general guidelines that explain what a jurisdiction wants to achieve. They are broad policy-type statements and are long term. The Planning Committee developed goals in 2012 to provide direction for reducing hazard-related losses in Scott County. These goals were based upon the results of the risk assessment and a review of mitigation goals from other state and local plans, specifically, the *Iowa State Mitigation Plan*, published in 2007 and 2010; the *City of Davenport, Iowa Mitigation Plan, 2007*; and the *Muscatine County Multi-Jurisdictional Hazard Mitigation Plan, 2010*. Through a brainstorming session, the Planning Committee came to a consensus on five main goals that were carried forward into this plan and were reaffirmed by participating jurisdictions as part of the plan development process. The goals are listed in priority order, as agreed during Planning Committee meetings.

- Goal 1: Protect human life and public health from the effects of hazards
- Goal 2: Minimize vulnerability of property within Scott County from the effects of hazards
- Goal 3: Minimize damage to critical facilities, infrastructure, and other community assets from the effects of hazards
- Goal 4: Improve public communication, education, and awareness of hazards and their risks in Scott County
- Goal 5: Strengthen intergovernmental communication among jurisdictions within Scott County

Hazard Mitigation Objectives

Objectives are defined as strategies or implementation steps to attain the state goals. In 2012, the Planning Committee developed objectives based on six broad categories used in FEMA guidance documents to describe a range of mitigation measures. This provided objectives that would be consistent throughout each jurisdiction regardless of size, population, or available resources. The Planning Committee reviewed potential objectives and selected the following objectives, which are listed in priority order as agreed upon at the Planning Committee meetings. These objectives were reaffirmed by the planning committee for this update.

- Objective 1: Develop and implement government administrative or regulatory actions or processes to influence the way land and buildings are developed and built (Preventative Measure)
- Objective 2: Protect buildings and structures from hazards by modifying or removing them from hazard areas (Property Protection)
- Objective 3: Inform and educate citizens, elected officials, and property owners about hazards and ways of mitigating (Public Education and Awareness)
- Objective 4: Preserve or restore functions of natural systems while minimizing hazard losses (Natural Resource Protections)
- Objective 5: Construct and maintain structural projects to reduce or redirect the impact of hazards away from at-risk populations and facilities (Structural Projects)
- Objective 6: Protect people and property during and after a disaster event in order to minimize its impact and preserve community health and safety (Emergency Services)

Identification and Analysis of Mitigation Actions

FEMA guidance for local hazard mitigation planning requires examining a comprehensive range of mitigation actions and projects for each hazard. Six broad categories are used in FEMA guidance documents to describe a range of mitigation measures.

Range of Mitigation Measures

1. Preventative Measures (PM) – Government administrative or regulatory actions or processes are developed and implemented that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Preventive measures are used to keep problems from getting started or getting worse. Mitigation measures that fall into this group include planning and zoning, building codes, conducting technical studies, inspection, enforcement, implementation, hazard analysis and risk assessment, security, capital improvement programs, open space preservation, and storm water management regulations. Community participation in the National Flood Insurance Program (NFIP) also protects both individuals and the community as a whole from devastating losses.
2. Property Protection (PP) – These are measures that involve the modification of existing buildings or structures to protect them from a hazard(s) or removal from the hazard area. They are implemented in order to remove people, property, and businesses permanently out of unsafe areas where, in terms of wise disaster planning, they should not have been in the first place. Property protection measures include acquisition, elevation, relocation, and structural retrofits.
3. Public Education and Awareness (PE) – These measures help to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them. These measures include outreach projects, real estate disclosure, hazard information centers, and school age and adult education programs.

4. **Natural Resource Protections (NR)** – These are actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor protections and restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
5. **Emergency Services (ES)** – These actions protect people and property during and after a disaster event in order to minimize its impact and preserve the community's health and safety. Emergency services include warning systems, monitoring systems, response and recovery planning, emergency response services, evacuations, protection of critical facilities, acquisition of equipment to facilitate the delivery of these services, and training for responders in emergency situations.
6. **Structural Projects (SP)** – These projects involve the construction and maintenance of structures to reduce or redirect the impact of a hazard away from at-risk populations and facilities. Such structures include, but are not limited to, dams, levees, floodwalls, seawalls, retaining walls, and safe rooms.

Please refer to Chapter 3 for the hazard prioritization process. Hazard priorities vary by jurisdiction. Comparisons from the *Scott County Multi-Jurisdictional Hazard Mitigation Plan, 2012* natural hazard priorities and the updated priorities are listed below (in priority order) for each jurisdiction. The identified hazards and their ranking may differ somewhat for individual jurisdictions based on their unique conditions within Scott County.

Unincorporated Scott County:

2012 Ranked Hazards	2017 Ranked Hazards
Thunderstorm, Lightning, Hail	Flash Flood
Extreme Heat	River Flood
River Flood	Thunderstorm, Lightning, Hail
Severe Winter Storm	Windstorm
Grass and Wildland Fires	Severe Winter Storm
Windstorm	Tornado
Dams	Grass and Wildland Fires
Flash Flood	Earthquake
Tornado	Drought
Landslide/Sinkhole	Expansive Soils
Levee Failure	Extreme Heat
Earthquake	Dams
Drought	Landslide/Sinkhole
Expansive Soils	Levee Failure

City of Bettendorf:

2012 Ranked Hazards	2017 Ranked Hazards
Flash Flood	Thunderstorm, Lightning, Hail
Thunderstorm, Lightning, Hail	Flash Flood
Windstorm	Windstorm
Grass and Wildland Fires	Grass and Wildland Fires
Severe Winter Storm	Levee Failure
Drought	Severe Winter Storm
River Flood	Extreme Heat
Levee Failure	River Flood
Extreme Heat	Tornado
Tornado	Drought
Earthquake	Earthquake
Landslide/Sinkhole	Landslide/Sinkhole
Dams	Dams
Expansive Soils	Expansive Soils

City of Blue Grass:

2012 Ranked Hazards	2017 Ranked Hazards
Tornado	Tornado
Windstorm	Windstorm
Severe Winter Storm	Severe Winter Storm
Thunderstorm, Lightning, Hail	Thunderstorm, Lightning, Hail
Grass and Wildland Fires	Grass and Wildland Fires
Drought	Drought
Extreme Heat	Extreme Heat
Flash Flood	Flash Flood
Earthquake	Earthquake
Dams	Dams
Expansive Soils	Expansive Soils
Landslide/Sinkhole	Landslide/Sinkhole
Levee Failure	Levee Failure
River Flood	River Flood

City of Buffalo:

2012 Ranked Hazards	2017 Ranked Hazards
River Flood	Landslide/Sinkhole
Extreme Heat	Windstorm
Flash Flood	River Flood
Severe Winter Storm	Thunderstorm, Lightning, Hail
Thunderstorm, Lightning, Hail	Tornado
Tornado	Severe Winter Storm
Windstorm	Extreme Heat
Grass and Wildland Fires	Grass and Wildland Fires
Drought	Flash Flood
Dams	Drought
Earthquake	Expansive Soils
Expansive Soils	Levee Failure
Landslide/Sinkhole	Dams
Levee Failure	Earthquake

City of Davenport:

2012 Ranked Hazards	2017 Ranked Hazards
River Flood	Flash Flood
Flash Flood	Thunderstorm, Lightning, Hail
Windstorm	Windstorm
Thunderstorm, Lightning, Hail	Severe Winter Storm
Severe Winter Storm	River Flood
Tornado	Tornado
Earthquake	Grass and Wildland Fires
Extreme Heat	Earthquake
Landslide/Sinkhole	Extreme Heat
Grass and Wildland Fires	Expansive Soils
Dams	Landslide/Sinkhole
Drought	Levee Failure
Expansive Soils	Dams
Levee Failure	Drought

City of Dixon:

2012 Ranked Hazards	2017 Ranked Hazards
Severe Winter Storm	Severe Winter Storm
Windstorm	Windstorm
Tornado	Tornado
Dams	Dams
Drought	Drought
Earthquake	Earthquake
Expansive Soils	Expansive Soils
Extreme Heat	Extreme Heat
Flash Flood	Flash Flood
Grass and Wildland Fires	Grass and Wildland Fires
Landslide/Sinkhole	Landslide/Sinkhole
Levee Failure	Levee Failure
River Flood	River Flood
Thunderstorm, Lightning, Hail	Thunderstorm, Lightning, Hail

City of Donahue:

2012 Ranked Hazards	2017 Ranked Hazards
Thunderstorm, Lightning, Hail	Thunderstorm, Lightning, Hail
Grass and Wildland Fires	Grass and Wildland Fires
Windstorm	Windstorm
Severe Winter Storm	Severe Winter Storm
Drought	Drought
Flash Flood	Flash Flood
River Flood	River Flood
Tornado	Tornado
Extreme Heat	Extreme Heat
Dams	Dams
Levee Failure	Levee Failure
Earthquake	Earthquake
Expansive Soils	Expansive Soils
Landslide/Sinkhole	Landslide/Sinkhole

City of Walcott:

2012 Ranked Hazards	2017 Ranked Hazards
Thunderstorm, Lightning, Hail	Windstorm
Tornado	Thunderstorm, Lightning, Hail
Windstorm	Severe Winter Storm
Severe Winter Storm	Tornado
Extreme Heat	Earthquake
Earthquake	Flash Flood
Grass and Wildland Fires	Extreme Heat
Drought	Grass and Wildland Fires
Flash Flood	Expansive Soils
Dams	Landslide/Sinkhole
Expansive Soils	Drought
Landslide/Sinkhole	Dams
Levee Failure	Levee Failure
River Flood	River Flood

Evaluation of Alternative Mitigation Actions

As the original effort, the Planning Committee brainstormed possible mitigation actions to address the first priority hazards. Next, the actions were assigned to appropriate goals. The actions were then sorted by the six categories within the comprehensive range of mitigation actions to identify whether other actions might be considered. The Planning Committee then decided to utilize the six categories as objectives. The original action concepts were edited into consistent language of actionable items.

Actions were evaluated using the STAPLEE method recommended by FEMA guidance for local hazard mitigation planning. This method provides a systematic way of evaluating the opportunities and constraints of implementing a particular mitigation action in the local jurisdiction. STAPLEE is an acronym for evaluating each action in terms of Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLEE) factors for implementation. A more detailed explanation of the STAPLEE evaluation method is included as Appendix IV-1. At this point some mitigation actions were removed from some of the jurisdictions' mitigation strategies list. Eliminated actions are not included in this plan. Reasons for elimination include being logistically infeasible, having a negative cost-benefit ratio, fiscally infeasible, or politically not supported. The original list of all considered actions is not included in this plan; however, the lists are available at each jurisdiction or from Bi-State Regional Commission.

Because of the extensive detail of the STAPLEE analysis, that information is included as Appendix IV-3. This appendix contains the list of all mitigation actions selected, including the first priority hazard or hazards addressed, the category of mitigation measure, information on funding, the responsible party of implementation/administration, and an approximate timeframe for completion of the mitigation action. The comments in the STAPLEE appendix indicate whether the action is recommended as a priority action and whether an action should be revisited during the update of future plans. Information also includes whether the action applies to existing or new community assets and a brief benefit/cost review.

Multi-Jurisdiction Mitigation Actions

Each participating jurisdiction identified at least one of its own actions to carry out. Each jurisdiction completed the STAPLEE evaluation method for each mitigation action their jurisdiction intended to carry out; those STAPLEE evaluations are included as Appendix IV-4. The individual jurisdiction priority actions are summarized in Table 4-1. The actions are listed in priority order for each jurisdiction. Some jurisdictions elected to include mitigation actions for hazards not included on their first priority level hazards. These mitigation actions are considered low priority unless otherwise noted by a jurisdiction. FEMA Region VII has stated that there is no obligation to carry out the mitigation actions listed below due to the fiscal, economic, political, and logistical limitations jurisdictions may face. Mitigation actions are not required to be completed within the stated timelines in the STAPLEE evaluations. Mitigations listed below have been re-evaluated during the plan update to determine if they are still relevant to each jurisdiction and re-evaluated with subsequent updates.

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status of Action	New for 2018 (Y/N)
Buffalo							
1.1	1	5	Consider safe room construction where vulnerable populations may not have other sources of shelter	SP	Tornado	I	N
1.2	1, 2	5, 2	Ensure each public critical facilities have back-up generators	SP, PP	Energy Failure	OP	N
2.1	2	1	Continue NFIP compliance by enforcing floodplain ordinances based on the State of Iowa Model Code	PM	River Flood	OC	N
3.1	3	5	Replace or retrofit bridges and culverts to meet capacity requirements	SP	River Flood, Levee Failure, Flash Flood, Dam Failure, Transportation of Hazardous Materials Incident, Fixed Hazardous Materials Incident, Structural Failure, Highway Transportation Incident, Waterway Incident	C	N
3.2	3	5	Construct, retrofit or maintain levees, dams, floodwalls, culverts and floodgates to ensure adequate capacity and protection levels for property and critical facilities	SP	River Flood, Flash Flood, Levee Failure, Dam Failure, Structural Failure	OC	N
4.1	4	3	Communicate the locations of community shelters	PE	Severe Winter Storm, Energy Failure, Extreme Heat	I	N
4.2	4	3, 6	Use social media such as Twitter, Facebook or mass texting systems to notify the public on hazardous events	PE, ES	All Hazards	OP	N
Davenport							
1.1	1	6	Maintain and enhance City procedures for communicating flood, weather and transportation related warnings and advisories when risk to people and property are possible, probable or imminent.	ES	All	OC	N

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status of Action	New for 2018 (Y/N)
1.2	1	2	Fund flood & other mitigation programs either as cost share for grants or full funding (Flood Acquisition Program FAP), for buyout/demolition, elevation, floodproofing actions and safe room construction.	PP	Flood	OP	N
1.3	1	5	Conduct & document inspections and M&O activities for Garden Addition levee and IA-American floodwall projects.	SP	Flood	OC	Y
1.4	1	6	Continue DFD HAZMAT program.	ES	Hazardous spills	OC	N
1.5	1	2	Adopt e-Plan review for ensuring accountability, consistency or review and application of codes for all buildings and land improvement assuring enforcement of all codes.	PP	All	OP	Y
1.6	1	2	Maintain/update disease and pest management plans for City's Urban Forest. Reduce hazards of dead/dying trees; grow tree canopy; reduce heat islands.	PM, PP	Extreme Heat Flood	OC	Y
2.1	2	3	Continue program compliance and accreditations for NFIP, CRS (upgrade CRS class), StormReady Community, Weather Ready Nation Ambassador and STAR Community programs, among others.	PE	All	OC	N

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status of Action	New for 2018 (Y/N)
2.2	2	1	Continue to maintain and implement a comprehensive Stormwater Management and Floodplain Management Plans which address the regulations, policies, procedures, inspection, maintenance and Capital Improvement planning and prioritization of natural and built surface water infrastructure, including but not limited to: streams and streambanks; detention, retention and infiltration practices; levee system; and structural and non-structural flood control measures, structures and systems.	PM, PE	Flood	OC	N
2.3	2	1	Develop and implement public and private stream buffer regulations, policies and procedures and include in revisions to Subdivision and Flood Damage Prevention ordinances.	NR	Flood	OP	Y
2.4	2	4	Inspect and evaluate private stream/streambank conditions not previously inspected as funding is available and continue regular creek inspection and bank stabilization programs.	NR	Flood	OP	N
2.5	2	4	Develop for future implementation a residential infiltration program to mitigate the effects of increased impervious surface/build-out.	PM, NR	Flood	OP	Y
3.1	3	5	Fund and implement approved river front flood mitigation measures as identified in RiverVision, Riverfront Conceptual Development Plan and the Davenport Flood Mitigation Study.	PP, PE, SP	Flood	OP	Y
3.2	3	3	Develop and conduct periodic risk and vulnerability assessments of critical facilities for corrective action that reduces or eliminates risk or vulnerability.	PM, PP, PE, ES	All	OP	N

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status of Action	New for 2018 (Y/N)
4.1	4	3	Maintain, continue to enhance/implement public education/outreach programs with respect to hazards. Develop and implement a Program for Public Information based on the CRS.	PE	All	OP	N
4.2	4	3	Support/partner with Scott County efforts to establish a Safeguard Iowa Chapter.	PM, PE	All	OP	Y
4.3	4	3	Identify and map at risk/vulnerable populations based on age, disability and income. Target outreach to groups.	PE, ES	All	OP	N
4.4	4	1	Maintain and enhance all relevant hazard mitigation, preparedness and response GIS data and services(up-to-date and ready for use) including but not limited to: asset and infrastructure detail, flood risk data, HAZUS – MH (multihazard), US National Grid and locally defined map grid services, IDNR watershed details, rail infrastructure and most recent land contour data received during aerial photography.	PM	All	OP	N
4.5	4	1	Develop and maintain resource inventories of equipment type and personnel credentials/certifications for use during disasters.	PM, ES	All	OP	Y
4.6	4	1	Develop resiliency plans (post disaster recovery planning) by utilizing data from past and continued participation in the Notre Dame Global Adaptation Initiative, ND-Gain Urban Adaptation Assessment and STAR Community programs.	PM, PE	All	OP	Y
4.7	4	3	Maintain, train/exercise and enhance the City's Flood Plan and associated resources.	PM, PP, ES	Flood	OC	N

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status of Action	New for 2018 (Y/N)
4.8	4	6	Develop, maintain, train/exercise and enhance the City's Debris Management Plan and associated resources.	PM, ES	All	OP	N
4.9	4	6	Maintain, train/exercise and enhance the City's Snow and Ice Control Plan and associated resources.	PM, ES	Winter Storm	OC	N
5.1	5	1	Participate in and engage stakeholders in periodic maintenance and exercises of the Davenport/Scott County Local Energy Assurance Plan.	PE, ES	Energy Failure	OC	N
5.2	5	3	Participate in developing flood inundation mapping resources with the Iowa Flood Center when opportunity is identified.	PE	Flood	OP	Y
Davenport CSD							
1	1,2	1, 3, 6	Review existing emergency policies and procedures and amend as needed	PM, PE, ES	All Hazards	C	N
2	1,3,4	3, 6	Continue public communication of existing emergency procedures	PE, ES	All Hazards	O/C	N
3	1	2	Complete installation of security cameras at all schools	SP	Terrorism	C	N
4	1	5	Secure vestibules with outdoor camera	SP	Terrorism	O/P	N
5	1	2	Reinforce doors at school for tornado safety and increased security	SP	Tornado, Terrorism	O/P	N
6	1	2, 5, 6	Harden all exterior doors with stronger door or ballistic film on glass in all schools	PP, SP, ES	Terrorism, Tornado	C	N
7	1	5	Construct a tornado shelter at Kimberly Center	SP	Tornado	O/P	N
8	1	5	Construct multi-purpose safe rooms at multiple district locations within the district	SP	Tornado	O/P	N

PLAN MAINTENANCE PROCESS

Monitoring the Plan

Scott County will be the lead in the overall monitoring of the plan. The Planning Committee structure as described in the “Planning Process” section will be maintained to assure that each jurisdiction participates. Jurisdictions will be asked to fill vacancies at least annually to maintain a primary contact for the plan maintenance process. The Scott County Emergency Management Agency will schedule an annual meeting of the Planning Committee to track progress made on implementation of priority actions for both the planning area as a whole and individual jurisdictions. Generally, jurisdictions with their own ordinances and enforcement procedures will be responsible for monitoring their individual mitigation actions. At the annual meeting, the Planning Committee will also review the plan and make recommendations whether plan amendments or updates are needed due to changing conditions.

Evaluating the Plan

Criteria used in evaluating the plan will be based on the success of carrying out priority mitigation actions as identified in the plan. As part of the annual meeting described above, the Planning Committee will also evaluate whether events of the previous year have affected the priority ranking of identified hazards. Finally, the Planning Committee will evaluate whether the benefits of the priority actions are addressing the identified goals and objectives of the plan. The Scott County Emergency Management Agency will be responsible for preparing periodic progress reports on the plan. This report will be copied to the chief elected officials of the participating jurisdictions and other primary contacts as appropriate.

Updating the Plan

The plan will be updated within five years of the date of the Federal Emergency Management Agency’s (FEMA) approval of the plan as required by part 201.6(c)(4)(i) of the Local Hazard Mitigation Plan Review Crosswalk. The plan may be updated earlier at the discretion of the Planning Committee, or in the event of a Presidential Disaster Declaration, which requires an update by regulation. The Scott County Emergency Management Agency will be responsible for collecting and maintaining information pertinent to future plan updates based on recommendations of the Planning Committee. Any changes will be documented and appended to the plan document in a section titled “Amendments” until such time as a full update is scheduled. If no earlier update is needed, the Planning Committee will evaluate need for funding assistance for the update at its third annual meeting. This will allow time to make an application for planning grant funds and identify whether a contract with a consultant will be necessary for the update process. Actions to undertake the plan update should be scheduled so that there is continuity of FEMA approval for the applicable plan document.

Incorporation Into Existing Planning Mechanisms

Early in the planning process, participating jurisdictions were asked to list their own existing local planning mechanisms and ordinances to evaluate what was already in place to incorporate the requirements of the mitigation plan. These lists are summarized in Chapter 2 of the plan.

What:

Incorporating requirements of the mitigation plan will focus on existing planning mechanisms common among participating jurisdictions. These include:

- Comprehensive/Land Use Plans
- Subdivision Regulations
- Zoning Ordinances
- Building Codes
- Flood Plain Management Ordinances

Comprehensive/land use plans, or subdivision regulations for communities without a current comprehensive plan, provide the guidance for a community's ongoing and future development. The remaining ordinances and regulations listed above provide the enforcement tools for those development plans.

Who:

Scott County Emergency Management Agency will collect information on review and incorporation of requirements of the mitigation plan. Smaller communities that do not have their own planning and ordinance enforcement officials will contract out their enforcement. Larger communities with their own planning and ordinance enforcement officials will review their own existing planning mechanisms. These larger communities can communicate any adjustments in their planning mechanisms through their representation on the Planning Committee.

How:

Existing planning mechanisms will be reviewed for consistency with the requirements of the Local Hazard Mitigation Plan in order to avoid duplication of efforts among jurisdictional departments or enforcement officials. Risk analysis and vulnerability data from the Local Hazard Mitigation Plan should be incorporated in the comprehensive/land use plans of each participating jurisdiction during regular review and update cycles. Risk analysis and vulnerability data and mitigation actions will be incorporated into enforcement tools where appropriate. For example, references to the scale of earthquake intensity may be appropriate to building codes. Any adjustments or amendments to existing planning mechanisms will be made through the regular review cycle of the participating jurisdiction. Inconsistencies found between existing planning mechanisms and the Local Hazard Mitigation Plan should be reported to the Scott County Emergency Management Agency for the annual plan review meeting.

When:

Scott County Emergency Management Agency will report at least annually on the progress of incorporating requirements of the mitigation plan through the meeting of the Planning Committee as described in the "Monitoring the Plan" section above. Any issues reported of inconsistency between the Local Hazard Mitigation Plan and existing planning mechanisms will be considered for plan amendments or updates.

Continued Public Involvement

Scott County intends to make use of its website for continued public involvement. The website has been used in the plan process to keep the public informed about the plan document drafts in progress and related public meetings. The website will continue to be used to post the final Local Hazard Mitigation Plan document as adopted and approved by FEMA. The website also contains related hazard mitigation resources and links. Annual meetings of the Planning Committee will be posted on the website as well as Scott County's normal means of meeting posting. Progress reports will also be posted on the website as issued. Public comments on the plan process or document will be recorded and reported at the annual meeting of the Planning Committee.

Scott County Multi-Jurisdictional Hazard Mitigation Planning Committee

Primary Contacts	Name	Title
Scott County	Dave Donovan	EMA Director
Scott County	Tim Huey	Planning Director
Blue Grass	Ann Schmidt	City Clerk/Financial Officer
Bettendorf	Greg Beck	City Planner
Buffalo	T.J. Behning	Police Chief
Davenport	Wayne Wille	Planner II
Dixon	Steve Laughlin	Mayor
Donahue	Ken Schoenthaler	Mayor
Eldridge	John Dowd	City Administrator
LeClaire	Edwin N. Choate	City Administrator
Long Grove	Rosina Boddicker	City Clerk/Treasurer
Maysville	Tess Haas	City Clerk/Treasurer
Panorama Park	William Minard	Mayor
Riverdale	Sonya Paddock	Mayor
Walcott	Jackie Huston	Deputy City Clerk
Bettendorf Community Schools	Colleen Kauffman	Manager of Operations
Davenport Community Schools	Kristy Kleinsmith	Administrative Assistant
Davenport Community Schools	Mike Maloney	Director of Operations
Eastern Iowa Community College	Matthew Schmit	Facilities Manager
North Scott Community Schools	Joe Stutting	Superintendent
Pleasant Valley School District	Jim Spellhaug	Superintendent
Bi-State	Gena McCullough	Planning Director
Bi-State	Brandon Melton	Senior Planner

Scott County Multi-Jurisdictional Hazard Mitigation Advisory Committee

Organization	Contact Name	Title
Neighboring Communities		
Rock Island County EMA	Jerry Shirk	Coordinator
Muscatine County EMA	Matt Shook	Director
Cedar County EMA	Tim Malott	Coordinator
Clinton County EMA	Chance Kness	Coordinator
City of Durant	Scott Spengler	Mayor
Bennett CSD	David Larson	Superintendent
Calamus/Wheatland CSD	Lonnie Luepker	Superintendent
Durant CSD	Duane Bennett	Superintendent
State, Regional and Local Government Representatives		
National Weather Service	Ms. Donna Dubberke	Meteorologist
Iowa State University Scott County Extension	Becky Bray	County Extension Director
Iowa State Patrol District 12 Office	Lt. Brian Votroubek	Lieutenant
U.S. Geological Survey - Iowa Water Science Center	Kevin Richards	Center Director
Scott County Community Services	Lori Elam	Director
U.S. Coast Guard Marine Safety Detachment Quad Cities	Ana Fuschetto	Department Supervisor
Scott County Humane Society	Executive Director	Pamela Arndt
IHSEMD	Dan Schmitz	Deputy State Hazard Mitigation Officer
Iowa NFIP Coordinator	Mr. Bill Cappuccio	State Floodplain Manager
Iowa State Climatologist	Mr. Harry Hillaker	Climatologist
Iowa State Geologist	Dr. Robert Libra	Geologist
Rock Island Arsenal	Scott Starns	(309) 206-5763
USACE	Mr. Jerry Skalak	Project Manager / Floodplain Manager
USACE	Christopher Haring	
USACE	Allan Tamm	

Organization	Contact Name	Title
Neighborhood Groups and Non-Profits		
Red Cross	Brooke Mehaffey	Unit Director
United Way	Scott Crane	President
Muscatine County Conservation Board	Curt Weiss	Director
North Scott Press	Scott Campbell	Editor
Scott County Sheriff	Tim Lane	Sherrif
Scott County Health Department	Denny Coon	Public Health Safety Coordinator
Waste Commission of Scott County	Kurt Liske	Communication Specialist
MidAmerican Energy		Business & Community Development
Iowa American Water	Mary Jane Midgett	Director of Operations
Quad Cities Chamber	Kristen Glass	Interim CEO
Community Foundation of the Great River Bend	Sherry Ristau	President & CEO
St Ambrose University	Calvin Cooper	Assistant Director of Security
Davenport Airport	Nicole Gleason	Public Works Director
Civil Air Patrol	Major Rob Smith	Commander
Non-participating Communities		
McCausland	Sheila Bosworth	City Clerk
Princeton	Katie Enloe	City Clerk
New Liberty	Cindy Slininger	City Clerk

2015 Census Data

This plan utilized the newest census data that was available at the time compiled. Table A-II-5 shows the populations for Scott County and all jurisdictions from 1950 – 2015.

Table A-II-5
Scott County Population 1950 - 2010

AREA	1950	1960	1970	1980	1990	2000	2010	2015	% CHANGE 2010-2015
SCOTT COUNTY	100,698	119,067	142,687	160,022	150,973*	158,689*	165,224	169,994	4.82%
City of Bettendorf	5,132	10,534	22,126	27,381	28,139*	31,258*	33,217	34,663	6.69%
City of Blue Grass	337	568	1,032	1,377	1,214	1,169	1,452	1,439	4.12%
City of Buffalo	695	1,088	1,513	1,441	1,250*	1,321	1,270	1,217	-2.17%
City of Davenport	74,549	88,981	98,469	103,264	95,333*	98,359	99,685	101,863	3.60%
City of Dixon	208	280	276	312	228*	276	247	225	-6.64%
City of Donahue	105	133	216	289	316	293	346	366	0.00%
City of Eldridge	376	583	1,535	3,279	3,378	4,159	5,651	6,017	13.12%
City of LeClaire	1,124	1,546	2,520	2,899	2,734	2,868*	3,765	3,888	9.18%
City of Long Grove	156	182	269	596	605	597	808	894	-5.70%
City of Maysville	70	126	170	151	170	163	176	338	44.44%
City of McCausland	150	173	226	381	308	299	291	139	-39.83%
City of New Liberty	126	145	141	136	139	121	137	148	-1.33%
City of Panorama Park	N/A	140	219	145	127	131*	129	102	-26.62%
City of Princeton	495	580	633	965	904*	946	886	1106	14.49%
City of Riverdale	N/A	477	684	462	419*	653*	405	476	-9.16%
City of Walcott	480	664	989	1,425	1,356	1,528	1,629	1,575	0.32%

Source: U.S. Census Bureau, Censuses 1950-2010; American Community Survey, 5 Year Estimates 2015

* Indicates corrected count populations

STAPLEE Evaluation Criteria for Mitigation Actions

The STAPLEE evaluation method uses seven criteria for evaluating a mitigation action: Social, Technical, Administrative, Political, Legal, Economic, and Environmental. Within each of those criteria are additional considerations that may call upon the Risk Assessment and other sources of information for evaluation. A sample worksheet format at the end of this Appendix. An explanation of how each of the STAPLEE criteria may be applied to evaluation of mitigation actions follows:

Social: The public must support the overall implementation strategy and specific mitigation actions and the mitigation actions are evaluated in terms of community acceptance.

Considerations:

Community Acceptance: Will the action disrupt established neighborhoods, break up voting districts, or cause the relocation of lower income people? Is the action compatible with present and future community values?

Effect on Segment of Population: Will the proposed action adversely affect one segment of the population?

Technical: It is important to determine if the proposed action is technically feasible, will help to reduce losses in the long term, and has minimal secondary impacts. This category evaluates whether the alternative action is a whole or partial solution, or not a solution at all.

Considerations:

Technical Feasibility: How effective is the action in avoiding or reducing future losses?

Long-Term Solution: Does the action solve the problem or only a symptom?

Secondary Impacts: Will the action create more problems than it solves?

Administrative: This category examines the anticipated staffing, funding, and maintenance requirements for the mitigation actions to determine if the jurisdiction has the personnel and administrative capabilities to implement the actions or whether outside help will be necessary.

Considerations:

Staffing (sufficient number of staff and training): Does the jurisdiction have the capability (staff, technical experts) to implement the action?

Funding allocated: Does the jurisdiction have the funding to implement the action or can it readily be obtained? Can it be accomplished in a timely manner?

Maintenance/Operations: Can the community provide the necessary maintenance?

Political: This considers the level of political support for the mitigation activities and programs.

Considerations:

Political Support: Is there political support to implement and maintain this action? Have political leaders participated in the planning process so far?

Local Champion or Plan Proponent (respected community member) Is there a local champion willing to help see the action to completion?

Public Support (stakeholders): Is there enough public support to ensure the success of the action? Have all the stakeholders been offered an opportunity to participate in the planning process?

Legal: Whether the jurisdiction has the legal authority to implement the actions, or whether the jurisdiction must pass new laws or regulations, is important in determining how the mitigation action can be best carried out.

Considerations:

State Authority: Does the state have authority to implement the action?

Existing Local Authority: Are proper laws, ordinances, and resolutions in place to implement the actions?

Potential Legal Challenge: Is there a technical, scientific, or legal basis for the mitigation action (i.e. does the mitigation actions “fit” the hazard setting)? Are there any potential legal consequences? Is the action likely to be challenged by stakeholders who may be negatively affected?

Economic: Economic considerations must include evaluation of the present economic base and projected growth. Cost-effective mitigation actions that can be funded in current or up-coming budget cycles are more likely to be implemented than actions requiring general obligation bonds or other instruments that would incur long-term debt to a community.

Considerations:

Benefit of Action: What benefits will the action provide?

Cost of Action: Does the cost seem reasonable for the size of the problem and the likely benefits? What burden will be places on the tax base or local economy to implement this action?

Contributes to Economic Goals: Does the action contribute to other community economic goals, such as capital improvements or economic development?

Outside Funding Required: Are there currently sources of funds that can be used to implement the action? What proposed actions should be considered by be “tabled” for implementation until outside sources of funding are available?

Environmental: Impact on the environment is an important consideration because of public desire for sustainable and environmentally healthy communities. Also, statutory considerations, such as the National Environmental Policy Act (NEPA), need to be kept in mind when using federal funds.

Considerations:

Affects Land/Water Bodies: How will this action affect land/water?

Affects Endangered Species: How will this action affect Endangered Species?

Affects Hazardous Materials and Waste Sites: How will this action affect Hazardous Materials and waste sites?

Consistent with Community’s Environmental Goals: Is this action consistent with community environmental goals?

Consistent with Federal Laws: Is the action consistent with Federal Laws, such as the National Environmental Policy Act (NEPA)?

STAPLEE Evaluation Process for Mitigation Actions

A worksheet for the STAPLEE evaluation process was provided in the FEMA mitigation planning guidance. A worksheet is completed for each chosen action. Scoring uses a plus (+) for favorable evaluation for each consideration, a negative (-) for less favorable evaluation, and N/A for considerations that do not apply. Space for comments, benefit of action, source of funding/cost of action, responsible party, and timeframe for completion are also completed for each action.

Example of STAPLEE Worksheet

Action ID:

Action considered:

STAPLEE Criteria	S Social		T Technical			A Administrative			P Political			L Legal			E Economic			E Environment					
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws

Comments:

Benefit:

Cost/Funding Source:

Responsible Party:

Timeframe for Completion:

Jurisdiction: Davenport**Action ID: 1.1****Action considered:** Fund and expand Duck Creek early warning system

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance	Technical Feasibility	Funding Allocated	Political Support	State Authority	Benefit of Action	Effect on Endangered Species
	+	+	n/a	+	n/a	+	n/a
	+	+	+	n/a	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+	+	+	+	+	+	n/a
	+						

Comments:**Benefit:** Provides lead time for warning and evacuation; reduces risk of loss of life**Cost/Funding Source:** Grant & Local**Responsible Party:** Public Works**Timeframe for Completion:** Ongoing**Action ID: 1.2****Action considered:** Investigate funding sources and programs for commercial and industrial hazard mitigation (floodproofing)

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic			E Environment									
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	-	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Possible reduction in property damage, business disruption and potential loss of life**Cost/Funding Source:** Grants**Responsible Party:** CPED**Timeframe for Completion:** Ongoing

Action ID: 1.3**Action considered:** Continue NFIP and CRS compliance

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance Effect on Population Segment	Technical Feasibility Long-term Solution Secondary Impacts	Staffing Funding Allocated Maintenance/Operations	Political Support Local Champion	Public Support State Authority Existing Local Authority Potential Legal Challenge Benefit of Action Cost of Action Contributes to Economic Goals Outside Funding Required Effect on Land/Water Effect on Endangered Species Effect on HAZMAT Sites Consistent w/ Community Environmental Goals Consistent w/ Federal Laws		
	+	+	+	+	+	+	+

Comments:**Benefit:** Enhances protection for floodprone properties; provides for reduced insurance rates for citizens**Cost/Funding Source:** N/A**Responsible Party:** CPED**Timeframe for Completion:** Ongoing**Action ID: 1.4****Action considered:** Improve Garden Addition levee system

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance Effect on Population Segment	Technical Feasibility Long-term Solution Secondary Impacts	Staffing Funding Allocated Maintenance/Operations	Political Support Local Champion Public Support	State Authority Existing Local Authority Potential Legal Challenge Benefit of Action Cost of Action Contributes to Economic Goals Outside Funding Required Effect on Land/Water Effect on Endangered Species Effect on HAZMAT Sites Consistent w/ Community Environmental Goals Consistent w/ Federal Laws		
	+	+	+	+	+	+	+

Comments:**Benefit:** Provide enhanced protection for existing residential development; reduces potential for property damage and loss of life**Cost/Funding Source:** Local**Responsible Party:** Public Works**Timeframe for Completion:** 0-5 years

Action ID: 1.5**Action considered:** Complete IowaAmerican flood control project

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment																
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	+	-	+	+	+	+	+	n/a	+	+	+	+	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Protect water service for Davenport and surrounding communities**Cost/Funding Source:** Grant**Responsible Party:** IowaAmerican Water, PW, and USACE**Timeframe for Completion:** 0-5 years**Action ID: 1.6****Action considered:** Work with social agencies to identify at risk/vulnerable populations

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic			E Environment									
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Reduces risk of loss of life; target warning and/or information**Cost/Funding Source:** N/A**Responsible Party:** CPED**Timeframe for Completion:** 0-5 years

Action ID: 1.7**Action considered:** Review mitigation options and hazard plans with vulnerable businesses

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance Effect on Population Segment	Technical Feasibility Long-term Solution Secondary Impacts	Staffing Funding Allocated Maintenance/Operations	Political Support Local Champion Public Support State Authority	Existing Local Authority Potential Legal Challenge	Benefit of Action Cost of Action Contributes to Economic Goals Outside Funding Required	Effect on Land/Water Effect on Endangered Species Effect on HAZMAT Sites Consistent w/ Community Environmental Goals Consistent w/ Federal Laws
	+	+	+	+	+	+	+

Comments:**Benefit:** Possible reduction in property damage, business disruption and potential loss of life**Cost/Funding Source:** N/A**Responsible Party:** CPED**Timeframe for Completion:** 0-5 years**Action ID: 1.8****Action considered:** Enhance communication regarding emergency road closures

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance Effect on Population Segment	Technical Feasibility Long-term Solution Secondary Impacts	Staffing Funding Allocated Maintenance/Operations	Political Support Local Champion Public Support State Authority	Existing Local Authority Potential Legal Challenge	Benefit of Action Cost of Action Contributes to Economic Goals Outside Funding Required	Effect on Land/Water Effect on Endangered Species Effect on HAZMAT Sites Consistent w/ Community Environmental Goals Consistent w/ Federal Laws
	+	+	+	+	+	+	+

Comments:**Benefit:** Provides warnings for emergency responders and evacuation route changes; reduced risk of loss of life**Cost/Funding Source:** N/A**Responsible Party:** Public Works, Police Department, Fire Department, and PIO**Timeframe for Completion:** Ongoing

Action ID: 1.9**Action considered:** Enhance communication regarding weather/hazard emergencies

STAPLEE Criteria	S Social		T Technical		A Administrative			P Political		L Legal		E Economic			E Environment			
Considerations ➔ For Alternative Actions ➔	Community Acceptance		Technical Feasibility		Staffing			Political Support		State Authority		Contributes to Economic Goals			Effect on Land/Water			
	Effect on Population Segment		Long-term Solution	Secondary Impacts	Funding Allocated	Maintenance/Operations	Local Champion	Public Support	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Outside Funding Required	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws	
	+	+	+	+	+	+	+	n/a	+	n/a	+	n/a	+	+	n/a	n/a	n/a	

Comments:**Benefit:** Provides earlier and/or better warnings for emergency responders and public; reduced risk of loss of life**Cost/Funding Source:** N/A**Responsible Party:** Public Works, Police Department, Fire Department, and PIO**Timeframe for Completion:** Ongoing**Action ID: 1.10****Action considered:** Coordinate with other agencies regarding hazard threats and response assistance

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic			E Environment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Considerations ➡ For Alternative Actions ➡	Community Acceptance		Effect on Population Segment		Technical Feasibility		Long-term Solution		Secondary Impacts		Staffing		Funding Allocated		Maintenance/Operations		Political Support		Local Champion		Public Support		State Authority		Existing Local Authority		Potential Legal Challenge		Benefit of Action		Cost of Action		Contributes to Economic Goals		Outside Funding Required		Effect on Land/Water		Effect on Endangered Species		Effect on HAZMAT Sites		Consistent w/ Community Environmental Goals		Consistent w/ Federal Laws																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
	+	+	+	+	+	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Reduces the potential of loss of life**Cost/Funding Source:** N/A**Responsible Party:** Scott County EMD**Timeframe for Completion:** Ongoing

Action ID: 1.11

Action considered: Continue HAZMAT program

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment																
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Comments:

Benefit: Provides emergency response for environmental hazards; reduces risk of loss of life

Cost/Funding Source: Local-Service fees

Responsible Party: Fire Department

Timeframe for Completion: Ongoing

Action ID: 2.1

Action considered: Review, enhance and enforce all city codes with respect to all hazards

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance Effect on Population Segment	Technical Feasibility Long-term Solution Secondary Impacts	Staffing Funding Allocated Maintenance/Operations	Political Support Local Champion Public Support	State Authority Existing Local Authority Potential Legal Challenge	Benefit of Action Cost of Action Contributes to Economic Goals	Outside Funding Required Effect on Land/Water Effect on Endangered Species Effect on HAZMAT Sites Consistent w/ Community Environmental Goals Consistent w/ Federal Laws
	+ + + + n/a + + n/a + + + + + n/a + + + n/a n/a n/a n/a n/a n/a						

Comments:

Benefit: Provides for property protection, reduction in property damage and potential reduction in loss of life

Cost/Funding Source: N/A

Responsible Party: CPED, PW

Timeframe for Completion: Ongoing

Action ID: 2.2**Action considered:** Enhance GIS use in identifying property subject to hazards

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic		E Environment										
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	+	+	+	n/a	n/a	n/a	+	n/a	+	+	+	+	+	n/a	+	n/a	n/a

Comments:**Benefit:** Enhances notifications and mitigation activities; reduces risk of loss of life**Cost/Funding Source:** N/A**Responsible Party:** IT-CPED**Timeframe for Completion:** Ongoing**Action ID: 2.3****Action considered:** Continue/expand City Flood Acquisition Program

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic		E Environment										
Considerations ➔ For Alternative Actions ➔	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	+	+	+	+	+	+	+	n/a	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Removes at risk property from floodplain**Cost/Funding Source:** Local**Responsible Party:** CPED**Timeframe for Completion:** Ongoing

Action ID: 2.4

Action considered: Revise city codes regarding enhanced floodplain and stormwater regulations

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic		E Environment										
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	n/a	+	+	n/a	+	n/a	n/a	+	+	+	+	+	+	+	+	n/a	n/a	n/a	n/a	n/a	+	+

Comments:

Benefit: Enhances protection for floodprone properties

Cost/Funding Source: N/A

Responsible Party: CPED, PW

Timeframe for Completion: 0-5 years

Action ID: 2.5

Action considered: Review transportation routes for conflicts, hazard and warning notifications potentials

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment																
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	n/a	n/a	+	n/a	+	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a

Comments:

Benefit: Potential for accident reduction

Cost/Funding Source: N/A

Responsible Party: PW, IDOT

Timeframe for Completion: Ongoing

Action ID: 3.1**Action considered:** Pursue USACE funding for technical studies (creeks & rivers)

STAPLEE Criteria	S Social	T Technical	A Administrative	P Political	L Legal	E Economic	E Environment
Considerations → For Alternative Actions ↓	Community Acceptance Effect on Population Segment	Technical Feasibility Long-term Solution Secondary Impacts	Staffing Funding Allocated Maintenance/Operations	Political Support Local Champion Public Support	State Authority Existing Local Authority Potential Legal Challenge	Benefit of Action Cost of Action Contributes to Economic Goals Outside Funding Required	Effect on Land/Water Effect on Endangered Species Effect on HAZMAT Sites Consistent w/ Community Environmental Goals Consistent w/ Federal Laws
	+ n/a	+ + +	+ - n/a	+ + +	+ + +	+ + n/a	- n/a n/a n/a n/a n/a

Comments:**Benefit:** Provides for continued assessment in light of continuing development activities**Cost/Funding Source:** Grants**Responsible Party:** PW, CPED**Timeframe for Completion:** Ongoing**Action ID: 3.2****Action considered:** Continue/enhance creek inspection and stabilization programs

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic		E Environment								
Considerations ➔ For Alternative Actions ➔	Community Acceptance Effect on Population Segment		Technical Feasibility Long-term Solution Secondary Impacts		Staffing Funding Allocated Maintenance/Operations		Political Support Local Champion Public Support		State Authority Existing Local Authority Potential Legal Challenge		Benefit of Action Cost of Action Contributes to Economic Goals		Outside Funding Required Effect on Land/Water Effect on Endangered Species								
	Effect on Endangered Species		Effect on HAZMAT Sites		Consistent w/ Community Environmental Goals		Consistent w/ Federal Laws														
	+	n/a	+	+	+	+	-	+	+	+	+	n/a	+	+	n/a	n/a	+	+	n/a	+	n/a

Comments:**Benefit:** Enhance natural and beneficial functions of floodplain; reduce damage within park system**Cost/Funding Source:** Local**Responsible Party:** PW**Timeframe for Completion:** Ongoing

Action considered: Partner with MidAmerican Energy regarding prioritizing street cleaning for power restoration

Comments:

Benefit: Provides for enhanced and coordinated response and recovery; reduces time for recovery activities to begin

Cost/Funding Source: N/A

Responsible Party: N/A

Timeframe for Completion: 0-5 years

Action considered: Partner with other agencies on stormwater and flood mitigation demonstration projects

Comments:

Benefit: Enhances protection for floodprone properties

Cost/Funding Source: Grants

Responsible Party: PW

Timeframe for Completion: Ongoing

Action ID: 3.5**Action considered:** Scenario planning/practice for disaster/hazard response

STAPLEE Criteria	S Social		T Technical		A Administrative			P Political		L Legal		E Economic			E Environment								
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential/Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding/Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	n/a	+	+	+	+	n/a	n/a	+	n/a	+	n/a	+	+	+	+	+	+	+	+	+	+	+

Comments:**Benefit:** Provides for continued assessment in light of changing circumstances**Cost/Funding Source:** N/A**Responsible Party:** SCEMD**Timeframe for Completion:** Ongoing**Action ID: 4.1****Action considered:** Review/enhance public education with respect to all hazards

STAPLEE Criteria	S Social		T Technical			A Administrative		P Political			L Legal		E Economic			E Environment							
Considerations ➔ For Alternative Actions ➔	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	+	+	+	+	+	+	+	+	n/a	+	+	+	n/a	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Provides information on risk hazards, mitigation options, and insurance options**Cost/Funding Source:** N/A**Responsible Party:** CPED, PW, IT**Timeframe for Completion:** Ongoing

Action considered: Review/update process for notifying of warnings, shelters and recovery assistance

Comments:

Cost/Funding Source: N/A

Timeframe for Completion: Ongoing

Action considered: Enhance emergency communications to critical facilities

Comments:

Cost/Funding Source: Grants/Local

Timeframe for Completion: Ongoing

Action considered: Review/update and coordinate emergency response plans

Timeframe for Completion: Ongoing

Action considered: Review/enhance redundant/back-up communication options

Timeframe for Completion: Ongoing

Action ID: 5.3**Action considered:** Improve damage assessment process

STAPLEE Criteria	S Social		T Technical			A Administrative		P Political		L Legal		E Economic			E Environment			
Considerations ➔ For Alternative Actions ➔	Community Acceptance		Technical Feasibility			Staffing		Political Support		State Authority		Contributes to Economic Goals			Effect on Land/Water			
	Effect on Population Segment		Long-term Solution	Secondary Impacts	Funding Allocated	Maintenance/Operations	Local Champion	Public Support	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Outside Funding Required	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws	
	+	-	+	+	-	n/a	n/a	+	n/a	+	+	+	+	+	+	+	+	

Comments:**Benefit:** Provides for enhanced and coordinated response and recovery; reduces time for recovery activities to begin**Cost/Funding Source:** Local training budgets**Responsible Party:** PW, CPED**Timeframe for Completion:** Ongoing**Jurisdiction:** Dixon**Action ID: 1.1****Action considered:** Promote use of NOAA Weather Radios

STAPLEE Criteria	S Social		T Technical		A Administrative		P Political		L Legal		E Economic		E Environmental										
Considerations → For Alternative Actions ↓	Community Acceptance	Effect on Population Segment	Technical Feasibility	Long-term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land/Water	Effect on Endangered Species	Effect on HAZMAT Sites	Consistent w/ Community Environmental Goals	Consistent w/ Federal Laws
	+	+	+	+	+	n/a	n/a	n/a	+	+	+	+	+	n/a	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Comments:**Benefit:** Quicker notification to citizens**Cost/Funding Source:** \$50 citizens**Responsible Party:** Mayor/Citizens**Timeframe for Completion:** Ongoing – Continuous Cycle

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. **This case remains tabled (no action necessary).**

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:28 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

Case No. FPV17-01: Request of 321 Partners LLC for a floodplain variance at 321 East 2nd Street to allow a historic exemption to floodplain regulations. The developer is proposing a substantial improvement/renovation to allow a mixed-use (commercial-residential) building.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	FPV17-01 - 321 E 2nd St
▢ Backup Material	Exhibit A FIRMette
▢ Backup Material	Exhibit A-2 GIS plot
▢ Backup Material	Exhibit B Elev Cert
▢ Backup Material	Exhibit C Eligibility Arch & Hist Survey
▢ Backup Material	Exhibit D Variance Procedures
▢ Backup Material	Exhibit E Petitioner response/structural info
▢ Backup Material	Exhibit F FEMA guidance
▢ Backup Material	Exhibit G renovation plans

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:30 AM



PLAN AND ZONING COMMISSION

Meeting Date: October 31, 2017
Request: Floodplain Variance
Location: 321 East 2nd Street
Case No.: FPV17-01
Applicant: 321 Partners LLC

INTRODUCTION

The petitioner is requesting a historic exemption to the City's Flood Damage Prevention regulations. The developer is proposing to rehabilitate/renovate the existing structure to all a mixed-use (commercial/residential) development. The cost of the renovation makes the proposal a "substantial improvement" which must meet the elevation or flood-proofing requirements of Chapter 15.44 entitled "Flood Damage Prevention. The petitioner is proposing not to fully comply or floodproofing requirement.

Recommendation: No recommendation at this time

BACKGROUND:

Terminology: The following terms are defined in the City's Flood Damage Prevention ordinance and are pertinent to this review.

- "Free-board" is defined as an increment of of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations (development outside the City's control), unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.
- "Flood-proofing" is defined as any combination of structural or nonstructural changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
- "Substantial Improvement" is defined in part as any repair, reconstruction, rehabilitation, addition, or other improvement that exceeds 50 percent of the market value of the structure before the start of construction or any addition that increases the original floor area by 25 percent or more.
- "Variance" is defined as a grant of relief to a person from the requirements of this chapter which permits construction in a manner otherwise prohibited...where specific enforcement would result in unnecessary hardship. The requirements for variance are set out in Section 15.44.190.
- "Historic structure" is defined as any structure that is:
 - a. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on the State Inventory of Historic Places which inventory is part of a historic preservation program approved by the Secretary of the Interior; or
- d. Individually listed on the local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Acronyms:

BFE Base Flood Elevations = 1% annual chance flood = 100-year flood elevation
 FEMA Federal Emergency Management Agency
 FIRM Flood Insurance Rate Map
 FIS Flood Insurance Study
 IDNR Iowa Department of Natural Resources
 NFIP National Flood Insurance Program
 NGVD National Geodetic Vertical Datum equated to 1929 sea level

Regulations:

15.44.110 Flood hazard reduction – Nonresidential construction (included mixed-use)

- New construction or substantial improvement of any commercial...structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

01-30-2014 FEMA Guidance for Mixed Use Development

- If the lowest floor of a new or substantially improved mixed use building is below the BFE, the lowest floor can only be used for non-residential purposes provided the non-residential areas of the building is floodproofed.

15.44.190 Variance procedures.

- Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

Exhibits:

Exhibit "A"	Flood Insurance Rate Map
Exhibit "A-2"	City GIS with contour layer (elevations)
Exhibit "B"	Elevation Certificate
Exhibit "C"	Historic Eligibility Statement
Exhibit "D"	Section 15.44.190 Variance Procedures
Exhibit "E"	Petitioner's Response & Structural Letter
Exhibit "F"	FEMA Guidance for Mixed Use Development
Exhibit "G"	Proposed Plans

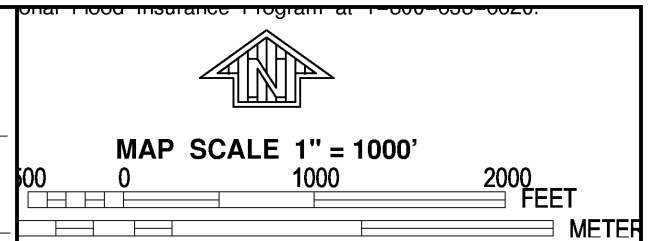
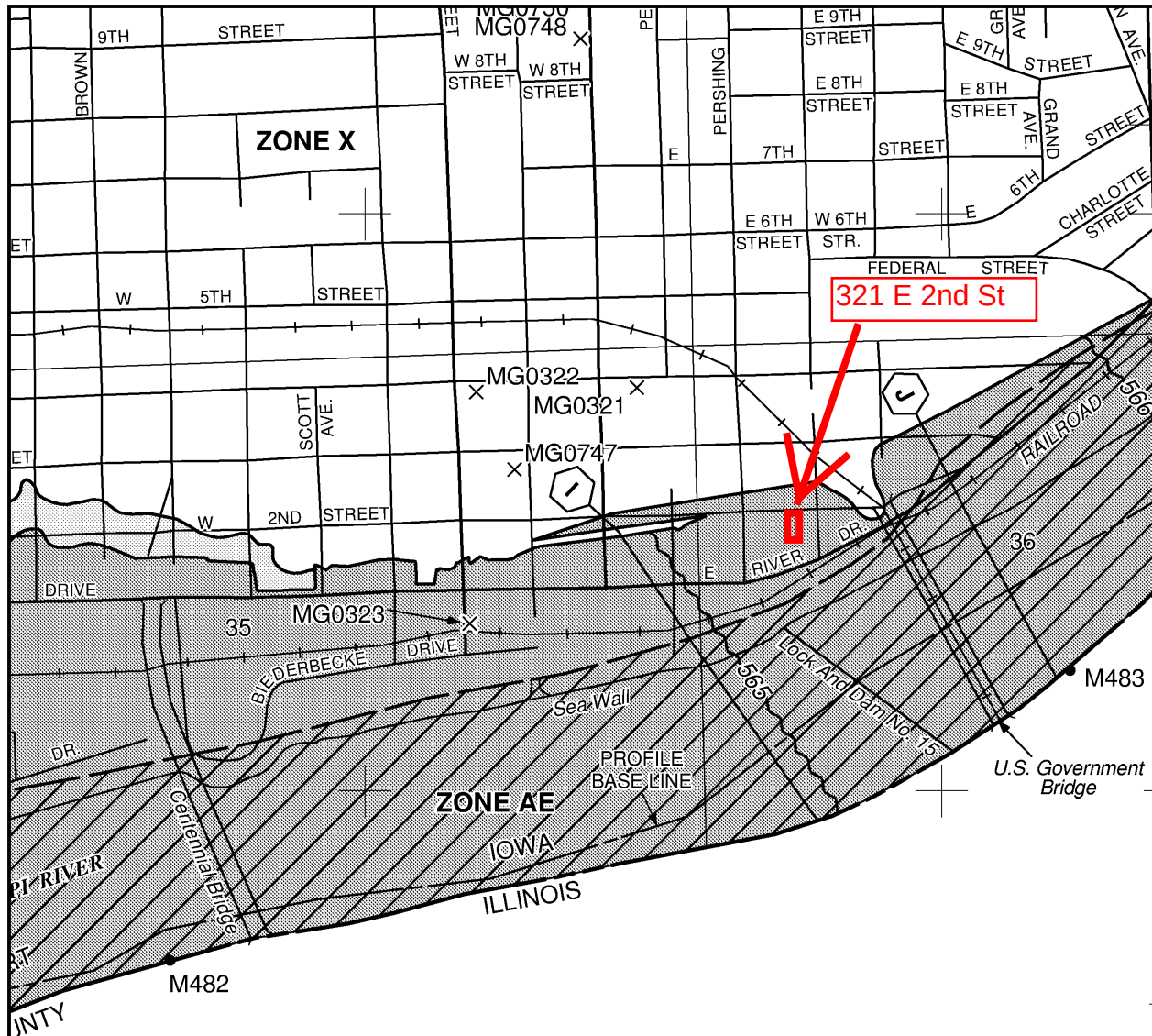
History: The City of Davenport joined the regular program of the National Flood Insurance Program in March of 1978. The first Flood Damage Prevention ordinance was adopted in February of 1978. At that time the specific requirement was that any new construction or substantial improvement was required to be elevated or flood-proofed to or above the base (100-year) flood elevation. Currently the State requires one-foot of free-board or the base flood elevation plus one foot (BFE+1-foot) as is reflected in the City's ordinance.

According to the City Directories a commercial use of the property first appears in 1913 and continues to the present.

Proposal: The petitioner is proposing a significant renovation of the building facilitating a first floor commercial use (restaurant & brew pub) with upper story residential units. More than 25-percent of the total floor area will be devoted to residential use which will impact flood insurance rating of the property. The basement will remain vacant and be allowed to flood through groundwater seepage to equalize hydrostatic pressure. According to the Elevation Certificate the basement floor is approximately 11 feet below the flood elevation and the next higher floor (first floor) is still 1.2 feet below the flood elevation. The variance request is to not comply with the floodproofing requirement.

Prepared by:

Wayne Wille, CFM
Planner II



NFIP

PANEL 0365F

FIRM
FLOOD INSURANCE RATE MAP
SCOTT COUNTY,
IOWA
AND INCORPORATED AREAS

PANEL 365 OF 500

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAVENPORT, CITY OF	190242	0365	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

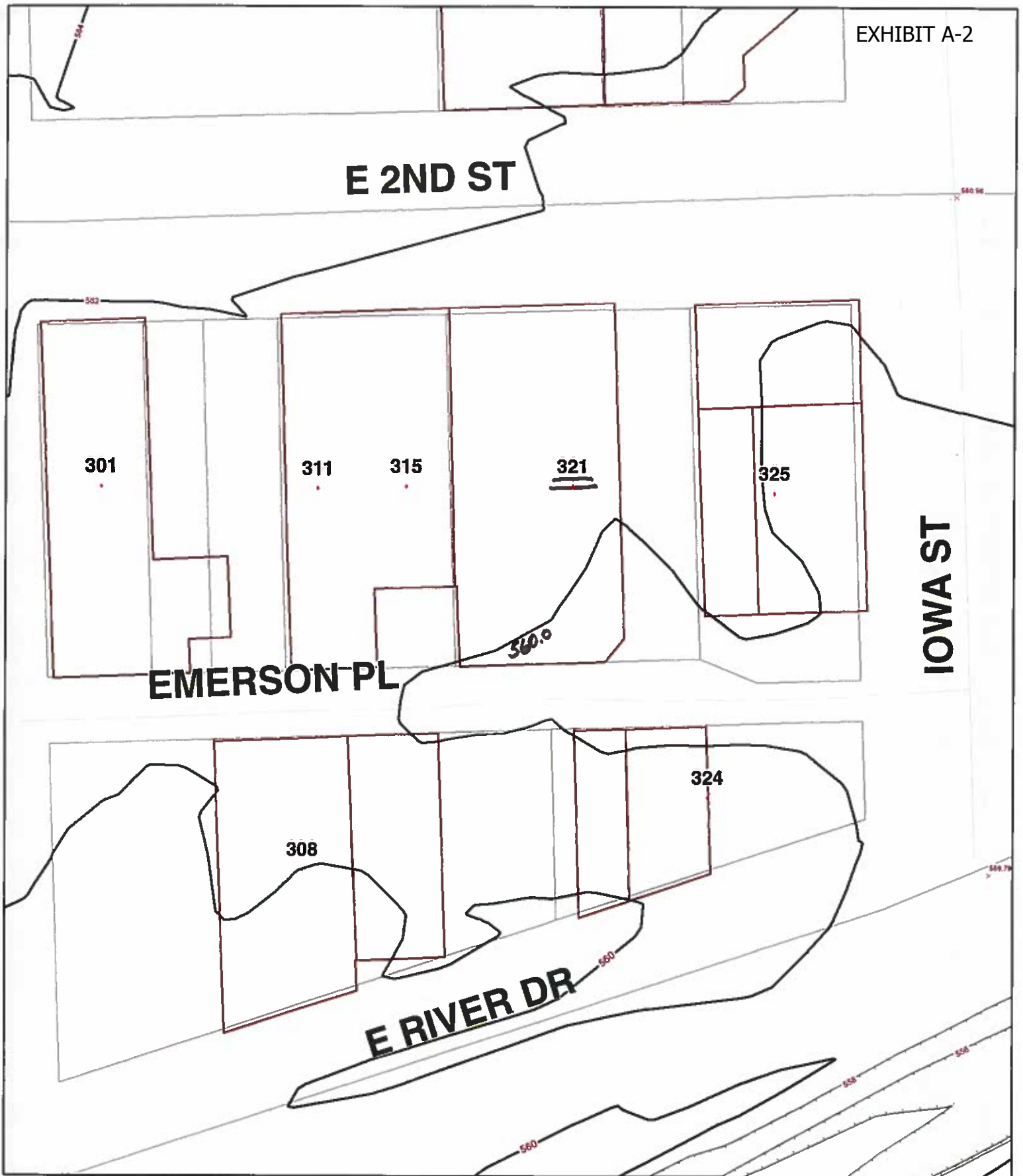


MAP NUMBER
19163C0365F

EFFECTIVE DATE
FEBRUARY 18, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



BASE FLOOD ELEVATION

564.9 FT NGVD29 FIRM/FIS DATUM
564.7 FT NAVD88 CITY CONTOUR DATUM

0 25 50 100 Feet



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name J & T Enterprises				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 E. 2nd Street				Company NAIC Number:	
City Davenport		State Iowa		ZIP Code 52803	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 12, Part of Lot 13, Block 63, LeClaire's 3rd Add. to City of Davenport, Scott County, Iowa					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>non-residential</u>					
A5. Latitude/Longitude: Lat. <u>41d31'216.23"N</u> Long. <u>90d34'13.17"W</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>2A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>8,320</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u> </u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u> </u>					
c) Total net area of flood openings in A9.b <u> </u> sq in					
d) Engineered flood openings? ☐ Yes ☐ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number			B2. County Name Scott		B3. State Iowa
B4. Map/Panel Number 19163C0365F	B5. Suffix F	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date 02/18/2011	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 565.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☒ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source: <u> </u>					
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: <u> </u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u> </u> ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 E. 2nd Street			Policy Number:	
City Davenport	State Iowa	ZIP Code 52803	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS acquired Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>554.8</u> | ☒ feet ☐ meters |
| b) Top of the next higher floor | <u>563.8</u> | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | ☒ feet ☐ meters |
| d) Attached garage (top of slab) | <u>N/A</u> | ☒ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>563.8</u> | ☒ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>560.1</u> | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>561.0</u> | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>560.1</u> | ☒ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Michael D. Richmond

License Number
23503

Title
Licensed Land Surveyor

Company Name
Townsend Engineering

Address
2224 E. 12th Street

City
Davenport

State
Iowa

ZIP Code
52803

Signature

Date

Telephone

(563) 386-4236



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

HVAC and HW heater on next higher floor. Electric wires and lighting on basement ceiling.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 E. 2nd Street			Policy Number:
City Davenport	State Iowa	ZIP Code 52803	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 E. 2nd Street			Policy Number:
City Davenport	State Iowa	ZIP Code 52803	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
321 E. 2nd Street

FOR INSURANCE COMPANY USE

Policy Number:

City
Davenport

State
Iowa

ZIP Code
52803

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption North - front side



Photo Two

Photo Two Caption East side

Site Inventory FormState Historical Society of Iowa
7/10/2005 Printed from DatabaseInventory #: **82-05395**Criteria Considerations
A B C D A B C D E F GOpinion
Not Eligible
In District:Source - Year
Consultant-2005Review & Compliance
NRHP Listed:Non-Extant: **No** Non-Extant Year:**1. Name of Property**historic name: **Iowa Bearing Co.**
other names:**2. Location**street & number: **321 E 2nd St**
City: **Davenport**Vicinity: **No** County: **Scott**Legal Description: (If Rural)
(If Urban)Subdivision: **LeClaire's 3rd Add.**Block: **63**Lot: **12****5. Classification**

Category of Property:

Building(s)

Number of Resources within Property

Contributing: Non-Contributing:

1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Name of related survey or MPS

6. Function or Use

Historic Functions

COMMERCE/TRADE/business

Current Functions

OTHER**7. Description**

Architectural Classification

Roof Form: Flat

Materials

Foundation: **Stone**Walls: **Brick**

Roof:

Other:

8. Statement of Significance

Applicable National Register Criteria

Y A: Significant Events

N B: Significant Persons

N C: Architectural Characteristics

N D: Archaeology

(Y=Yes N=No M=More Research Recommended)

Area of Significance

Commerce

Criteria Considerations

A: Religious Institution

B: Moved

C: Birthplace or Grave

D: Cemetery

E: Reconstructed

F: Commemorative Property

G: Less than 50 Years of Age

Significant Dates

Construction Year:

1922

Circa

Other Dates:

Significant Person:

Architect:

Builder

10. Geographic Data

UTM References:

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number _____

Page 1

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport

SITE DESCRIPTION

The Iowa Bearing Co. building is located on Lot 12, Block 63 of LeClaire's 3rd Addition to the Original Town of Davenport. The structure is sited on the south side of E. 2nd Street, near the middle of the block; its façade faces north. It is neighbored on the east by a parking lot and adjoined on the west by a commercial structure of similar scale and construction period. An east-west alley bisects the block at its rear. A public sidewalk runs the perimeter of the block and flush to the building, providing access to its entrance on E. 2nd Street.

PROPERTY DESCRIPTION

The Iowa Bearing Co. building is a doublewide, two-story, brick structure constructed on a stone foundation. The structure is rectangular in form, with the flat roof typical of commercial structures.

Also typical of commercial structures, the façade is broken into three basic parts: the street level, the upper wall and the cornice. In this building, the street level façade features a centralized entrance with a pedimented surround. Paired, oversized windows flank the entrance, each with a metal, rolled awning. The windows on the east retain their historic configuration, while a single, fixed pane of glass fills each of those on the west.

The upper story of this structure features an unusual grouping of windows; three sets of two at the center with a single window set apart on either side. All are undersized, 1/1 double-hung windows, visually united by a running header, which ends at the piers of the outside walls.

The horizontal banding of the running header, defines the upper portion of the façade and provides the transition to the parapet.

Condition

As a masonry construction, the greatest concern for this building is the condition of its brick, which shows no apparent evidence of joint loss or brick deterioration. The sash of the upper story windows appear to be original and are in need of maintenance (not replacement.)

Despite the retrofitting of some of the street level windows and the addition of the rolled awnings, the Iowa Bearing Co. building retains a high level of historic integrity.

PROPERTY HISTORY

The Iowa Bearing Co. building was constructed in c.1922, though its original occupant is not known. By the 1940s, Iowa Bearing Co. occupied the structure. By the mid-1950s the Federal Distributing Company was located in the building.

STATEMENT OF SIGNIFICANCE

The Iowa Bearing Co. is not considered individually eligible for listing in the National Register of Historic Places, however, in association with the history of commerce in Davenport, the structure is considered a contributing resource to a historic district, should a case be made for such a district.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number _____

Page 2

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



View of the primary (north) elevation, looking southeast across E. 2nd Street.

(SOURCE: AKAY Consulting – November 2004)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number

Page 3

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



View of the primary (north) and east elevations, looking southwest across E. 2nd Street.

(SOURCE: AKAY Consulting – November 2004)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number

Page 4

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



View of the rear (south) elevation.

(SOURCE: AKAY Consulting – November 2004)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number _____

Page 5

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



View of Iowa Bearing Co., Inc. within the context of its streetscape (looking east along E. 2nd Street from Pershing.)

(SOURCE: AKAY Consulting – November 2004)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number _____

Page 6

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



This c.1945 image documents the Iowa Bearing Co.'s mid-century appearance.

(SOURCE: Image courtesy of the Richardson-Sloane Special Collection of the Davenport Public Library.)

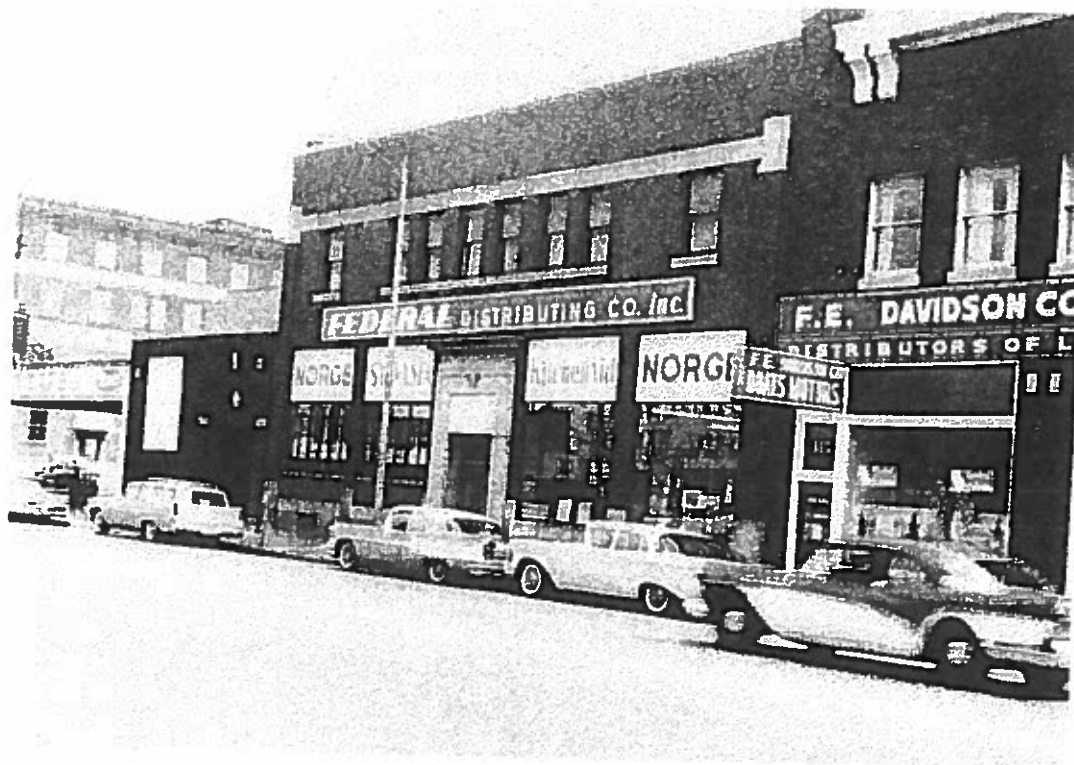
Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number

Page 7

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



This c.1955 image of a portion of E. 2nd Street shows the Iowa Bearing Co. building at center, providing documentation that the early façade was largely intact at that time.

Note that the one-story building to the east has been razed; the only remnant a wall on the alley side.

(SOURCE: Putnam Museum of History and Natural Science - Davenport, Iowa.)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number

Page 8

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



This 1966 view of E. 2nd Street shows the Iowa Bearing Co. building within the context of its mid-century streetscape.

(SOURCE: Putnam Museum of History and Natural Science - Davenport, Iowa.)

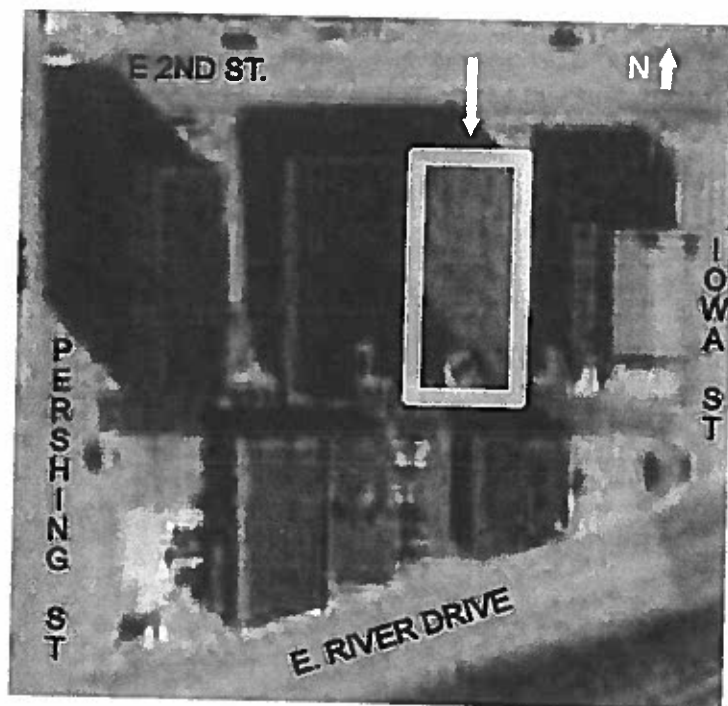
Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number

Page 9

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport



The arrow indicates the location of the Iowa Bearing Co. building.

(SOURCE: City of Davenport – Planning Department – 1/2005)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 82-05395
Related District Number _____

Page 10

Name of Property Iowa Bearing Co., Inc. County Scott

Address 321 E. 2nd Street City Davenport

BIBLIOGRAPHIC REFERENCES

Special Collections

Davenport Public Library; Richardson-Sloane Special Collections
Davenport City Directory Collection 1890-1940
Sanborn Fire Insurance Map Collection
Quad Cities Photograph Collection

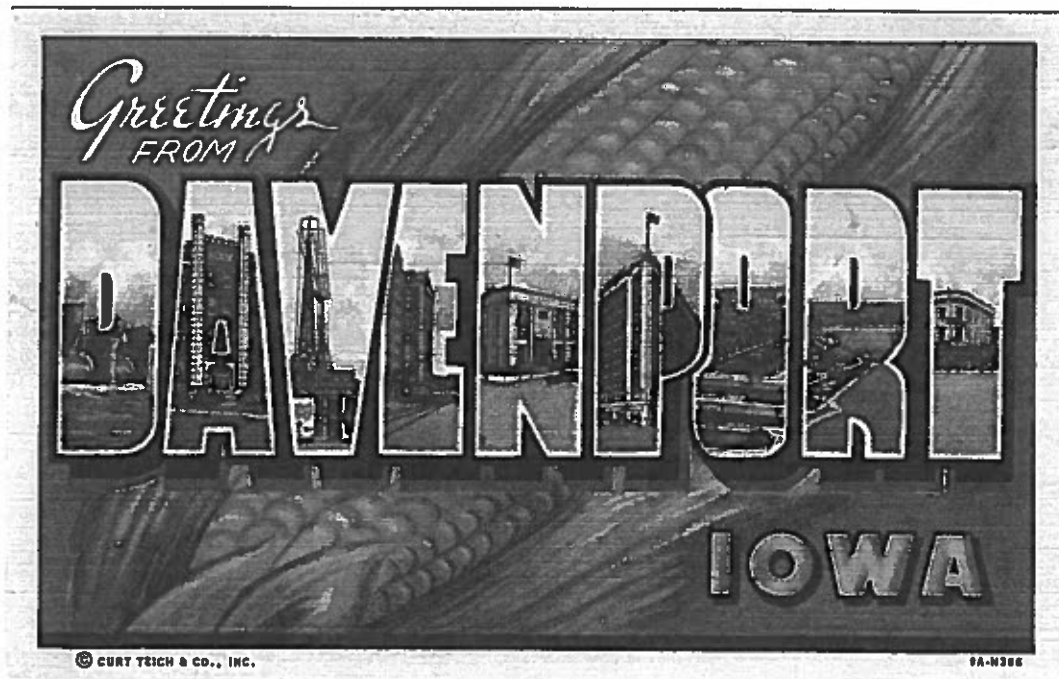
Putnam Museum of History and Natural Science. Davenport, Iowa.

Local Publications

Svendsen, Marlys. "Davenport, Where the River Runs West: A Survey of Davenport History & Architecture". ND.

Internet Resources

www.scottcountyiowa.com/assessor. Scott County Assessor.



ARCHITECTURAL & HISTORICAL SURVEY

"Davenport Central Business District"

2004-2005

Completed for

The City of Davenport

Completed by

AKAY Consulting
Alexa McDowell, Architectural Historian
Boone, Iowa

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page _____ 18 _____

Davenport Central Business District

Summary of Survey Results, cont'd.

A single area, with a concentration of historic resources, and bearing a reasonable level of historic integrity, was identified during the present survey and evaluation of the Davenport Central Business District. Referred to here as the "East End Historic District", this potential district represents the transition between the commercial sector that historically dominated the west portion of the Central Business District and the wholesale and manufacturing area at the east end of the downtown. This approximately three-block district stands alone as an intact grouping of historic resources with the majority of its historic structures retaining a reasonable level of historic integrity. The potential district provides a good cross-section of property types and of architectural styles, with representatives of construction eras ranging from c. 1886-c. 1945. Along with the numerous individually eligible resources, the structures that comprise the "East End Historic District" are listed on the following pages with their associated contexts.

I. **THE IMPACT OF COMMERCE & INDUSTRY (c.1836-1960).** This Property Types includes districts, buildings, structures, sites, and features associated with *The Impact of Commerce & Industry (c.1836-1960)*

A. Description

Throughout its history, Davenport has relied on a wide range of commercial and industrial enterprises to drive its economy. In its earliest years, lumbering and milling were crucial in the process of jump-starting the fledgling community. As the town grew it began to take on the role of urban center, its downtown retail and wholesale sector serving a regional market.

This robust cross-section of commerce and industry resulted in a commingling of functions with pockets of concentrated property types. Retail business was historically centered along West Second Street and industry stayed nearer the riverfront east and west of the downtown core. The transitional areas between the core retail and outlying industrial interests commonly housed wholesale and manufacturing operations. Also important to note is that, as commerce and industry grew, concentrations of residential structures, common along River Drive (aka Front Street) and at the fringes of the survey area were removed to accommodate the developing commercial district.

Today, little evidence of the city's earliest large commercial and light industrial sector remains. However, the surviving resources represent a broad array of architectural styles and construction eras. Concentrations of early twentieth century manufacturing and wholesale businesses are found on the east and west ends of the survey area, and include the J.F. Kelly Wholesale Grocery Warehouse, Nash Finch Co., and G.F. Knostman & Sons on East Second, with Midwest-Timmerman, Builder's Lime & Cement, the Linograph Co., and International Harvester situated at the opposite end of Second Street.

The commercial core is comprised of a wide assortment of resources, ranging from the modest, early Victorian era buildings of the Davenport Plow Works to the multiple-story, modern hotels of the pre-World

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number F Page 19

Davenport Central Business District

"The Impact of Commerce and Industry", cont'd.

War II era. A handful of important examples of early residences also remain within the boundaries of the survey area. Of particular note are the Ranzow House and its neighbor across Western Avenue, the small, shotgun house of Julius Schreiber. These residences are included under the context of "The Impact of Commerce & Industry" in their ability to illustrate the commingling of commercial and residential structures common in the west end of the Davenport downtown.

On the whole, the Davenport Central Business District, while fragmented, retains the ability to tell the story of a long and important commercial and industrial history that boasts significant contributions to the growth and development of the city and the region it served.

B. Significance

The significance of a historic resource relies on its ability to illustrate The Impact of Commerce & Industry on the physical growth and development of the city in general, and the neighborhood (district) in which the resource is located, specifically.

For example, G.F. Knostman & Sons, a furniture store on East Second Street, is considered significant in its historic association with the retail and wholesale marketing of furniture during the last quarter of the 19th Century. As such, the building provides an important view of the city's commercial success during that period of its history. Likewise, the Putnam-Parker building, constructed some thirty years after the Knostman building, continues the story of the city's commercial contributions.

C. Registration Requirements

"Registration Requirements" outline the specific criteria that should be used to determine each resource's historic association with the context. Each "Criterion", addresses a resource's specific association within the historic context. Does the resource contribute to our understanding of the history of "The Impact of Commerce & Industry" in Davenport in its direct association with the context? In its association with persons significant to the context? Or in its architecture, which may reflect a style or building technology specific to the context?

For example, as a manufacturing facility of the early twentieth century, the Linograph Building on West River Drive is considered significant in its specific association with the historic context of "The Impact of Commerce & Industry" (Criterion A). The building also bears potential significance as an example of industrial construction technology of the early twentieth century (Criterion C).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page _____ 20 _____

Davenport Central Business District

"The Impact of Commerce and Industry", cont'd.

The "Registration Requirements" are as follows:

1. **Significance.** Significance as it relates to the context *The Impact of Commerce & Industry (c.1836-c.1960)*.
 - a. Criterion A: Resources that directly illustrate "The Impact of Commerce & Industry" on the physical growth and development of the community.
 - b. Criterion B: Resources directly associated with individuals who played an important role specific to "The Impact of Commerce & Industry".
 - c. Criterion C: Resources with significant architectural styles or influences reflective of "The Impact of Commerce and Industry" on the development of the community.
 - d. Criterion D: Site of non-extant properties that contain intact subsurface deposits with the potential to provide information concerning the material culture of identifiable resources associated with "The Impact of Commerce & Industry".
2. **Qualifying resource types.** Qualifying resource types will include those with direct or *significant* indirect relationship(s) to the context of "The Impact of Commerce & Industry" (c.1836-1960).
3. **Building Materials.** Qualifying building materials include wood, stone, brick, metal, concrete, and iron.
4. **Relocated resources.** If a resource has been relocated, the relocation must have taken place more than fifty years ago, and the resource's integrity should not have been significantly compromised by the move. Issues to consider when assessing potential loss of integrity include the retention of significant architectural elements, limitation of alterations due to the move, and a context sympathetic to the resource.
5. **Integrity Considerations.** The measure for determining the integrity of each resource is the retention of sufficient stylistic elements, materials, and setting as corresponds to the period of significance.

Stylistic elements are those features, which together, create the building's historic character. The elements vary from resource to resource and may include the shape of the roof, the style and shape of the window openings, applied ornamentation (i.e. columns, cornice), and exterior materials. The question to be asked when assessing the integrity of a resource is: Does the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page _____ 21 _____

Davenport Central Business District

"The Impact of Commerce and Industry", cont'd.

resource, in its present condition, retain a solid sense of its historic character? Or have the changes made to its exterior masked or erased that character? While this assessment can be somewhat subjective, the following guidelines will aid in making a reasonable determination of a resource's historic integrity. They are organized by property type to assist in their use.

Parks. No landscape resources have been identified under this context. Should resources be identified, integrity considerations should be addressed.

Commercial Resources. The basic shape and proportion of commercial resources must be intact, though additions to or loss of parts of the original structure may be acceptable if they do not diminish the integrity of the resource as determined by its period significance. For example, the addition of the elevator shaft to the exterior of the Blackhawk Hotel, while ungainly, does not infringe on the overall impact of its original shape and proportion and so does not significantly diminish its historic integrity.

The assessment of facade fenestration (windows) should address original placement as well as changes in form, light configuration (the number and shape of the individual panes of glass set within the window sash), and applied ornament. The loss or infill of upper story windows can dramatically alter the character of a commercial resource, making a thorough assessment of their historic integrity particularly important. As noted, pay specific attention to windows that have been moved or permanently filled in. Also make note of the loss of shape (i.e. is the header flat rather than its original curved form?), light configuration (i.e. have modern, fixed pane windows replaced the original double-hung sash?), and applied ornament (i.e. have the historic window hoods been removed?)

The retention of style defining elements is crucial to the resource's historic character. The removal or covering of style (character) defining elements may significantly reduce the historic integrity of a resource.

In commercial structures, the loss of character defining elements is commonly an issue at the storefront level where multiple changes in ownership and function often result in the most drastic loss of historic character. Balance any loss of storefront integrity with that of the upper façade, as the resource's overall historic character is of the greatest importance.

Residences. As was noted with commercial structures, the basic shape and proportion of residential resources must be intact. Additions to or removal of sections of the original structure may be acceptable if they do not diminish the integrity of the resource as determined by its period significance.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ F _____ Page _____ 22 _____

Davenport Central Business District

"The Impact of Commerce and Industry", cont'd.

Likewise, consideration of facade fenestration (windows) should address original placement as well as changes in form, light configuration (the number and shape of the individual panes of glass set within the window sash), and applied ornament. As noted previously, the retention of style defining elements is crucial as their absence can result in the loss of visual identity. Because the addition of artificial siding is a common occurrence in residential construction, an assessment of the impact of any modern siding should be carefully considered. Be particularly alert for the loss or masking of historic details such as window headers and sills, finish trim and cornice molding. Any introduction of artificial siding must not detract from the resource's integrity and should be considered acceptable on a *very limited* basis. It is especially important that resources under consideration for individual eligibility (versus a contributing property to a historic district) should hold firm to this standard.

Districts. As indicated previously, historic districts are comprised of a grouping of significant resources that, as a whole, contribute to our understanding of history (events, persons, architecture, etc.) Individual properties that are considered contributing resources to a district must convey a sense of historic integrity associated with the era of significance.

In addition to a demonstrated contribution to the significance of the district, the integrity of the contributing resources should be assessed in a similar manner to that discussed in the above paragraphs. When considering their historic integrity, the key structures in the district should be held to a high standard, with few, if any, alterations. Modern siding, new windows, additions, and other significant alterations should be carefully reviewed when assessing contributing properties.

- 5. Eligible or Potentially Eligible Properties.** Through the course of the 2004-2005 survey and evaluation project, the resources listed on the following pages were identified as bearing the potential for inclusion in the National Register of Historic Places. They are organized as district or individual resources.

Please note that the designation of a district resource as "contributing" is specific to this context. Some resources may contribute in a single contextual association, others in multiple contexts, and, a few, do not contribute to the significance of the district at all.

See following pages.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page _____ 23 _____

Davenport Central Business District

"The Impact of Commerce and Industry", cont'd.

Historic District - "East End Historic District"

Property Address	Historic Name	Other Name	Status
111 Perry St.	Nash Finch Co.		Contributing
117 Perry St.	Hose Station No. 1		Register Listed
201 E. 2nd St.		Major Art & Hobby	Contributing
205 E. 2nd St.		Blue Hue Tattoo	Contributing
207 E. 2nd St.	G.F. Knostman & Son		Ind. Eligible
217 E. 2nd St.	Crane Co.		Contributing
225 E. 2nd St.	J.F. Kelly Wholesale Grocery		Contributing
208 E. River Dr.	Front Street Brewery		Contributing
211 Pershing		Vacant	Non-contributing
318 E. 2nd St.	Davenport Buick		Contributing
322 E. 2nd St.		Vacant	Non-contributing
210 Iowa St.	Lujack-Schierbrock		Contributing
218 Iowa St.	Emeis Electric		Contributing
313 E. 3rd St.		Storage	Contributing
323 E. 3rd St.		Sergeant Pepper's	Non-contributing
301 E. 3rd St.	Firestone		Ind. Eligible
301 E. 2nd St.	Davenport Bag & Paper		Ind. Eligible
311 E. 2nd St.	Motor Rim & Wheel		Contributing
321 E. 2nd St.	Iowa Bearing Co.		Contributing
325 E. 2nd St.		Iowa Pawn	Contributing
324 E. River Dr.		Scuba Adventures	Non-contributing

Individually Eligible Resources

Property Address	Historic Name	Other Name
104 W. 2nd St.	Putnam-Parker Building	
601 W. 2nd St.	International Harvester	
301 E. 2nd St.	Davenport Bag & Paper	
207 E. 2nd St.	G.F. Knostman & Son	
225 E. 2nd St.	J.F. Kelly Wholesale Grocery Warehouse	
110 W. 3rd St.	Scott County Savings Bank	
224 W. 3rd St.		Del Rich Co.
304 W. 3rd St.		Dalton's Sports Bar

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page _____ 29 _____

Davenport Central Business District

"The Impact of the Immigrant", cont'd.

Individually Eligible Resources

Property Address	Historic Name	Other Name
207 E. 2nd St.	G.F. Knostman & Sons	
527 W. 4th St.	Ferd Haak-Victor Animatograph Co.	
609 W. 4th St.	Danish Brotherhood	
332 Harrison St.	U.N. Roberts & Co.	Jacobsen Cigar Co.
114 Western Ave.	Midwest-Timmerman Co.	

III. **Property Type:** District, buildings, structures, sites, and features associated with the context of *The Impact of Architecture (c.1880-1960)*

A. Description

The architecture, or built environment of a community of any size or configuration, tells the story; the story of settlement, growth and development, its people, and its struggles – all set over a period of many years. This storytelling is done through an interpretation of the resources; their location, relationship to surrounding structures or natural environmental features (i.e. the river), architectural style, construction materials, architect, and significant human associations all illustrate the impact a district, building, structure, site or object may have on its community.

The context of "The Impact of Architecture" is utilized to identify the impact of various forces on the resources of the survey area. Because Davenport is located on the Mississippi River between the metropolitan areas of St. Louis and Chicago, "big city" influences are evident. Architectural stylistic trends and technological advancements found their way to Davenport with some ease, the significance of that influence is considered in this context of "The Impact of Architecture".

B. Significance

Significance relies on a resource's ability to illustrate "The Impact of Architecture (c.1880-c.1960)" on the physical growth and development of the city in general, and the neighborhood (district) in which the resource is located, specifically.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 30

Davenport Central Business District

"The Impact of Architecture", cont'd.

C. Registration Requirements

"Registration Requirements" outline the specific criteria that should be used to determine each resource's historic association with the context. Each "Criterion", addresses a resource's specific association within the historic context. Does the resource contribute to our understanding of the history of "The Impact of Architecture" in Davenport in its direct association with the context? In its association with persons significant to the context? Or in its architecture, which may reflect a style or building technology specific to the context?

For example, the present Scott County Courthouse, constructed in 1955, is an important example of the use of the technologies and stylistic influences of the Modern Movement, most obvious in the use of stainless steel panels as its exterior finish material. The Petersen building on West Second Street was listed in the National Register; significant for its architecture, the design of which is directly attributed to the influence of the Chicago School. Further, the Petersen building is significant in its association with the local architect Frederick G. Clausen.

The "Registration Requirements" are as follows:

1. **Significance.** Significance as it relates to "The Impact of Architecture (c.1880-c.1960)".
 - a. **Criterion A:** Resources that directly illustrate "The Impact of Architecture".
 - b. **Criterion B:** Resources directly associated with individuals who played an important role specific to "The Impact of Architecture."
 - c. **Criterion C:** Resources with significant architectural styles or influences reflective of "The Impact of Architecture".
 - d. **Criterion D:** Site of non-extant properties that contain intact subsurface deposits with the potential to provide information concerning the material culture of identifiable resources associated with "The Impact of Architecture."
2. **Qualifying resource types.** Qualifying resource types will include those with direct or significant indirect relationship(s) to the context of "The Impact of Architecture (c.1880-c.1960)".
3. **Qualifying building materials.** Qualifying building materials include wood, stone, brick, metal, concrete, and iron.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page _____ 31 _____

Davenport Central Business District

"The Impact of Architecture", cont'd.

4. **Relocated Resources.** If a resource has been relocated, the relocation must have taken place more than fifty years ago, and the resource's integrity should not have been significantly compromised by the move. Issues to consider when assessing potential loss of integrity include the retention of significant architectural elements, limitation of alterations due to the move, and a context sympathetic to the resource.
5. **Integrity Considerations.** The measure for determining the integrity of each resource is the retention of sufficient elements of the stylistic elements, materials, and setting as corresponds to the period of significance.

Stylistic elements are those features, which together, create the building's historic character. The elements vary from resource to resource and may include the shape of the roof, the style and shape of the window openings, applied ornamentation (i.e. columns, cornice), and exterior materials. The question to be asked when assessing the integrity of a resource is: Does the resource, in its present condition, retain a solid sense of its historic character? Or have the changes made to its exterior masked or erased that character?

While this assessment can be rather subjective, the following guidelines will aid in making a reasonable determination of a resource's historic integrity. They are organized by property type to assist in their use.

Parks. No landscape resources have been identified under this context. Should resources be identified, integrity considerations should be addressed.

Commercial Resources. The basic shape and proportion of commercial resources must be intact, though additions to or loss of parts of the original structure may be acceptable if they do not diminish the integrity of the resource as determined by its period significance.

For example, the addition of the elevator shaft to the exterior of the Blackhawk Hotel, while ungainly, does not infringe on the overall impact of its original shape and proportion and so does not significantly diminish its historic integrity.

The assessment of facade fenestration (windows) should address original placement as well as changes in form, light configuration (the number and shape of the individual panes of glass set within the window sash), and applied ornament. The loss or infill of upper story windows can dramatically alter the character of a commercial resource, making a thorough assessment of their historic integrity particularly important. As noted, pay specific attention to windows that have been moved or permanently filled in. Also make note of the loss of shape (i.e. is the header flat rather than its original curved form?), light configuration (i.e. have modern, fixed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ F _____ Page 32 _____

Davenport Central Business District

"The Impact of Architecture", cont'd.

pane windows replaced the original double-hung sash?), and applied ornament (i.e. have the historic window hoods been removed?)

The retention of style defining elements is crucial to the resource's historic character. The removal or covering of style (character) defining elements may significantly reduce the historic integrity of a resource.

In commercial structures, the loss of character defining elements is commonly an issue at the storefront level where multiple changes in ownership and function often result in the most drastic loss of historic character. Balance any loss of storefront integrity with that of the upper façade, as the resource's overall historic character is of the greatest importance.

Residences. As was noted with commercial structures, the basic shape and proportion of residential resources must be intact. Additions to or removal of sections of the original structure may be acceptable if they do not diminish the integrity of the resource as determined by its period significance.

Likewise, consideration of facade fenestration (windows) should address original placement as well as changes in form, light configuration (the number and shape of the individual panes of glass set within the window sash), and applied ornament. As noted previously, the retention of style defining elements is crucial as their absence can result in the loss of visual identity. Because the addition of artificial siding is a common occurrence in residential construction, an assessment of the impact of any modern siding should be carefully considered. Be particularly alert for the loss or masking of historic details such as window headers and sills, finish trim and cornice molding. Any introduction of artificial siding must not detract from the resource's integrity and should be considered acceptable on a *very limited* basis. It is especially important that resources under consideration for individual eligibility (versus a contributing property to a historic district) should hold firm to this standard.

Districts. As indicated previously, historic districts are comprised of a grouping of significant resources that, as a whole, contribute to our understanding of history (events, persons, architecture, etc.) Individual properties that are considered contributing resources to a district must convey a sense of historic integrity associated with the era of significance.

In addition to a demonstrated contribution to the significance of the district, the integrity of the contributing resources should be assessed in a similar manner to that discussed in the above paragraphs. When considering their historic integrity, the key structures in the district should

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 33

Davenport Central Business District

"The Impact of Architecture", cont'd.

be held to a high standard, with few, if any, alterations. Modern siding, new windows, additions, and other significant alterations should be carefully reviewed when assessing contributing properties.

5. Eligible or Potentially Eligible Properties. Through the course of the 2004-2005 survey and evaluation project, the following resources were identified as bearing the potential for listing in the National Register of Historic Places. They are organized as district or individual resources. Please note that the designation of a district resource as "contributing" is specific to this context. Some resources may contribute in a single contextual association, others in multiple contexts, and, a few, do not contribute to the significance of the district at all.

Historic District - "East End Historic District"

Property Address	Historic Name	Other Name	Status
111 Perry St.	Nash Finch Co.		Non-contributing
117 Perry St.	Hose Station No. 1		Register Listed
201 E. 2nd St.		Major Art & Hobby	Non-contributing
205 E. 2nd St.		Blue Hue Tattoo	Non-contributing
207 E. 2nd St.	G.F. Knostman & Son		Ind. Eligible
217 E. 2nd St.	Crane Co.		Contributing
225 E. 2nd St.	J.F. Kelly Wholesale Grocery		Contributing
208 E. River Dr.	Front Street Brewery		Contributing
211 Pershing		Vacant	Non-contributing
318 E. 2nd St.	Davenport Buick		Contributing
322 E. 2nd St.		Vacant	Non-contributing
210 Iowa St.	Lujack-Schierbrock		Contributing
218 Iowa St.	Emeis Electric		Contributing
313 E. 3rd St.		Storage	Non-contributing
323 E. 3rd St.		Sergeant Pepper's	Non-contributing
301 E. 3rd St.	Firestone		Ind. Eligible
301 E. 2nd St.	Davenport Bag & Paper		Ind. Eligible
311 E. 2nd St.	Motor Rim & Wheel		Non-contributing
321 E. 2nd St.	Iowa Bearing Co.		Non-contributing
325 E. 2nd St.		Iowa Pawn	Non-contributing
324 E. River Dr.		Scuba Adventures	Non-contributing

EXHIBIT D

15.44.190 Variance procedures.

A. The city plan and zoning commission as established by the city shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The city plan and zoning commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the designated official in the enforcement or administration of this chapter.

C. Any person aggrieved by the decision of the city plan and zoning commission or any taxpayer may appeal such decision to the district court of Scott County as provided by law.

D. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

E. In passing upon such applications, the city plan and zoning commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands or downstream to the injury of others;
2. The danger to life and property due to flooding, increased flood heights or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The proposed water supply and sanitation systems and the ability of the systems to prevent contamination, disease and unsanitary conditions;
5. The importance of the services provided by the proposed facility to the community;
6. The necessity to the facility of a flood plain and or waterfront location;
7. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the community and that area;
10. The safety of access to the property in times of flood for ordinary and emergency vehicles;
11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
12. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;
13. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subdivisions E.1 through E.12 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

F. Upon consideration of the factors listed above and the purposes of this chapter, the city plan and zoning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. Such conditioning may include but not be limited to:

1. Modification of the water supply and/or waste disposal systems;
2. Limitation of the periods of use and operation;
3. Imposition of operational controls, sureties and/or deed restrictions;

4. Requirements for channel modification, dikes, levees and/or other protective measures provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieve the stated purposes of this chapter.

G. Variances shall not be issued within any designated floodway, if any increase in flood levels during the base flood discharge would result.

H. Conditions for variances.

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

2. Variances shall only be issued upon:

a. Showing of good and sufficient cause;

b. Determination that failure to grant the variance would result in exceptional hardship to the applicant; and

c. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

3. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction increases the risk to life and property.

4. The designated official shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

5. All variances granted shall have the concurrence or approval of the Department of Natural Resources. (Ord. 90-146 § 9: Ord. 87-206: Ord. 78-128 (part): prior code § 14.001 -- 16).

10-19-2017

Mr. Wayne Wille

Community Planning Division

City of Davenport

In response to your letter dated October 11th, 2017, 321 Partners LLC is requesting a floodplain variance that fit the criteria outlined by said communication. Of the three options presented by you, option three is the most appropriate for this historic tax credit redevelopment. As you pointed out, this building has an opinion of eligibility from 2005 and now has an approved Part 2 from the State Historic Preservation Office.

I'd like to address section H: conditions for variances specifically subsections 2b and 2c that outline the conditions most applicable to our historic redevelopment.

2. Variances shall only be issues upon:

b. Determination that failure to grant the variance would result in exceptional hardship to the applicant and

c. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

2b: Failure to grant this variance shall prevent a development that intends to invest \$3,400,000 into a building currently assessed at \$198,090 from moving forward. The first floor tenants are vital to the success of this project. Requiring flood proofing one foot above base flood elevation, essentially more than 2 feet above the 1st floor, will: a) cause 321 Partners to incur expenses above and beyond an already expensive total project cost that will make the project financially infeasible & b) would be in direct violation of our historic preservation efforts.

The flood protection measures suggested in your letter would be in excess of the current value of the building which to me is the definition of financially infeasible. Even if 321 Partners were to only

complete \$100,000 of improvement work to building – which is not much – those improvements would still be classified as a “substantial improvement” and require hundreds of thousands of dollars to provide flood protection.

2c: The granting of this variance should have no impact on flood heights in downtown Davenport as the City currently uses the HESCO system for protection of this area. Frankly, if the City didn't employ their successful flood control techniques we wouldn't be considering this development.

321 Partners had engineers review the existing conditions and analyze the structural integrity of the building for flood conditions – as reflected in their letter, there would be no increased risk to the public safety due to granting the variances or create any nuisances/public expenses. Further, requiring an in-fill of the basement would not only be against the historical requirements of this building, it would potentially increase the flood heights (as the water would not fill-in the basement) which is against the intent of this requirement. Also, as stated by the structural engineer, not allowing the water to fill in the basement may actually result in increased structural loads (by not having the water in the basement to counter increased outside forces) which may pose additional threats to public safety.

In conclusion, the granting of this variance will continue the progress of development in Downtown Davenport and at the N.O. Nelson building. We thank you for your consideration and commitment to a vibrant downtown area and look forward to starting construction on this unique addition to the city of Davenport.

Sincerely,

Pete Stopulos

Member – 321 Partners LLC

NO Nelson Historic Renovation
321 East 2nd Street, Davenport, IA
Project Description

321 Partners is redeveloping the property at 321 E 2nd St using state and federal historic tax credits, into two 1st floor commercial spaces with outdoor patio to the east, eight 2nd floor apartments with a 3rd floor roof deck and a penthouse unit occupying the 3rd, 4th and 5th floors in what is current a former grain tower. The basement will be left unfinished and the basement elevator stop will be removed.

The first floor tenant on the west side will be Bootleg Hill Meadery, a tenant currently in Illinois and relocating their business to downtown Davenport. Bootleg hill will have a tasting room on the north side of their space with Mead production on the south side. Both the tasting room and the production area will accentuate the historic nature of the N.O. Nelson building by preserving the concrete columns and capitals, the concrete floors and the large glass windows looking out on to second street.

The east side first floor tenant will be a 4,000sf restaurant also new to the downtown area. The restaurant will feature a design that incorporates all the historical charm of the N.O. Nelson building while providing a modern culinary experience. An outdoor patio to the east will service the restaurant and Mead tenants.

Apartment design will continue the historic theme from the first floor by maintaining the exposed brick walls and concrete columns as well as adding fixtures that harken back to the original industrial use of the property. High end finishes will be used to provide a first class living experience for tenants at the N.O. Nelson building.

September 29, 2017

RE: Effects of Flooding on Structural Integrity on the Structure
at 321 E. 2nd St. Davenport, IA

To whom it may concern:

Select Structural Engineering (SSE) was contracted by 321 Partners, LLC through Russell Construction and Design Build By Architect to determine the effects of flooding on the structural integrity of the existing structure. Per the Federal Emergency Management Administration (FEMA), the Base Flood Elevation (BFE) occurs 3'-6" above existing average finished grade level. Since the first floor finished elevation is 2'-2" above finished grade, the basement, first floor, and overall structural integrity of the structure were reviewed.

In the event of a flood event, temporary measures will be taken to prevent flooding of the first floor of the building. However, the basement will not be made impervious to ground water and will be allowed to flood. Thus, additional hydrostatic pressure due to the flooding will be equalized. The walls of the basement are solid concrete and free from noticeable cracking, spalling, or other defects that would indicate structural failure. The concrete floor of the basement is in similar condition.

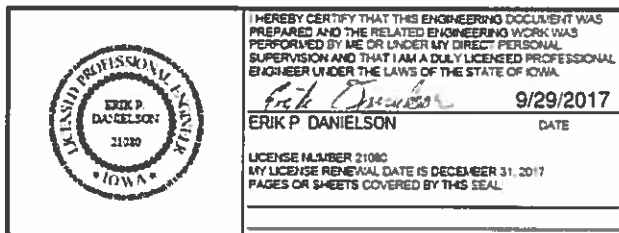
Assuming the interior of the first floor is to be kept dry during a flooding event, calculations on the exterior masonry curtain walls were performed to verify their ability to resist the additional loading. Based on the highest recorded current speed in the Mississippi River in the Davenport area of 5 feet per second, the maximum pressure exerted on the exterior masonry walls was determined approximately 60 pounds per linear foot (plf) on the wall directly facing the current and would be concentrated at the bottom of the wall. Assuming the brick is grouted solid, the shear stress induced in the wall would be negligible. Therefore, the walls should be capable of resisting the applied flood loading.

Finally, since hydrostatic pressure on all sides of the building would effectively cancel each other out and no attempt will be made to prevent water from entering the basement, the force placed on the structure is negligible compared to the other lateral and vertical design forces, i.e. wind or seismic, that the building is already designed to resist.

SSE believes that the flood action plan outlined by 321 Partners, LLC will not negatively affect the building's structural integrity.

Observation and report by Andrew Sederquist, EI

Reviewed by Erik Danielson, PE



APPENDIX

$$V := 5 \frac{ft}{sec} \quad \text{Based on the 1993 Mississippi flood}$$

$$\rho := 62 \text{ pcf} \quad \text{Water density}$$

$$g := 32.2 \frac{ft}{sec^2} \quad \text{Acceleration due to gravity}$$

$$f_k := \frac{1}{2} \cdot \rho \cdot \frac{V^2}{2 \cdot g} = 12.034 \text{ psf} \quad \text{Force of moving water on flat surface}$$

$$h := 565 \text{ ft} - 563.8 \text{ ft} = 1.2 \text{ ft} \quad \text{Difference of base flood elevation (BFE) and first floor}$$

$$f_h := \frac{1}{2} \cdot \rho \cdot h = 37.2 \text{ psf} \quad \text{Average hydrostatic pressure}$$

$$w := h \cdot (f_k + f_h) = 59.081 \text{ plf} \quad \text{Linear wall load due to flood}$$

$$t := 12 \text{ in} \quad \text{Wall thickness}$$

$$\tau := \frac{3}{2} \cdot \frac{w}{t} = 0.615 \text{ psi} \quad \begin{array}{l} < 35 \text{ psi min. per Masonry Standards Joint Committee} \\ \text{Shear stress in wall due to flood water} \end{array}$$

321 E. SECOND ST.
DAVENPORT, IA 52807

An architectural drawing of a building facade, oriented vertically. The drawing shows a multi-story structure with a prominent entrance and a large window. The building has a mix of brick and lighter-colored sections. The entrance area features a small porch and a set of stairs. The large window is a prominent feature on the upper floor. The drawing is a detailed line drawing with some shading to indicate depth and texture.

© EASTRUSDA VETERINARY GROUP, 1

CONTACT INFORMATION

B&B JEWELL & COMPANY, INC.
271 Peachtree Ave. N.E.
Atlanta, GA 30303
404-525-7322 phone
1997 Crampton Award, Crampton in 1997 address

GENERAL CONTRACTORS
General Const. Service
1001 E. 34th Street
Atlanta, GA 30316
404-525-4646 phone
1997 Crampton Award, Crampton in 1997 address

ARCHITECTS
Designed/Build by architect
planned by architect, P.L.C.
1000 Peachtree St. N.E.
Atlanta, GA 30309
404-525-4646 phone
1997 Crampton Award, Crampton in 1997 address

IN RE: BY CERTIFY THAT THE PORTION OF THE
TECHNICAL MEMORANDUM DESCRIBED BELOW WAS
PREPARED BY THE CLERK OF THE DISTRICT SUPERIOR
AND HIS PERSONAL CLERK. I AM A DULY REGISTERED
ATTORNEY UNDER THE LAWS OF THE STATE OF IOWA.
PRINTED ON TRIPLO NAME ANDREW DAWSON
SECRETARY On 11
RE CERTIFICATION NUMBER 8. RECORD DATE 03/03/2000 00:01:20
PAGE 8 OF 10 SHEETS CONVERTED BY THIS SEAL.
JAN 11 AM 10:55 WED NOV 08 2000



www.builder'sedge.com

[design] by architects, P.L.C.
Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52803
309-737-4587
andrew@buildbyarchitects.com

Zach Enrie, AIA
309 S. Main Street, Suite 2
Rockford, IL 61101
(815) 904-6868
zach@buildbyarchitects.com

[illegible]

321 PARTNERS, LLC
N. O. NELSON
COVER SHEET

Printed number	16-032
Date	17-08-12
Drawn by	AJD
Checked by	AJD

A000

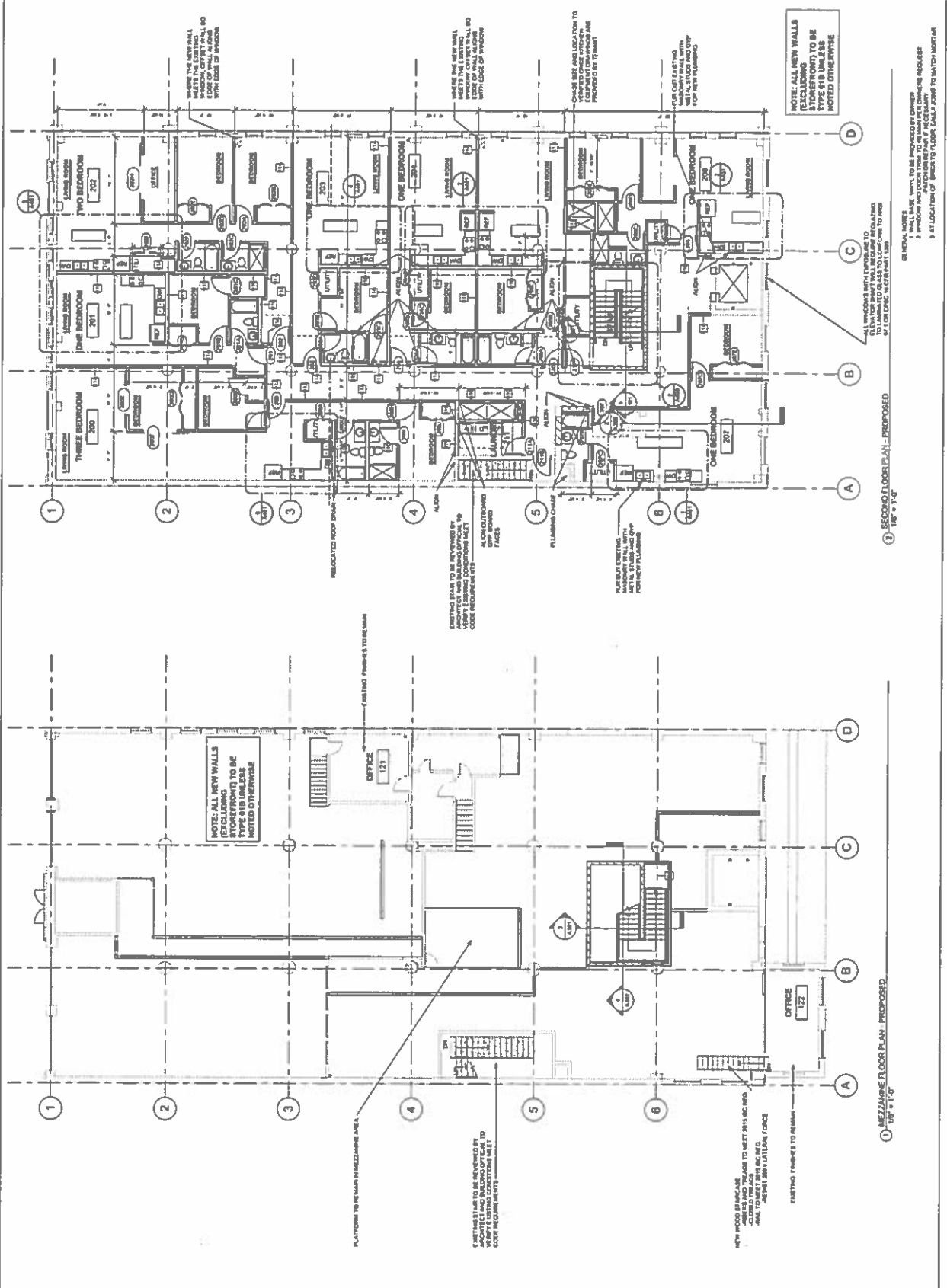
Exterior
-Sidewalk
Grade = 0'-0"

321 PARTNERS, LLC	Project Number	18-032
N. O. NELSON	Date	11/28/12
NORTH & SOUTH BUILDING	Drawn by	AD
	Checked by	AD
		A200
	Scale	1" = 1'-0"

④ EAST ELEVATION - STAIR
1/8" = 1'-0"

CALL THE METERS
1. HALL BASE TO BE VENTED AND PROVIDED BY OWNER
2. WINDOW AND EXPOSE THEM TO BE MAIN FISH OWNER REQUEST
3. SWITCH ON THE PAIR 8 WE CELEBRITY
4. AS LOCATION OF BRICK TO FLOOR CALLS JUNE TO WATCH MOVING

321 PARTNERS, LLC N. O. NELSON MEZZANINE & SECOND FLOOR PLANS	Original Number	16-032
	Date	17-03-17
	Drawn By	AJD
	Checked By	AJD
		A101
Scale	1/8" = 1'-0"	



① MEZZANINE FLOOR PLAN - PROPOSED
1/8" = 1'-0"

Guidance for Mixed Use Development in Special Flood Hazard Areas

Floodplain Management Requirements for Residential and Non-Residential Structures under the National Flood Insurance Program (NFIP)

- Under the NFIP, all new and substantially improved residential and non-residential structures in Special Flood Hazard Areas (SFHAs) must be elevated to or above the Base Flood Elevation (BFE) (non-residential structures may be dry floodproofed to the BFE only in Zone A SFHA's).
- The NFIP allows new or substantially improved non-residential buildings in A Zones to have the lowest floor below the BFE provided the structure has been designed, constructed, and certified to be dry floodproofed and to meet established criteria. [44 CFR § 60.3(c)(3), (c)(4), and (c)(8)].
- The NFIP does not permit dry floodproofing of new or substantially improved residential structures in A Zones. [44 CFR § 60.3(c)(2)].
- In A Zones, all new and substantially improved structures are allowed to have enclosed areas below the lowest floor that are used solely for parking, building access, or storage in an area other than a basement which are subject to flooding, provided the enclosures meet certain requirements: flood openings [44 CFR 60.3 (c) (5)], flood damage-resistant materials [44 CFR 60.3 (a)(3)(ii), and equipment and utilities [44 CFR 60.3 (a) (3) (iv)]
- In V Zones, construction or substantial improvement of a structure with its lowest floor below the BFE is not allowed and dry floodproofing techniques are not permitted [44 CFR § 60.3(e)].

Mixed Use Structures

For determining what constitutes a "mixed use" structures, FEMA will not rely on community definitions for "mixed use" that communities may define as part of their land use regulations. A community's definition of "mixed use" is generally not based on flood hazards and the need to apply flood protection measures into the project. In addition, the square footage allocated between the residential and non-residential areas of mixed use structures has no bearing on the NFIP floodplain management requirements for mixed use structures. FEMA considers a building to be "mixed use" if it contains both non-residential (commercial) and residential uses.

The requirements for a new or substantially improved mixed use structures in an A Zone with residential areas and non-residential areas are as follows:

1. The lowest floor of all residential areas must be elevated to or above the BFE. The residential area includes all residential units, a lobby and foyer, and other finished ancillary areas (including, but not limited to laundry rooms, offices, mail room, party and board room, and exercise rooms) which support the residential units in the building.
2. The residential areas must have electrical, heating, ventilation, plumbing, and air conditioning equipment and other service equipment elevated to or above the BFE or designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding .
3. Any area below the lowest floor of the residential area that is enclosed to provide parking, access to the residential areas, or storage must be built with flood resistant materials and include flood openings in enclosure walls so that floodwaters can enter the enclosure to minimize damages [44 CFR 60.3(c)(5)]. If an enclosed access is provided from other than below the lowest floor of the residential area in a mixed use building and the enclosed access is below the BFE, the access must be built with flood resistant materials and have openings to allow flood waters to enter.
4. Elevators are a means of access to the areas above ground floor level. Certain elevator equipment that, by necessity, must be located at the bottom of the elevator shaft is allowed. (See NFIP Technical Bulletin 4 / November 2010 *Elevator Installation for Buildings located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program*)
5. The NFIP allows a new or substantially improved non-residential building in A Zones to have the lowest floor below the BFE, provided that the building is designed, constructed, and certified to be dry floodproofed and to meet established criteria. [44 CFR § 60.3(c)(3), (c)(4), and (c)(8)]. If the lowest floor of a new or substantially improved mixed use building is below the BFE, the lowest floor can only be used for non-residential purposes provided the non-residential areas of the building is floodproofed.

Below-Grade Parking Requirements: The NFIP provides guidance as to whether or not below-grade parking is permitted in Special Flood Hazards Areas in both riverine and coastal areas. See scenarios below. For purposes of the NFIP, below grade parking is considered a basement. A basement is defined by the NFIP as any area of a building having its floor subgrade (below ground level) on all sides.

- The amount of residential and non-residential areas that would make up what is considered a “mixed use” building under the Technical Bulletin 6-93 is not defined. However, guidance on the NFIP regulations clearly indicate that dry floodproofing of below-grade parking garages beneath residential structures is not allowed unless it is a “mixed use” building. FEMA applies the mixed use guidance in Technical Bulletin 6-93 to describe situations where the below-grade parking garage is dry floodproofed, provided the next higher floor above the parking garage is dedicated entirely to dry floodproofed non-residential areas of the building, and all residential units, lobby and foyer, and finished ancillary uses supporting residential uses are elevated above the BFE.

- | • Even if design and construction constraints for dry floodproofing of below-grade parking garages beneath a mixed use structure can be overcome, there are other constraints that may compromise the level of public safety and property protection such as:

--With any flood protection measure, residents may have a false sense of security that they are protected from flood events of any magnitude. If floodwaters exceed the elevation for which dry floodproofing measures are designed, the measures may fail catastrophically or the dry floodproofed areas will act as a bathtub and would fill to the level of the flood.

--Floodproofed measures that rely on sump pumps may not work if there is a loss of electricity or no available back-up power. People living in the building may stay behind to “flood fight” and implement protection measures for the dry floodproofed garage, placing them at significant risk.

--The potential for a false sense of security may exist and individuals may desire to access their cars. This is likely to occur if residents do not heed warnings to evacuate. It may not be prudent to stay in a structure that is surrounded by flood waters.

--Dry floodproofing generally requires human intervention and maintenance for the measures to work properly and effectively when flooding is imminent or actually occurring. Relying on individual residents to implement dry floodproofing measures may have significant life-safety consequences. Dry floodproofing is not a simple flood protection technique that can be ignored once it is installed or after the initial construction.

- **Below-grade parking garages in residential buildings in A Zones:** The NFIP regulations are clear that any area below grade on all sides is a basement, and basements are not permitted. A below-grade parking garage is considered a basement because it is below grade on all sides. Therefore, the construction of below-grade parking garages is prohibited beneath residential buildings in. [44 CFR § 60.3(c)(2)].
- **Below-grade parking garages in non-residential building in A Zone:** Below-grade parking garages in non-residential buildings in A Zones are permitted, including an AO Zone. However, because of the severe damage that can be caused by velocity waters and debris, below grade parking is not recommended in an AO Zone. Below-grade parking garages are permitted beneath non-residential buildings provided the buildings are dry floodproofed to the base flood level in accordance with the design performance criteria. [44 CFR § 60.3(c)(3) and (c)(8)]. Designs for dry floodproofing of below-grade parking garage and any other dry floodproofed non-residential areas must be certified in accordance with accepted standards and practice for meeting the requirements of NFIP [44 CFR§ 60.3(c)(4)].
- **Below-grade parking garages in V zones:** The floor of a below-grade garage would be considered the lowest floor of a V Zone building and therefore does not meet the requirement of having the lowest horizontal structural member of the lowest floor elevated to or above the BFE [44 CFR§ 60.3(e)(4)].
- See NFIP Technical Bulletin 3-93, *Non-Residential Floodproofing – Requirements and Certification for Buildings Located in the Special Flood Hazard Areas in accordance with the National Flood Insurance Program*.

Below-Grade Parking in Mixed Use Buildings

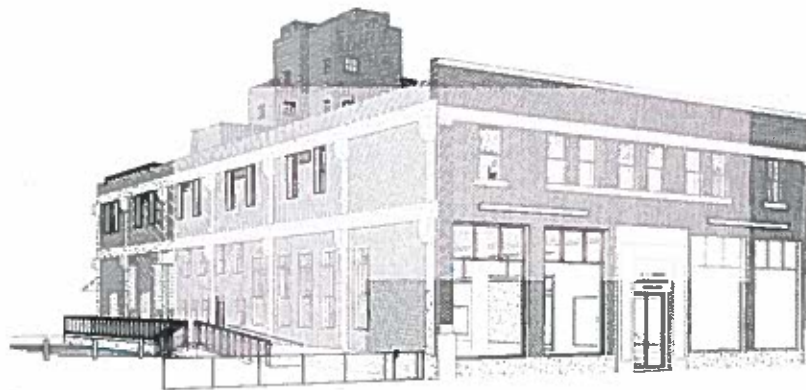
- The NFIP regulations are clear that below-grade parking is not allowed beneath residential buildings in A Zones and V Zones. [44 CFR §60.3(c)(2) and (e)] However, Technical Bulletin 6-93, allows that professionally designed buildings that have both non-residential and residential areas may be designed with dry floodproofed below-grade parking garages. [44 CFR § 60.3(c)(3), (c)(4), and (c)(8)] If this is done, then all residential areas must be elevated to or above the BFE as previously described above. Technical Bulletin 6-93 was developed to allow some flexibility for some mixed use buildings with below-grade parking where it could be reasonably certain that any human intervention necessary to implement floodproofing measures could be accomplished through the non-residential areas of the project on the first floor.

N.O. NELSON BUILDING

HISTORIC RENOVATION

321 E. SECOND ST.
DAVENPORT, IA 52807

BUILDING PERMIT SET
09-12-2017



① EXTENSION VIEW Cont. 1

Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	LIFE SAFETY PLANS
A0100	ARCHITECTURAL SITE PLAN
S-001	STRUCTURAL GENERAL NOTES
S-101	(BASEMENT) FIRST FLOOR/MEZZANINE PLAN
S-102	SECOND/FIRST FLOOR OPENING PLANS
S-103	THIRD FLOOR LOFT/FOURTH/FIFTH FLOOR FRAMING
S-104	ROOF PLAN
S-111	EXTERIOR WALKWAY
S-112	ELEVATOR PLAN
S-113	ELEVATOR AND STEEL FRAMING DETAILS
S-114	SUSPENDED CEILING PLAN
S-116	STAIR DETAILS
AD-100	FIRST FLOOR & MEZZANINE DEMOLITION
AD-101	SECOND & THIRD FLOOR DEMOLITION
AD-103	FOURTH & FIFTH FLOOR DEMOLITION
AD-200	NORTH & SOUTH ELEVATIONS DEMOLITION
AD-201	EAST & WEST ELEVATIONS - DEMOLITION
A100	BASEMENT & FIRST FLOOR PLAN
A101	MEZZANINE & SECOND FLOOR PLANS
A102	THIRD-FIFTH FLOOR PLANS
A110	ROOF - FIRST & SECOND
A111	ROOF - THIRD, FOURTH & FIFTH
A200	NORTH & SOUTH BUILDING ELEVATIONS
A201	EAST & WEST BUILDING ELEVATION
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A400	ENLARGED PLANS
A401	ENLARGED PLANS
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
A500	EXISTING WINDOW DETAILS
A501	EXISTING WINDOW DETAILS
A502	EXISTING WINDOW DETAILS
A503	WINDOW DETAILS
A504	WINDOW DETAILS
A600	DOOR & CASE ELEVATIONS, & DETAILS
A700	FLOOR FINISH PLANS
T100	MEADOWY FLOOR PLAN

CONTACT INFORMATION

222 JONES & JONESITY CHAMBER
321 PARTNERS LLC
CONTACT PETE STOPOLSKY
(903) 946-5727 phone
1905 Chatham Circle, Doverport VA 22027 mobile

RESELL CONSTRUCTION
Contact: Mark Snyder
(903) 486-0888 phone
4000 E. 53rd Street, Department 56, 53087 address

ABCENTER
[design] [build] by architects
[managed] by architects, P.C.
Andrew Dixon, AIA, LEED AP, NCARB
(703) 737-6667 phone
316 E. Third Street, Department 56, 53087 address
andrew@abccenter.com email address

I HEREBY CERTIFY THAT THE PORTION OF THIS
 TECHNICAL SUBMISSION DESCRIBED BELOW WAS
 PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
 AND IS RESPONSIBLE CHARGE. I AM A FULLY REGISTERED
 ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 PRINTED OR TYPED NAME: ANDREW J. DALZIO
 SIGNATURE: [Signature] DA 88
 REGISTRATION EXPIRES: 8/31/99 DATE ISSUED: 8/31/98
 PAGES OR SHEETS COVERED BY THIS SEAL:
 1000 - 1, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885,



www.buildbyarchitects.com

[design] by architects, P.L.C.

Andrew Desso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8567
andrew@buildbyarchitects.com

Zach Enderle, AIA
309 S. Main Street, Suite 2
Rockford IL 61101
(815) 394-6866
zach@buildbyarchitects.com

No	Event/Activity	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

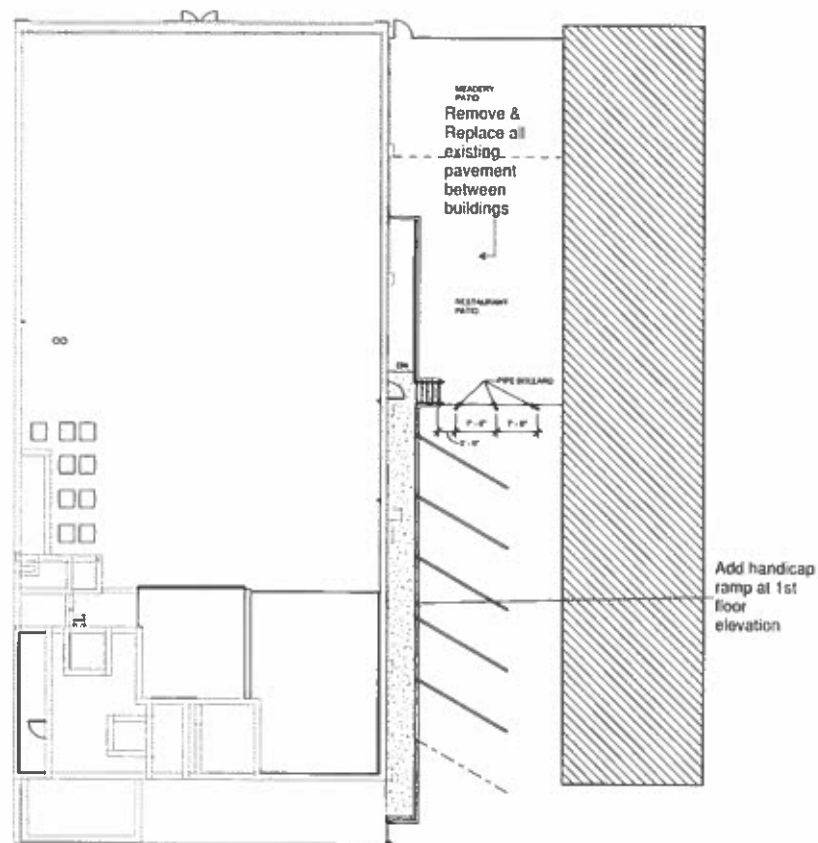
321 PARTNERS, LLC
N. O. NELSON
COVER SHEET

Prepared by/owner	18-032
Date	17-09-12
Drawn by	AJD
Checked by	AJD
A000	
Scale	



Andrew Desco, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@bulldozerarchitects.com

Zach Enderle, AIA
308 S. Main Street, Suite 2
Rockford, IL 61101
(815)-804-8886
zach@bulldozerarchitects.com

① SITE PLAN
1" = 10'-0"[illegible]

321 PARTNERS, LLC
N. O. NELSON
ARCHITECTURAL SITE
PLAN

Project number	18-032
Date	17-09-12
Drawn by	AJD
Checked by	AJD
AS100	
Scale	1" = 10'-0"



Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@belsdyarchitects.com

Zach Enderle, AIA
309 S. Main Street, Suite 2
Rockford IL 61101
(815)-804-8868
zach@studiobyrndesigns.com

[illegible]

321 PARTNERS, LLC
N. O. NELSON
BUILDING SECTIONS

Project number	16-032
Date	17-09-12
Drawn by	Author
Checked by	Checker
A300	
Scale	1/8" = 1'-0"

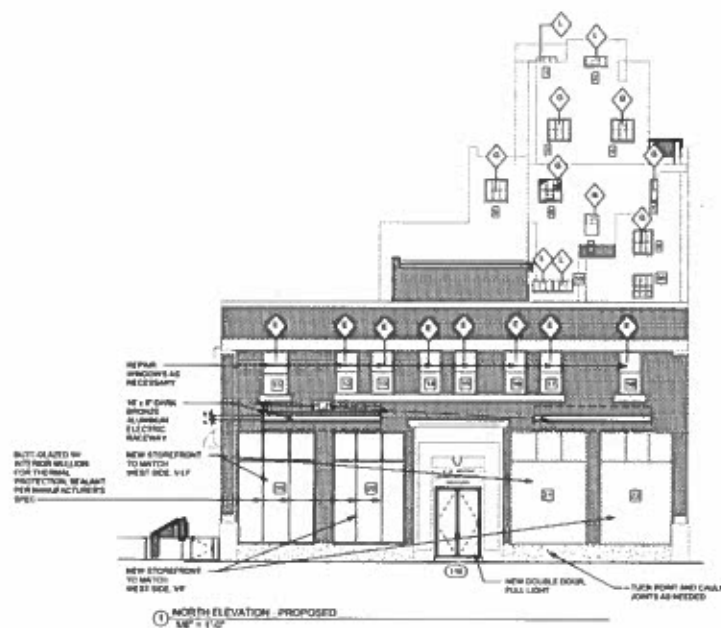


www.tulldbyarchitects.com

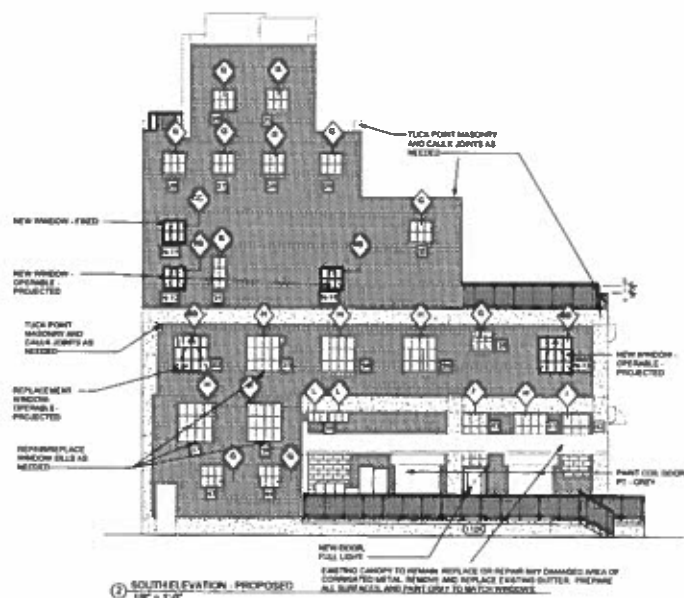
[design] by architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52701
309-737-4547
andrew@tulldbyarchitects.com

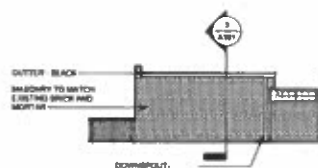
Zach Endeke, AIA
308 S. Main Street, Suite 2
Rockford, IL 61101
(815)-804-8666
zach@tulldbyarchitects.com



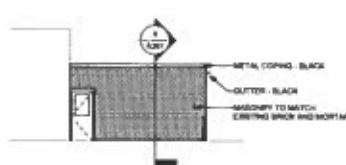
1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



3 NORTH ELEVATION - STAIR
1/8" = 1'-0"



4 EAST ELEVATION - STAIR
1/8" = 1'-0"



5 METER BANK ELEVATION
1/8" = 1'-0"

GENERAL NOTE:
1. ALL WINDOWS TO HAVE GLASS REPLACED WITH 1/4\"/>

321 PARTNERS, LLC
N. O. NELSON
NORTH & SOUTH
BUILDING
ELEVATIONS

Project number: 16-032

Date: 17-09-12

Drawn by: AJD

Checked by: AJD

A200

Scale: 1/8" = 1'-0"

0 142917 134 07 2014

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

(Time open for citizens wishing to address the Commission on matters not on the established agenda)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:31 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:
Development Report discussion

ATTACHMENTS:

Type	Description
Backup Material	2017 3rd-Quarter Development Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:42 AM



Community Planning & Economic Development (CPED)
Community Planning — 2017 3rd Quarter Development Report

Building GREAT Neighborhoods

Growing GREAT Jobs

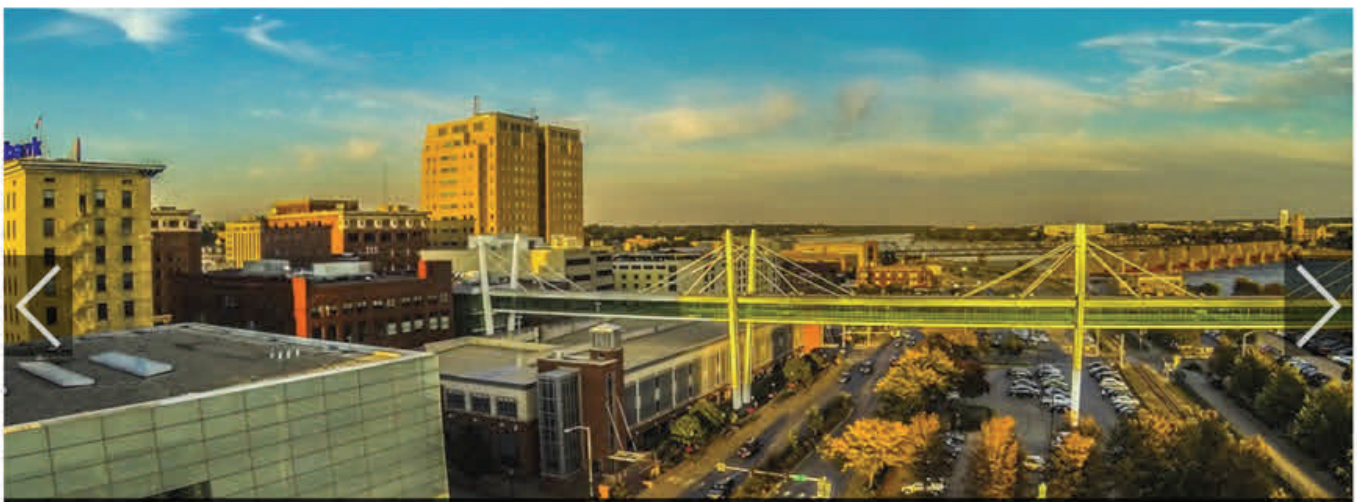
Envisioning a GREAT Future

GREAT City | **GREAT Life**

The Development Report is an annual publication that presents a summary of the zoning and development related activities in the City of Davenport. The quarterly reports are an attempt to provide more timely and detailed development information. As such analysis of the details is not preformed as in the annual report. Note: The City assumes no liability from the use of the information provided herein.

The Community Planning Division is staff to several review boards and commissions. These include the Plan and Zoning Commission, the Zoning Board of Adjustment, the Historic Preservation Commission and the Design Review Board.

Community Planning Division staff consists of a Senior Manager, a Planner III and two Planner II positions. Staff certifications include AICP and CFM.



Monthly Totals

Community Planning Division
Quarterly Activity Report
2017 - July thru September

PLAN & ZONING COMMISSION	Jul	Aug	Sep	Qrtly
Rezoning Petitions	0	2	0	2
Final Subdivision Plats	0	0	1	1
Preliminary Subdivision Plats	0	0	0	0
Street Vacations & Name Change	1	0	3	4
Final Development Plans	0	0	2	2
Flood Plain Variances	0	0	0	0
Ordinance Text Amendments	0	0	0	0
Comp Plan / Econ Dev Reviews (includes SSMID & EDA)	0	0	0	0
Item Totals	1	2	6	9

Design Review Board	3	4	4	11
Site Plan Review				

ZONING BOARD OF ADJUSTMENT	Jul	Aug	Sep	Qrtly
Hardship Variances	0	1	1	2
Special Use Permits	0	0	0	0
Home Occupation Permits	0	0	1	1
Special Exceptions	0	0	0	0
Appeals of Admin Decisions	0	0	0	0
Item Totals	0	1	2	3

HISTORIC PRESERVATION	Jul	Aug	Sep	Qrtly
Landmark Designations	0	0	2	2
Certificates of Appropriateness	1	1	2	4
Demolition Reviews	12	0	0	12
Environmental Reviews (Section 106)				
Item Totals	13	1	4	18

MISCELLANEOUS	Jul	Aug	Sep	Qrtly
Flood Plain Inquiries	5	4	5	14
Flood Plain Development Permits	2	2	5	9
Item Totals				

3rd QUARTER NARRATIVE

Plan & Zoning Commission

Rezoning activity –

Three (3) rezoning petitions were submitted for review during the third quarter of 2017. Two were withdrawn and the third is table before the Plan and Zoning Commission.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
REZ17-06	David A Parochetti Revocable Trust	1616 W Kimberly & 3910 Sturdevant St	0.7	Remove conditions	Withdrawn	127.02	71
REZ17-07	TWG Development Inc	902 W 4th St	1.9	M-1 to C-4	Withdrawn	109	33
REZ17-08	Studio 483 obo Palmer College of Chiropractic	Btw Harrison & Pershing Streets and btw 5th & 12th Streets	38.65	R-4,R-6M,C-O,C-1, C-2, C-4 & M-1 to PID	Tabled	106 & 114	33 & 34

Final Development Plan activity –

Three (3) final development plans was submitted for consideration with one being withdrawn and two recommended for approval. Both were approved by Council.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
FDP17-05	Brain Engineering	902 W Kimberly Rd		PDD	2017-363 08/23/17	127.02	71
FDP17-06	Pebb Development LLC	2198 E Kimberly Rd	0.89	PDD	Withdrawn	128.02	74
FDP17-07	Legacy Design Grp obo MyPlace Hotel	Lot 1 Terrace Ridge Park 8th	1.5	PDD	2017-406 09/27/17	129.02	62

Subdivision activity –

Three (3) final plats were submitted for consideration; one (1) was withdrawn before Commission consideration. The remaining two (2) have not yet been submitted for Council review. No preliminary plats were submitted for consideration.

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct
F17-15	O.R.A. First	8.25	C-1	2	Not yet submitted		128.01	83
F17-16	MedEx Kimberly Rd	0.89	PDD	2	Withdrawn		128.02	74
F17-17	Richard Pierce 2nd		A-1	3	Not yet submitted			

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct
P17-03								

Right-of-Way Vacation activity –

Three (3) request to vacate public right-of-way or easements were submitted for consideration but was withdrawn by the applicant.

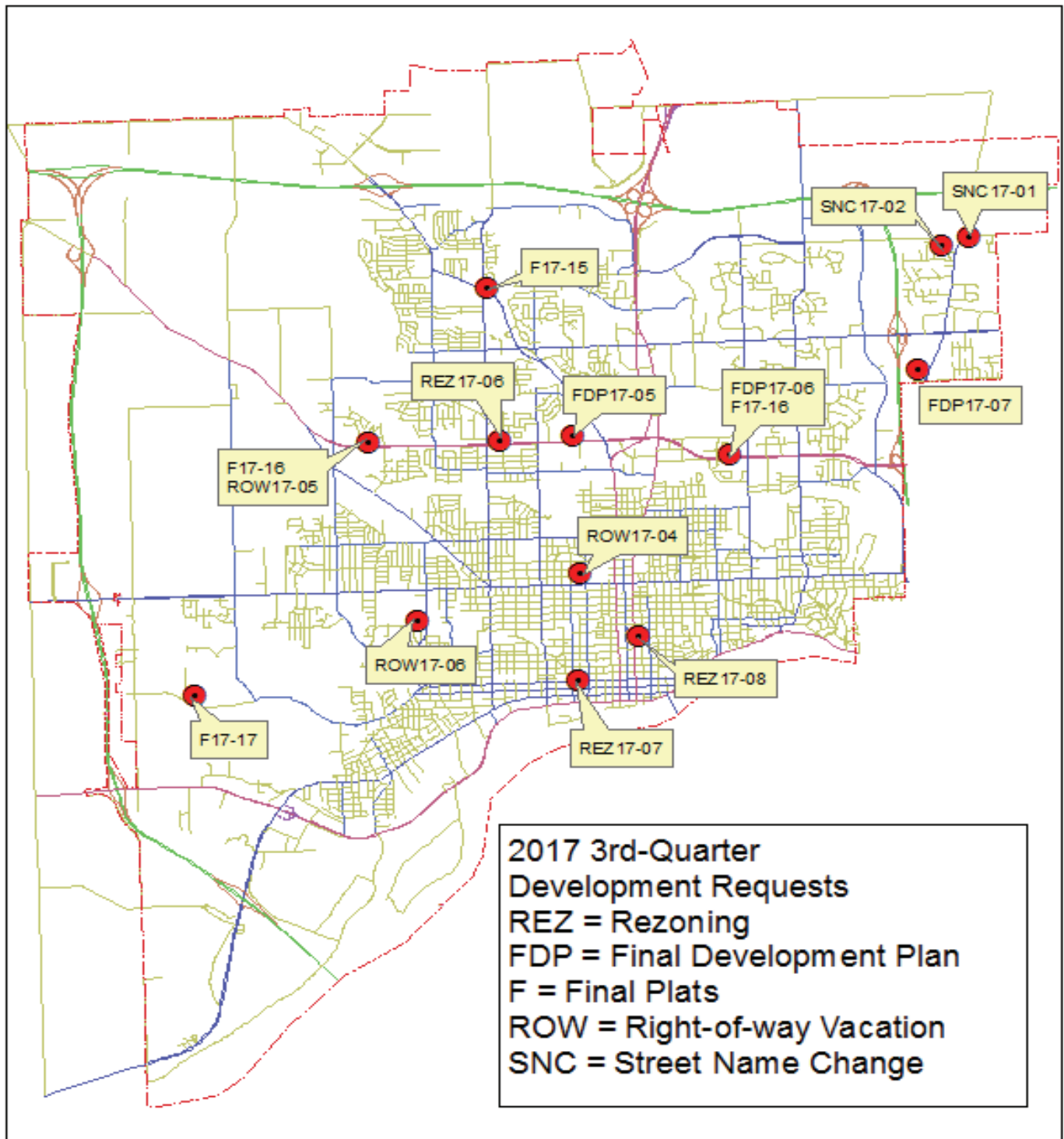
Case #	Petitioner	Type	Location	Area Square Feet	Council Action	Census Tract	Ward/ Pre-cinct
ROW17-04	St Ambrose Univ	Street & Alley	W of Harrison St between Locust St and Lombard Ave	20,260 St 14,302 Alley	2017-359 08/23/17	113	52
ROW17-05	Genesis Health Systems	Easement	3200 W Kimberly Rd		Pending	126.02	22
ROW17-06	City of Davenport	Street	Dugan Ct	10,370	Pending	121	41

Street Name Change activity –

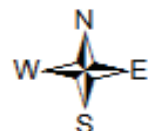
Two (2) request to change the name of a street were submitted for consideration .

Case #	Petitioner	Type	Location	Area Square Feet	Council Action	Census Tract	Ward/ Pre-cinct
SNC17-01	City of Davenport	Street Name Change	Forest Grove Dr West of Utica Ridge to Forest Grove Ct	NA	Pending	129.01	61
SNC17-02	City of Davenport	Street Name Change	Veterans Memorial Pkwy East of Utica Ridge to E 67th Ct	NA	Pending	129.01	61

Plan and Zoning Commission Development Activity Map



0 0.5 1 2
Miles



Zoning Board of Adjustment

Zoning Board of Adjustment

There were five (5) petitions made to the Board of Adjustment during the first quarter of 2016; three (3) hardship variances and one each for Special use permit and Home Occupation Permit.

The special use permits was for a class A service station The variances involve signage, a second garage and a front yard building encroachment. The home occupation was for a hair salon.

Case No.	Petitioner	Location	Request	Result
HV17-09	Greg Ontiveros dba WJA LLC	2010 E River Dr	Bldg height	Failed
HV17-10	Julie Kahler	6115 W River Dr	FY setback	
HOP17-02	Azra Vallejo	1312 W 41st St	Hair salon	

Design Review Board

Design Review Board -

Eleven (11) cases were brought before the Board for their consideration in the third quarter of 2017. Just over one-half or six (6) of the cases were located in the Downtown Design Overlay District (DDOD). Just over one third or four (4) of the cases were located in the Historic Shopping District of the Village of East Davenport. One (1) case was located in the Hilltop Campus Village.

Case No.	District	Petitioner	Location	Request	Result
DR17-37	HSD	R Henry Husemann	2127 E 12th St	New Porch	Approve
DR17-38	HSD	Bill Sheeder	1117 Mound St	Seating area	Approve
DR17-39	DDOD	Levi Ritche	429 E 3rd St	Wall sign & seating area	Approve
DR17-40	HSD	John Wisor	1108 Mound St	Replace siding	Approve
DR17-41	DDOD	Lange Sign— Pamela Diedrich	215 Main St	Projecting wall sign	Approve
DR17-42	DDOD	City of Davenport	E 5th St btw Brady St & Pershing Ave	Benches & fencing around tree wells	Approve
DR17-43	DDOD	Adrew Dasso	329 E 4th St	Bldg add'n & dumpster/storage enclosure	Approve
DR17-44	HCVOD	Ralph Cook	617 Brady St	Awning replacement	
DR17-45	DDOD	Lange Sign— Mike Lange	215 Main St	Bldg sign	
DR17-46	DDOD	Tara Elkins— Van's Pizza	217 Brady St	Bldg sign	
DR17-47	HSD	Bill Sheeder	1107 Mound St	Two bldg signs	

Historic Preservation Commission

Historic Preservation Commission

The HPC reviewed twelve (12) requests for demolition; one (1) a local landmark. Four (4) Certificates of Appropriateness (COA) were considered and one (1) local landmark was approved.

Case No.	Petitioner	Location	Request	Result
COA17-11	Patrick Miner	517 W 7th St	Replace 2nd Story windows	Approved
DNRHP17-01	Palmer	705 Main St	Demo	Approved
DNRHP17-02	Palmer	719 Main St	Demo	Approved
DNRHP17-03	Palmer	1118 Pershing Ave	Demo	Approved
DNRHP17-04	Palmer	1124 Pershing Ave	Demo	Approved
DNRHP17-05	Palmer	215 E 12th St	Demo	Approved
DNRHP17-06	Palmer	219 E 12th St	Demo	Approved
DNRHP17-07	Palmer	221 E 12th St	Demo	Approved
DNRHP17-08	Palmer	225 E 12th St	Demo	Approved
DNRHP17-09	Palmer	1126 Perry St	Demo	Approved
DNRHP17-10	Palmer	1132 Perry St	Demo	Approved
DNRHP17-11	Palmer	1138-40 Perry St	Demp	Approved
DLL17-01	Palmer	121 W 8th St	Demo	Approved
	Palmer	E 11th St	Remove from Brick Street list	Approved
COA17-12	David Cordes	627 Ripley St	Replace stucco	Approved
LL17-01	Y&J Properties LLC	225 W 2nd St	Local Landmark Nomination	
COA17-13	St Anthony's Church	417 Main St	Reroof	
COA17-14	Darin Wilson	613	W 6th St	
	Y&J Properties LLC	201 W 2nd St	Natl Register Nomination	

Permit Activity

New Construction Permits				
Owner	Type	Location	Value	Ward
Diamond Builders	SF	2414 Pheasant Creek Cir	\$ 155,500	84
Diamond Builders	SF	2433 Pheasant Creek Cir	\$ 156,700	84
James V Costello	SF	5305 Baraboo Ct	\$ 205,000	13
Diamond Builders	SF	2521 Pheasant Creek Cir	\$ 151,600	84
Franker Construction	SF	6134 Christie Ct	\$ 230,000	84
Towne & Country Manor Dev	SF	6411 Fairhaven Rd	\$ 189,900	61
Diamond Builders	SF	2422 Pheasant Creek Cir	\$ 161,600	84
Jon Wallace	SF	4526 W 14th St	\$ 158,500	12
Seth Woods	SF	4009 Thomas Pointe Rd	\$ 400,000	61
Ed & Brittany Coryn	SF	6131 Belle Ct	\$ 262,000	84
Sterlite Corporation	Indus	2021 Slopertown Rd	\$ 94,346,368	81
Verisas Development	Comm	2225 W 53rd St	\$ 483,412	82
London Property	Comm	4893 Utica Ridge Rd	\$ 1,243,600	62
Building & Trades Projects Inc	SF	6303 Lillie Ave	\$ 180,000	83
Core Designs	SF	6423 Lillie Ave	\$ 168,000	83
Applestone Homes	SF	6457 Fairhaven Ct	\$ 401,000	61
Matt Menke	SF	720 Deer Woods Dr	\$ 154,300	13
Diamond Builders	SF	2529 Pheasant Creek Cir	\$ 149,600	62
Edgebrooke Homes (Dan Dolan)	SF	6314 Forest Rd	\$ 250,000	61
Kwik Trip	Comm	2050 E 53rd St	\$ 1,721,000	84
Adam & Michelle Childs	SF	1305 N Utah Av	\$ 550,000	13
City of Davenport	SF	634 E 6th St	\$ 231,865	34
City of Davenport	SF	646 E 6th St	\$ 228,540	34
City of Davenport	SF	643 E 6th St	\$ 233,105	34
Dave Prochaska Const	SF	1652 Celtic Ct	\$ 170,000	74
White House Homes Inc	SF	6326 Lillie Ave	\$ 162,550	83
Dave Prochaska Const	SF	1607 Shamrock Dr	\$ 180,000	74
Dolan Development Co	SF	3 Woodview Way	\$ 620,800	61
Pearson Building Pursuits	SF	1423 W 39th St	\$ 191,000	71
Pearson Building Pursuits	SF	1429 W 39th St	\$ 171,000	71
Larry Dean	SF	2318 Jersey Ridge Rd	\$ 300,000	63
7G Properties LLC	Comm	3200 Research Pkwy	\$ 10,723,090	81
MedCraft Healthcare	Comm	3200 W Kimberly Rd	\$ 6,707,478	22

Building Summary

Building Permit Review - New Construction					
Permit Type	Jul	Aug	Sept	Qtrly	Resid Units
Residential - Single Family	10	6	11	27	27
Residential - Multi-Family	0	0	0	0	0
Commercial	3	1	2	6	
Industrial	1	0	0	1	
Item Totals	14	7	13	34	
Building Permit Review - Demolitions					
Permit Type	Jul	Aug	Sept	Qtrly	Resid Units
Residential - Single Family	0	0	2		2
Residential - Multi-Family	0	0	1		24
Commercial	0	2	1		
Industrial	0	0	0		
Item Totals	0	2	4		

The above table shows that 27 units of single family were permitted. The table also shows that 2 units of single family and 24 units of multiple family were demolished.

Below the table shows that occupancy permits for 31 units of single family and 48 units of multi-family were issued.

Occupancy Permit Summary

Occupancy Permit Review -					
Permit Type	Jul	Aug	Sept	Qtrly	Resid Units
Residential - Single Family	6	9	16	31	31
Residential - Multi-Family	1 (16)	1(8)	3 (24)	5	48
Commercial	2	1	4	7	
Industrial	0	0	0	0	
Item Totals	9	11	23	43	

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/31/2017

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement.
- Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, November 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	10/27/2017 - 10:31 AM