

# COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, September 5, 2018; 5:30 PM

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

\*\*\* REVISED SEPTEMBER 4, 2018 \*\*\*

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public Hearing on the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project CIP #30016 funded at \$387,730.20 in bonds abated by sewer funds. [Ward 3]
2. Public Hearing on the plans, specifications, forms of contract and estimate of cost for the West 16th Street Resurfacing Project CIP #35037. [Ward 4]
3. Public Hearing on the proposed plans and the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. [Ward 6]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Dickmann

IX. Action items for Discussion

## COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman; Rich Clewell, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development. [Ward 6]

**The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial. Eight votes are required for passage.**

2. Second Consideration: Ordinance amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas. [All Wards]
3. Second Consideration: Ordinance for Case No. REZ18-10: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company. [Ward 6] **PETITIONER HAS WITHDRAWN THIS ITEM; ITEM WILL NOT BE DISCUSSED AND THIS IS FOR YOUR INFORMATION ONLY**
4. Second Consideration: Ordinance for Case No. REZ18-11: Request to rezone 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, Inc. Petitioner [Ward 6] **PETITIONER HAS WITHDRAWN THIS ITEM; ITEM WILL NOT BE DISCUSSED AND THIS IS FOR YOUR INFORMATION ONLY**
5. Resolution for Case F18-09 being the request of O'Bros, LLC for the Final Plat for Eastern Avenue Farms 5th Addition containing 47 lots. The property is located east of 61st Street 1/3 mile east of Eastern Avenue. [Ward 6].
6. Resolution for Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]
7. Resolution approving Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]
8. Resolution setting a public hearing on the proposed conveyance of vacated public right-of-way, that being a part of Fairhaven Road lying south of 53rd Street and between Lots 2 and 3 of Hanlin's Addition, WCT Investments, LLC, Petitioner [Ward 6]
9. Resolution setting a public hearing on the proposed conveyance of five parcels located south of the Salvation Army building at the NW corner of 5th and Harrison (Arsenal Properties, LLC, petitioner). [Ward 3]

## II. Motion recommending discussion or consent for Community Development items

### PUBLIC SAFETY

Rita Rawson, Chairman; JJ Condon, Vice Chairman

## III. PUBLIC SAFETY

1. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to



hold outdoor event(s).

Davenport Community School District, West High Homecoming Parade, September 13, 2018; 4:00 PM - 6:30 PM; Closure Location: Parade starts at the Mississippi Valley Fairgrounds, west on 18th Street, north on Elsie Avenue, west on Lombard Street, south on Nevada Avenue, crossing Locust Street and ending at West High School parking lot. [Ward 4]

Quad City Celtic Organization, Celtic Festival and Highland Games of the Quad Cities, September 14-15, 2018; 6:00 AM - 11:30 PM; Closure Location: Warren Street to Beiderbecke Drive [Ward 3]

St. Ambrose University, Killer Bee 5K Run/Walk; September 22, 2018; 8 AM - until race finishes; Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rusholme from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd [Ward 5, 7]

Quad Cities Marathon Race Committee, Quad Cities Marathon; September 23, 2018; 7:00 AM - 11:00 AM; Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2<sup>nd</sup> Street to Western to River Drive to bikepath; Government Bridge to 2<sup>nd</sup> Street to Perry Street to Bikepath [Ward 3]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 5:00 PM to 10:30 PM; Closure Location: Behind Modern Woodmen Park and bike path adjacent while live mortars are in use [Ward 3]

Mary's on 2nd, Unity Fall Pride Celebration, October 5-6, 2018, 7:00 AM to 2:00 AM; Closure Location: 2nd Street from Brown to the exit of the Post Office and Warren Street from the alley south of 2nd Street to the alley north of 2nd Street [Ward 3]

Davenport Fire Antique and Restoration Society, Annual Fire Muster, October 7, 2018; 8:00 AM - 6:00 PM; Closure Location: 11th Street from Mound to Jersey Ridge [Ward 5]

Davenport Fire Antique and Restoration Society, Annual Antique Fire Procession; October 7, 2018; 11:00 AM - 12:00 PM; Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on 32nd Street, South on Belle Avenue, East on 31st Street and south on Jersey Ridge to Fire Museum. [Ward: 3, 4, 5, 6, 7 ]

Edwin Hildebrand/Davenport Chapter #2 Quad Cities, 2018 Veterans Day Parade, November 12, 2018, 10:00 AM to 11:00 AM; Closure Location: Starting at 4th and Western Ave, south on Western Ave to Second Street, east on Second Street to Main Street, north on Main Street to 4th Street and west on 4th Street to Western, parade ends. [Ward 3]

Genesis Health, Remembrance Tree Lighting, November 10, 2018, 12:00 (Noon) - 7:30 PM; Closure Location: Iowa Street between River Drive and Second Street

[Ward 3]

2. Motion approving noise variance request(s) for various events on the listed dates and times.

Hilltop Village Campus, Retrofest, September 15, 2018; Noon to 10:00 PM, Outdoor Music, Over 50 dBa [Ward 5]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 9:30 PM to 9:45 PM, Over 50 dBa [Ward 3]

Mary's on 2nd, 832 West Second Street, Unity Fall Pride Celebration, October 5 & 6, 2018; Friday - 4:00 PM to 1:00 AM and Saturday - Noon to 1:00 AM, Outdoor Music, Over 50 dBa [Ward 3]

3. Motion approving the petition for 2 street lights on Madison Street between Locust and 17<sup>th</sup> Streets. [Ward 4]
4. Motion approving beer and liquor license applications.

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

Ward 3

Celtic Festival and Highland Games of the Quad Cities (Celtic Highland Games of the Quad Cities) - 1200 Beiderbecke Dr. (Centennial Park) - Outdoor Area September 13, 2018 "Celtic Festival" - License Type: B Beer

The Key (The Key, LLC) - 229 Brady St., Suite 102 - License Type: C Liquor

Me & Billy (Collins Maus LLC) - 200 W 3rd St. - Outdoor Area - Premise update only (expanding to absorb adjacent unit at 216 W 3rd St.) - License Type: C Liquor

Ward 4

Riverside Liquor 2 (Two Brother's Locust, LLC) - 1528 W Locust St. - License Type: E Liquor / B Wine / C Beer

*200' letters mailed 8/30/2018*

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor Area, September 22-23, 2018 - "Customer Appreciation Day" - License Type: C Liquor

Ward 6

Cactus LLC (Cactus LLC) - 2843 E 53rd St. - License Type: C Liquor

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

## Ward 1

Lulac Club (LULAC Council #10 Inc.) – 4224 Ricker Hill Rd. – License Type: C Liquor

## Ward 2

Las Margaritas (RPO, LLC) – 3559 W Kimberly Rd., Unit 1 – Outdoor Area – License Type: C Liquor

## Ward 3

Fresh Deli by Nostalgia Farms (Nostalgia Farms Market Inc.) – 421 W River Dr., Suite 2 – Outdoor Area – License Type: C Liquor

Front Street Brewery (Front Street Brewery Inc.) - 208 E River Dr. – Outdoor Area – License Type: C Liquor

Raw Bar (RAWBAR) – 136 E 3<sup>rd</sup> St., Suite A – Outdoor Area – License Type: C Liquor

RiverCenter/Adler Theatre (VenuWorks of Davenport, LLC) – 136 E 3<sup>rd</sup> St. – Outdoor Area – License Type: C Liquor

West Side Grocery (RAMS S LLC) – 1802 W 7<sup>th</sup> St. – License Type: E Liquor / B Wine / C Beer

## Ward 4

Hy-Vee #5 (Hy-Vee, Inc.) – 2351 W Locust St. – License Type: E Liquor / B Wine / C Beer

Hy-Vee Gas (Hy-Vee, Inc.) – 2353 W Locust St. – License Type: C Beer

MC's Happy Hollow (DMC Corporation) – 1502 W 14<sup>th</sup> St. – License Type: C Liquor

Q C Mart (Bethany Enterprises, Inc.) – 1556 W Locust St. – License Type: C Beer

## Ward 5

The Current (Putnam Landlord, LLC) – 128-130 W 2<sup>nd</sup> St. – Outdoor Area – License Type: B Liquor

The McClellan Stockade (Poor Richard's Incorporated) – 2124 E 11<sup>th</sup> St. – Outdoor Area – License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) – 1313 E River Dr. – License Type: C Beer

Theisen's of Davenport (Theisen's Inc.) – 3808 Brady St. – License Type: C Beer

## Ward 6

Chipotle Mexican Grill (Chipotle Mexican Grill of Colorado, LLC) – 5270 Elmore Ave., Unit 3 – Outdoor Area – License Type: C Liquor

The Mound (Mound QC, LLC) – 1029 Mound St. – License Type: C Liquor

Texas Roadhouse (Texas Roadhouse Holdings LLC) – 4005 E 53<sup>rd</sup> St. – License Type: C Liquor

## Ward 7

30 Lanes (Bowling Centers Inc.) – 3812 N Harrison St. – License Type: C Liquor

Van's Pizza Pub and Grill (Van Sev, QCA, Inc.) – 3333 N Harrison St. – Outdoor Area – License Type: C Liquor

## IV. Motion recommending discussion or consent for Public Safety items

### PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

## V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project, CIP #30016, estimated at \$387,730.20 in bonds abated by sewer funds. [Ward 3]
2. Resolution approving the FY2018 Street Finance Report from July 1, 2017 to June 30, 2018 to be submitted to the Iowa Department of Transportation. [All Wards]
3. Resolution approving the contract for the construction of Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lane Project to N J Miller Inc of Bettendorf, IA, in the amount of \$441,449.75. CIP #35000 [Ward 6 and 8] ***\*This item will be voted on later in this agenda.***
4. Resolution approving the plans, specifications, form of contract, and estimated cost for the West 16th Street Resurfacing Project CIP #35037. [Ward 4]
5. Resolution approving the contract for the Main Street Landing Phase II Project from Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$823,668.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements CIP #68004. [Ward 3]
6. Resolution approving a contract to Twin City Striping of Delano, MN in the amount of \$171,114 for long line painting with an optional second year renewal. [All Wards]
7. Resolution approving the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. [Ward 6]
8. Resolution approving the three year contract for Citibus Management Services to First

Transit Inc. of Cincinnati, OH. [All Wards]

9. Motion approving the contract for the upgrades to the Siemens controls for the HVAC systems at Public Works in an amount not-to-exceed \$58,549.34 CIP #23024. [Ward 7]
10. Motion approving the contract for the resurfacing of Johnson Avenue, Gayman to S. Stark, to Tri City Blacktop Inc of Bettendorf, IA in the amount of \$78,489.30 CIP #35037. [Ward 1]

VI. Motion recommending discussion or consent for Public Works items

### FINANCE

Kerri Tompkins, Chairman; Marion Meginnis, Vice Chairman

### VII. FINANCE

1. Resolution adopting an updated Investment Policy. [All Wards]
2. Motion authorizing payment to Bi-State Regional Commission for FY2019 member dues in the amount of \$57,042. [All Wards]
3. Motion authorizing payment to Quad Cities Convention & Visitors Bureau (QCCVB) for FY2019 tourism/marketing services in the amount of \$375,000. [All Wards]
4. Motion awarding a contract for repairs to Firetruck T-3 to Legacy Fire Apparatus of Shorewood IL, in an amount not-to-exceed \$55,000. [All Wards]
5. Motion awarding a contract to purchase and install a playground at Peterson Park to ABCreative of Grimes, IA in the amount of \$60,000. CIP #64064 [Ward 2]
6. Motion awarding a contract to purchase and install a new playground at Credit Island Park to Outdoor Recreation Products of Ames, IA in the amount of \$84,905. CIP #64066 [Ward 1]
7. Motion awarding a contract for the IT office remodeling project to Pigott, Inc. of Davenport for a not-to-exceed amount of \$77,382. CIP #23025 [Ward 3]
8. Motion directing staff to implement a 2018 voluntary employee early separation program and authorizing the terms of agreement. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

### X. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Mississippi Valley Fair - 2018 fair security assistance - Amount: \$10,000
2. 3E Electrical Engineering - Main breaker addition @ Heritage - Amount: \$15,000
3. Tri-City Electric, Inc. - Switchgear maintenance @ WPCP - Amount: \$25,000
4. Traffic & Parking Control, Inc. - Solar message board for Engineering - Amount: \$27,190
5. Dunim, Inc. - Update to truck wash - Amount: \$44,118

XI. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to add and vote on the following item:
2. Resolution approving the contract for the construction of Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lane Project to N J Miller Inc of Bettendorf, IA, in the amount of \$441,449.75. CIP #35000 [Ward 6 and 8]

#### XII. Public with Business

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

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

#### XIII. Reports of City Officials

#### XIV. Adjourn

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Sandy Doran;(563) 326-7756  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Public Hearing on the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project CIP #30016 funded at \$387,730.20 in bonds abated by sewer funds. [Ward 3]

Recommendation:  
Hold the hearing.

Background:  
During smoke testing, field investigations and televising operations for identifying cross-connections in the system, this area was identified as a connection between the storm and sanitary sewer. This project will disconnect the storm sewer from the sanitary sewer at LeClaire Street, install a new storm sewer to take storm water to existing 66" storm sewer on Iowa Street and rehabilitate existing manholes.

Program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff. The project letting is proposed for September 2018 with construction completion by June 2019.

**ATTACHMENTS:**

| Type              | Description                                                    |
|-------------------|----------------------------------------------------------------|
| ▣ Backup Material | SPECIAL PROVISIONS FOR 4TH & LECLAIRE SEWER SEPARATION PROJECT |
| ▣ Backup Material | Map                                                            |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina  | Approved | 8/30/2018 - 3:08 PM |
| Public Works Committee     | Lechvar, Gina  | Approved | 8/30/2018 - 3:09 PM |
| City Clerk                 | Admin, Default | Approved | 8/30/2018 - 4:58 PM |

## **SPECIAL PROVISIONS**

### **4<sup>TH</sup> AND LECLAIRE STREET SEWER SEPARATION**

#### **TABLE OF CONTENTS**

##### **SECTION I – SUPPLEMENTAL SPECIFICATIONS**

|     |                                   |    |
|-----|-----------------------------------|----|
| 1.  | DEFINITIONS                       | 3  |
| 2.  | GENERAL CONSTRUCTION REQUIREMENTS | 3  |
| 3.  | SCOPE OF WORK & SCHEDULING        | 4  |
| 4.  | MONTHLY PROGRESS PAYMENTS         | 4  |
| 5.  | CHANGES                           | 5  |
| 6.  | CONSTRUCTION INSPECTION           | 5  |
| 7.  | CITY SIGNS                        | 5  |
| 8.  | WORKING AREA                      | 5  |
| 9.  | WASTE SITES & SALVAGE             | 6  |
| 10. | EQUIPMENT RESTRICTIONS            | 6  |
| 11. | CLEANUP DURING PROJECT            | 6  |
| 12. | FINAL CLEANUP                     | 6  |
| 13. | UTILITIES                         | 7  |
| 14. | EROSION CONTROL                   | 8  |
| 15. | WORK BY OTHERS                    | 8  |
| 16. | INCIDENTAL CONSTRUCTION ITEMS     | 9  |
| 17. | TRENCH BACKFILL AND BEDDING       | 9  |
| 18. | CONTINGENCY ITEMS                 | 10 |

##### **SECTION II – SPECIAL CONDITIONS**

|                                                                                  |    |
|----------------------------------------------------------------------------------|----|
| Bid Item No. 1 – MOBILIZATION (LS)                                               | 11 |
| Bid Item No. 2 – CONSTRUCTION LAYOUT (LS)                                        | 11 |
| Bid Item No. 3 – TRAFFIC CONTROL AND PROTECTION (LS)                             | 11 |
| Bid Item No. 4 – EROSION CONTROL (LS)                                            | 12 |
| Bid Item No. 5 – SEEDING, FERTILIZING AND MULCHING FOR<br>HYDRAULIC SEEDING (SY) | 12 |
| Bid Item No. 6 – MANHOLE REMOVAL (EA)                                            | 13 |
| Bid Item No. 7 – SW-301, SANITARY MANHOLE, 60" DIA (EA)                          | 13 |
| Bid Item No. 8 – SANITARY SEWER SERVICE, 6" DIA (LF)                             | 14 |
| Bid Item No. 9 – INTAKE REMOVAL (EA)                                             | 15 |
| Bid Item No. 10 – SW-501, SINGLE INTAKE (EA)                                     | 16 |
| Bid Item No. 11 – INTAKE, SPECIAL (EA)                                           | 17 |
| Bid Item No. 12 – SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA)             | 17 |
| Bid Item No. 13 – SW-401, STORM MANHOLE CIRCULAR, 72" DIA (EA)                   | 18 |
| Bid Item No. 14 – STORM SEWER, R.C.P. (CLASS III), 15" (LF)                      | 19 |
| Bid Item No. 15 – STORM SEWER, R.C.P. (CLASS IV), 30" (LF)                       | 20 |
| Bid Item No. 16 – STORM SEWER, R.C.P. (CLASS HE-III), 24"x38" (LF)               | 20 |



|                                                                                            |    |
|--------------------------------------------------------------------------------------------|----|
| Bid Item No. 17 – SEWER PIPE REMOVAL (18" OR LESS) (LF)                                    | 21 |
| Bid Item No. 18 – SIDEWALK REMOVAL (SF)                                                    | 21 |
| Bid Item No. 19 – P.C.C. SIDEWALK, 4" THICK (SF)                                           | 22 |
| Bid Item No. 20 – P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF)                                | 22 |
| Bid Item No. 21 – ADA DETECTABLE WARNING (SF)                                              | 23 |
| Bid Item No. 22 – PAVEMENT REMOVAL (SY)                                                    | 24 |
| Bid Item No. 23 – P.C.C. FULL DEPTH PATCHING, 10" THICK<br>(INTEGRAL CURB AND GUTTER) (SY) | 24 |
| Bid Item No. 24 – P.C.C. FULL DEPTH PATCHING, 8" THICK<br>(INTEGRAL CURB AND GUTTER) (SY)  | 25 |
| Bid Item No. 25 – P.C.C. DRIVE, 7" THICK<br>(INTEGRAL CURB AND GUTTER) (SY)                | 25 |
| Bid Item No. 26 – FLOWABLE MORTAR FILL (CY)                                                | 25 |
| Bid Item No. 27 – GRANULAR SUBBASE, 6" THICK (SY)                                          | 26 |
| Bid Item No. 28 – STABILIZING MATERIAL FOR TRENCH<br>FOUNDATION (TONS)                     | 26 |
| Bid Item No. 29 – PAVEMENT MARKINGS, 4" EQUIVALENT<br>DURABLE PAINT (LF)                   | 27 |
| Bid Item No. 30 – WATER SERVICE, REMOVE AND REPLACE (LF)                                   | 27 |
| Bid Item No. 31 – UTILITY ADJUSTMENTS (EA)                                                 | 27 |
| Bid Item No. 32 – 8" SANITARY SEWER, REMOVE AND REPLACE (LF)                               | 28 |
| Bid Item No. 33 – DISCONNECT AND PLUG UTILITY CROSS<br>CONNECTION (EA)                     | 29 |
| Bid Item No. 34 – ROCK EXCAVATION                                                          | 30 |
| ATTACHMENTS                                                                                |    |

## **SECTION I – SUPPLEMENTAL SPECIFICATIONS**

### **1. DEFINITIONS**

Wherever used in the General Conditions and Covenants or in the other Contract Documents, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

- A. Owner – City of Davenport, Iowa
- B. Engineer – City Engineer, Public Works Department, 1200 E. 46<sup>th</sup> Street, Davenport, IA 52807
- C. Work or Project – 4<sup>TH</sup> AND LECLAIRE STREET SEWER SEPARATION (4<sup>th</sup> Street, LeClaire Street, and Iowa Street)
- D. The Contract Documents shall consist of:
  - 1. Contract Agreement
  - 2. Shop and working drawings submitted by the Contractor when approved by the Project Manager
  - 3. Addenda
  - 4. Special Provisions
    - a. Section I – Supplemental Specifications
    - b. Section II – Special Conditions
  - 5. Plan Drawings
  - 6. Advertisement for Bids
  - 7. Instructions to Bidders
  - 8. Standard Specifications
    - a. City of Davenport – SUDAS Supplemental Specifications
    - b. Statewide Urban Design and Specifications (SUDAS), latest edition
    - c. Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation, latest edition
  - 9. Standard Drawings
  - 10. General Conditions
  - 11. Contractor's Proposal

In the event that any provision in any of the foregoing component part of this contract conflicts with any of the other component parts, the provision in the component part first enumerated shall govern over any other component part which follows in numerically, except as may be otherwise specifically stated.

### **2. GENERAL CONSTRUCTION REQUIREMENTS**

All construction shall be done in accordance with the Statewide Urban Design and Specifications (SUDAS), City of Davenport – SUDAS Supplemental Specifications and the

Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

At no time shall construction begin prior to 7:00 a.m. and it shall not extend past 7:00 PM without approval of the City of Davenport's Project Manager. The Contractor shall coordinate the anticipated hours of work during the pre-construction meeting.

The Contractor shall establish a Public Information and Notification Program. Written notice shall be approved by the City and shall be delivered to each home and/or business within the project limits a minimum of seventy two (72) hours in advance of any construction. This written notification shall describe work to be performed, schedule, how it affects them and a local telephone number of the Contractor which they can call to discuss the project or their problems. Public Information and Notification Program shall be considered incidental to this contract.

At all times, Contractor shall comply with the City noise ordinance that limits noise to 85 dBA across a real property boundary. Notice must also be given to Citibus at least seventy two hours (72) prior to any closure that will affect a bus route. Failure to notify the residents as described above may result in project delays. The Contractor will not be allowed any compensation or additional working days for failing to comply with this directive.

The Contractor shall designate a representative to attend meetings as required throughout the project and be available 24 hours a day and 7 days a week in case of emergency, and/or to maintain the required traffic control and protection.

The Contractor shall provide electronic copies of all required submittal items to the City of Davenport for review and approval.

Project Manager: To be determined

### **3. SCOPE OF WORK & SCHEDULING**

Work under this contract shall commence within 10 days from receipt of written Notice to Proceed from the City. Issuance of a Notice to Proceed can be expected within three (3) weeks of anticipated City Council action on October 12, 2018.

The Contractor shall complete all work under this contract by June 1, 2019. No work shall commence until a Notice to Proceed has been issued.

Liquidated damages in the amount of \$500 per day will be paid to the City for each calendar day that the work is not completed beyond the specified completion date.

### **4. MONTHLY PROGRESS PAYMENTS**

Monthly Progress payments initiated by the Project Manager will be made under this contract. Procedures will be followed as outlined in SUDAS Section 1090 and City of Davenport – SUDAS Supplemental Specifications.

All approved monthly progress payments will have five percent (5%) retained.

## **5. CHANGES**

Contractor shall be required to notify City of changed conditions or items of work not covered by the contract plans and specifications. No extra work shall be performed by the Contractor until a change order can be processed. Any work completed prior to execution of a signed change order is at the contractor's own risk.

## **6. CONSTRUCTION INSPECTION**

The City will provide for inspection and testing as required for the project. The Contractor shall give three (3) days' notice to the Project Manager prior to commencement of work so that an inspector can be made available.

The City shall be responsible for providing all labor, materials (other than concrete), and equipment for the casting of concrete cylinders, delivery, and testing. The Contractor shall be cooperative in allowing the City to obtain concrete at the time of pours. The City will cast cylinders at the quantity and frequency as determined by the City of Davenport Standard Specifications or by the inspector.

The City shall be responsible for obtaining plant reports, densities and pavement cores as required for H.M.A. pavement placement.

No pavement shall be placed until the inspector has checked the forms, subgrade, etc. It shall be the contractor's responsibility to inform the inspector when forms are in place and the work is ready for inspection. Final payment for work will not be made until a final inspection has been made checking backfill, cure, finish, workmanship, etc.

## **7. CITY SIGNS**

The Contractor shall be responsible for providing a 24 hour notice to the City of any street name signs or traffic control signs that will conflict with construction operations or are identified on the construction plans for removal and relocation.

The City shall remove, collect and store said signs until construction operations are complete, at which time the City will reinstall the signs. The Contractor may request removal of such signs or provide notice of conflicts by calling the City's Signs and Markings Supervisor at 563-326-7870.

The Contractor shall not remove any regulatory traffic signs without the consent of the City. Without proper notification the Contractor shall be responsible for the cost associated with the replacement of lost or damaged signs.

## **8. WORKING AREA**

Work shall be confined to the street right-of-way, easements or City-owned land, as may be indicated on plans. The Contractor shall not unnecessarily encroach onto private property without express permission from the adjacent property owners. The work shall be conducted

in such a manner as to minimize any and all damage. Under this contract, storage of materials and equipment shall be within City right-of-way or any nearby City owned vacant lots authorized for use. All areas disturbed by the Contractor beyond the limits of construction shall be restored at the Contractor's expense to the satisfaction of the adjacent property owners and the City.

## **9. WASTE SITES & SALVAGE**

Surplus excavated material, unsuitable material and debris, such as rock, broken concrete, etc. shall become the property of the contractor to be disposed of in a legal manner outside of the limits of the job site at the Contractor's expense.

## **10. EQUIPMENT RESTRICTIONS**

Track type equipment is not permitted on streets or driveways that are not scheduled for removal, unless the tracks are equipped with rubber or neoprene grousers.

## **11. CLEANUP DURING PROJECT**

The contractor shall be responsible to wash out vehicles at appropriate areas within the site, when required, in order to prevent tracking of material outside the project limits or discharge of contaminants into the City storm sewer system.

The contractor shall prevent water from concrete truck washouts or wet sawing of pavement from entering waterways or storm sewer inlets by using, as is necessary, portable and disposable concrete washout containment systems, and may need to further protect storm sewer inlets by means of sediment filter tubes, inlet protection devices, or other approved products that comply with standard industry practice.

Costs associated with providing concrete washout or wet sawing protection devices shall be considered incidental to the project. If necessary, the contractor shall periodically sweep any tracked material, dried washout or wet saw residue, or other construction debris out of the street, at no cost to the City.

## **12. FINAL CLEANUP**

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements which allow salvaged or unused material to remain on private property within view of a road.

All ground occupied by the Contractor in connection with the work shall be restored to its original condition. Surface restoration shall include appropriate smoothing and placement of seed or sod as identified on the construction plans. All material removed from the work site due to final cleaning shall become the property of the Contractor.

Final cleanup shall be subject to approval of the Engineer and in accordance with applicable regulations.

### 13. UTILITIES

The Contractor shall be responsible for ascertaining the exact locations of all utilities before starting construction and coordinating all construction activities with the utility companies.

It shall be the contractor's responsibility to verify the location of all water and gas valves and coordinate with the appropriate utilities to assure that all adjustments are made. Special care shall be taken with construction activities in the vicinity of private water service lines and service boxes to insure no damage occurs. It shall be the Contractor's responsibility to repair any damage to services due to construction at no cost to the City or service owner.

All costs for locating, protecting, supporting and replacing or repairing all utilities damaged by construction shall be borne by the Contractor. If the construction causes the permanent relocation of any utility located within City right-of-way, the Utility shall bear all costs involved in the relocation. The Engineer or his representative shall determine at the time of construction whether or not any utilities must be relocated. The Contractor shall coordinate with the utility companies for any required water, gas or telephone relocations if conflicts arise during construction operations.

In the event a utility facility is exposed by construction, adequate measures shall be taken to properly support each utility or service. Bedding and backfilling shall be properly placed and compacted so as not to cause damage or settlement of utility facilities or services. Limestone screenings are not allowed for use as backfill material.

Where a facility is designated for removal and relocation on the plans, the contractor shall coordinate work with the appropriate utility company.

Existing valve boxes that allow for adjustment shall be adjusted to the finished grade elevation by the Contractor in areas of pavement resurfacing or patching. Valve boxes, utility boxes, handholes, manholes located in sidewalk will be adjusted as necessary and will be included in P.C.C. sidewalk pavement items. Replacement of existing water and gas valve boxes that cannot be readily adjusted to grade by the contractor will be performed by the appropriate utility company. In the event that the contractor is required to remove and replace an existing valve box that will be considered additional work.

It shall be the Contractor's responsibility to notify and coordinate with the Utility Companies.

#### A. Field Location

Utilities Location Service (Iowa One Call) 1-800-292-8989

MidAmerican Energy  
Iowa American Water  
CenturyLink  
Mediacom  
City I.T.

**B. Contacts**

|                         |                |
|-------------------------|----------------|
| MidAmerican Energy      |                |
| Karl Derrick (Electric) | (563) 793-3649 |
| Matt Kovacic (Gas)      | (309) 793-3704 |
| Iowa American Water     |                |
| David Kull              | (563) 468-9225 |
| CenturyLink             |                |
| Antonio Glessner        | (563) 355-6402 |
| Mediacom                |                |
| Mitch Hancock           | (309) 743-4735 |
| City I.T.               |                |
| Ron Perkins             | (563) 888-2002 |

**14. EROSION CONTROL**

This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications and Section 22601 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Contractor shall install temporary erosion control measures to prevent the migration of soil and sediment from the site as detailed on the construction plans or requested by the Engineer or the City of Davenport. This work may include vehicle traffic control aggregate, silt fence/compost roll installation as well as protection around newly constructed inlet structures until the pavement has been completed, or in areas outside of the pavement, vegetative growth has been established. Fiber rolls may be used in lieu of hay bales or silt fencing for inlet protection.

At a minimum, the contractor shall provide for storm sewer inlet protection for this project. The Contractor may be required to provide additional erosion control features as required per direction of the engineer at no additional cost.

Temporary erosion control materials shall be removed after completion of construction and stabilization of all disturbed soils pursuant to successful establishment and growth of vegetative or other specified ground covers.

**15. WORK BY OTHERS**

The City of Davenport will be responsible for;

- Removal and Relocation of Street Signage.
- All testing including concrete testing, HMA testing, and compaction testing.
- Arranging installation of traffic signal detector loops, by DECO where necessary at 4<sup>th</sup> and Iowa Street intersection.

The contractor shall be responsible for coordinating this work with all parties.

## 16. INCIDENTAL CONSTRUCTION ITEMS

The following miscellaneous items of work will not be paid for separately and shall be considered incidental to the project.

- Removal of all debris and waste material encountered during construction.
- Any excavated bricks shall be salvaged and taken to the Marquette Street Public Works Yard located on 232 South Marquette Street in Davenport.
- Any manhole castings shall be salvaged and turned over to the City of Davenport.
- Coordination of utility relocations and adjustments with appropriate utility company if needed. – Century link has been notified and given set of Plans for necessary relocation of clay communications duct on northside of 4<sup>th</sup> Street at proposed storm sewer crossing. The contractor will coordinate work with Century Link to relocate duct above storm sewer during construction.
- Potholing and excavation to locate and obtain depths of utilities in conflict. Especially critical are the two (2) water mains, 16" and 24" main, that proposed storm sewer crosses over on 4<sup>th</sup> Street just west of LeClaire Street intersection. Potholing for these mains must be done at beginning of construction prior to ordering of any structures and laying of sewer pipe.
- Placement of Pre-Construction advance notice message boards.

This list may not be all inclusive and any work shown to be completed on the plans without an associated pay item shall be considered incidental.

## 17. TRENCH BACKFILL AND BEDDING

It is the intent of this contract for excavated materials for sewer work to be disposed of off-site and then trench backfilled with imported IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill placed beneath roadway pavement means the material from top of pipe/structure bedding upwards to bottom of 6" aggregate subbase (6" below bottom of pavement) shall be IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill outside of roadway pavement (boulevard, grass areas, planters, etc..) means the material from top of pipe/structure bedding upwards to 18" below surface shall be IDOT Gradation No. 11, Class A Crushed Stone. The top 18" shall be native material, with the top 4" being top soil. The use of recycled concrete as trench backfill will be permitted but must meet the requirements of Iowa DOT Gradation No. 11.

Trench backfill is to be placed in 6" lifts and compacted to 95% proctor density.

Disposal of excavated backfill material and importing in Class A Crushed stone backfill will be incidental to all respective storm/sanitary piping and structure pay items. There will not be a pay item for this backfill. The Contractor shall bid such that the imported trench backfill



and removal/disposal of existing excavated soils are to be included in all respective storm/sanitary piping and structure pay items.

Sewer pipe and structure bedding will also be incidental to all respective storm/sanitary piping and structure pay items. Pipe bedding shall follow Iowa SUDAS Trench Bedding standard drawings for Rigid and Flexible Gravity Pipe. See Sheet 14: PIPE BEDDING AND SERVICE DETAILS.

## **18. CONTINGENCY ITEMS**

Contingency Items shall be authorized for use per direction of Engineer. Quantities not used will be adjusted when preparing final Change Order for adjustments to plan quantities.

## SECTION II – SPECIAL CONDITIONS

### Bid Item No. 1 – MOBILIZATION (LS)

This work shall comply with SUDAS Section 11,020, City of Davenport – SUDAS Supplemental Specifications, insofar as applicable and as specified herein.

No partial payment will be made after receipt of signed contract.

The price bid will include all labor, materials, and equipment necessary to complete this item. Payment will be made at the contract Lump Sum price for MOBILIZATION, which price shall include all labor, materials and equipment necessary to complete this item.

### Bid Item No. 2 – CONSTRUCTION LAYOUT (LS)

This item includes all costs for labor, equipment and material to provide all construction staking and re-staking necessary for the complete construction of the project. Item also includes utility locates, necessary staking for utility, and **providing as-built plans** after completion of construction.

This work shall comply with SUDAS Section 11,010 and City of Davenport – SUDAS Supplemental Specifications.

The contractor shall be responsible for subcontracting with a professional licensed land surveying firm to provide layout stakes as required to construct project.

Payment for this item will be made at the contract Lump Sum price for CONSTRUCTION LAYOUT, which price will include all labor, materials, and equipment necessary to complete this item.

### Bid Item No. 3 – TRAFFIC CONTROL AND PROTECTION (LS)

This work shall comply with Section 2528 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition and the “Manual on Uniform Traffic Control Devices” insofar as applicable and as specified herein.

Contractor shall be responsible for submitting a Construction Staging Plan for review by the City in advance of the preconstruction meeting. Guidelines as listed in the Construction Staging and Sequencing Plan shall be followed for development of the above mentioned plan. Traffic control items shall be placed needed to implement Contractors' approved Construction Staging Plan for phasing of improvements on 4<sup>th</sup> Street, Iowa Street and LeClaire Street.

Contractor shall be required to furnish barricades, signs, flashers, and warning devices as required per Iowa Department of Transportation (IADOT) Traffic Control Standard Plans and as appropriate for the particular construction operation. Such devices will be provided by the Contractor as necessary for the safety of the general public and workmen.

The Engineer may request additional signs, barricades, and other devices as required at no additional cost to the Owner. (Not to include any Detour Signage)

Safety fencing shall be provided, installed and maintained by the Contractor around the perimeter of any excavation left open during non-working hours.

The Contractor shall review and follow requirements set forth in the notes on Plans Sheet 11 – TRAFFIC CONTROL DETAILS.

The Contractor shall maintain a minimum of 2 lanes of traffic at all times on East 4<sup>th</sup> Street during construction. Access to local businesses and residents must be maintained at all times as well. Full closure of local roads at LeClaire Street and Iowa Street will be permitted with City approval. Access to the parking lot north of LeClaire and 4<sup>th</sup> Street shall be maintained, with only temporary shut-downs for HMA paving on LeClaire north of 4<sup>th</sup> Street. Pedestrian walkway rerouting, signage and barricades are incidental to this item.

The price bid will include all labor, materials, and equipment necessary to complete this item. Payment will be made at the contract Lump Sum price for TRAFFIC CONTROL AND PROTECTION, and shall be paid incrementally based on the percentage of completion of the total project.

**Bid Item No. 4 – EROSION CONTROL (LS)**

This item includes all costs for labor, materials and equipment necessary to implement and maintain all items of work, including temporary and final placement and removal of temporary pollution prevention measures and miscellaneous associated work. This item includes, but is not limited to, filter berms and filter socks, silt fences, sediment control and miscellaneous items needed for erosion/sediment control measures.

The contractor will protect stormwater inlets and storm/sanitary sewer structures with necessary measures to prevent dirt, soil, debris and erosion from entering these systems. Filter socks are to be used to protect inlets that are within the construction limits and that are at risk of erosion entering the system. The contractor shall prevent eroding soils from entering onto roadways that are open for traffic.

Payment will be made at the unit bid price per Lump Sum for EROSION CONTROL.

**Bid Item No. 5 – SEEDING, FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING (SY)**

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications and Section 2601.03 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, insofar as applicable and as specified herein.

Hydraulically applied seed shall be a Type 1, Permanent Lawn Mixture. Hydraulically applied mulch shall be a Bonded Fiber Matrix.

Normal permanent seed application dates are March 1 through May 31 and August 10 through September 30.

Work shall include removal of rock and other undesirable debris from the areas to be seeded, repairing rills and washes, preparing the seedbed, furnishing and placing the seed, and furnishing water and other care as necessary to establish growth.

A minimum of 4" of topsoil shall be placed in areas to be seeded and is included in this bid item.

Miscellaneous erosion control features as indicated on the plans or as directed by the engineer, per supplemental specification on EROSION CONTROL, shall be considered incidental to this pay item.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidental.

Payment for this item will be made at the unit price bid per Square Yard of SEEDING, FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING, which price will include all labor, materials, and equipment necessary to complete this item.

#### Bid Item No. 6 – MANHOLE REMOVAL (EA)

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm or sanitary manhole that are being replaced by new construction or are no longer part of the system. Manhole materials consist of a variety of materials including but not limited to, concrete, reinforcement, brick and/or stone.

Existing castings are to be salvaged and turned over to the City. Contractor to store on site and coordinate pick up with the Project Manager.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and structure, granular trench backfill, any pipe removal within trench, and any concrete plugs necessary to abandon existing pipes. Payment for this item will be at the unit price bid per Each of MANHOLE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

#### Bid Item No. 7 – SW-301, SANITARY MANHOLE, 60" DIA (EA)

This item shall include all labor, material, and equipment, furnish and construct a new 5' diameter sanitary manhole in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Construction shall include the following: excavation to the required depth for bedding, compacting the excavation bottom soils or providing and compacting granular bedding, precast or cast-in-place concrete floor, construction of the structure, and backfilling to required grade in accordance with the Iowa DOT and SUDAS Details. The Contractor shall furnish a new casting according to Iowa DOT and SUDAS Detail herein. Construct manhole in accordance to SUDAS Standard Drawing 6010.301.

Bypass pumping and dewatering are included as well as providing any necessary sheeting and bracing for utility line support, providing waterproofing barrel/cone joints with butyl rubber sleeve complying with ASTM C877, joint o-ring or profile gaskets, stub pipes and flexible watertight pipe connections to existing or new sewer pipe or services, couplings, adapters, external chimney seals (heat-shrinkable, Canusa Wrapid Seal or equal), new frame and lid (SW-601, Type A castings), adjusting rings, adjustment to proper grade and miscellaneous associated work.

Sanitary manhole frame and covers shall be comply with following requirements:

1. The cast iron frames and machined self-sealing covers shall be Neenah Foundry Company R-1642, or equal. Manhole frames and covers shall be manufactured from high test cast iron conforming to the requirements of Class 40A of ASTM A48.
2. Frames shall be true to pattern in form dimensions., free from pouring faults, sponginess, cracks blowholes, and other defects in positions affecting strength and value of the service intended. Frames shall be boldly filleted at angles and the risers shall be sharp and perfect. Frames shall be sandblasted or otherwise effectively cleaned of scale and sand so as to present a smooth, clean, and uniform surface.
3. Such lids or covers shall have checkered or indented top design similar to Neenah Foundry Company Type B lids; top design with protruding knobs or lugs will not be accepted. Covers shall have concealed pick holes and they shall also have a continuous self-sealing flat gasket, which fits securely in a machined groove on the outer base of the cover.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per each for SW-301, SANTARY MANHOLE, 60” DIA (EA) of the type and size specified.

**Bid Item No. 8 – SANITARY SEWER SERVICE, 6” DIA (LF)**

This item shall include all labor, equipment, and material required for installation of the specified diameter of sanitary sewer pipe and sewer pipe material complying with SUDAS Sections 3010 and 4010, City of Davenport – SUDAS Supplemental as specified herein.

This item includes that length of pipe required for connection of structures, bedding, gaskets, connectors, couplings, and sheeting, shoring and backfill. Aggregate Bedding and Backfill shall be used for pipes under pavement or within 2 feet of pavement. Removal and disposal of excavated materials is included. The pipes shall be bedded, backfilled and compacted in accordance with the SUDAS PIPE BEDDING AND SERVICE DETAILS for Sewers on SHEET 12 of the Plan Drawings. Pipe shall be measured to center of structure to center of structure.

This item is intended for use in connecting existing sanitary sewer service to new sewer service and relaying new sanitary sewer service as shown on Construction Plans. The contractor is to disconnect, reconnect new service pipe, relay service pipe to where shown on Construction Plans, and connect new service into existing sanitary sewer main. Contractor to provide stainless shielded elastomeric pipe couplings and necessary adapters for connections to existing pipe. All fittings required to complete this item shall be considered incidental. The Contractor may recommend alternate route in field during construction to avoid conflicts with approval by the City inspector.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”) from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per linear foot of SANITARY SEWER SERVICE, 6” DIA (LF), which price will include all labor, materials and equipment necessary to complete this item.

#### Bid Item No. 9 – INTAKE REMOVAL (EA)

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm sewer intake that are being replaced by new construction or are no longer part of the system.

Existing castings are to be salvaged and turned over to the City. Contractor to store on site and coordinate pick up with the Project Manager.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and structure, granular trench backfill, and concrete plugs necessary to abandon an existing pipe. Payment for this item will be at the unit price bid per Each of INTAKE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 10 – SW-501, SINGLE INTAKE (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

When pre-cast structures are utilized for construction over an existing pipe or replacement of an existing structure, the contractor shall verify elevations and connections prior to ordering the materials. Any adjustments required in the field due to assumed elevations, will be the responsibility of the contractor and no additional compensation will be allowed for this work.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Single Grate Intakes – Provide Neenah Type R-3246 casting w/ Type R grate or approved equal.

Curb Inlets shall be constructed in manner that will hold the back of curb elevation identified for placement adjacent to sidewalk. In addition, inlets shall be constructed as follows:

- a. Conform to wall reinforcing per SUDAS requirements
- b. Grate Intakes - Provide concrete seal on back of curb box casting to cover bolts.

Construct grate intakes with stacking adjusting ring heights as follows:

Grate Intakes – 2 inches minimum; 8 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-501, SINGLE INTAKE, as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 11 – INTAKE, SPECIAL (EA)

This item shall include all labor, design, equipment, and materials necessary to remove existing obstacles except for hard un-weathered, solid rock and furnish and install new storm sewer intake. Item includes disposal of existing removed materials off-site, excavation, bedding, backfill, backfilling, compaction, dewatering, trench sheeting and bracing, concrete, connection to existing or new pipes, precast or cast in place structure, bottom shaping, support beams, compacted base, rings, and castings (bonnet, grate and frame). Support beams/tops shall use epoxy-coated rebar.

Inlets shall be built and formed to proper grade. Unit price includes measuring, furnishing, installing, excavating, concrete reinforcing, castings and shoring, dewatering, and miscellaneous associated work. Use appropriate storm intake details on Plan Sheets 14-16 and any non-identified details in the appropriate SUDAS drawing. Use Neenah Type R-3246 frame and grate or engineered approved equal.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item will be at the unit price bid per Each INTAKE, SPECIAL as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 12 – SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Inlets shall be built and formed to proper grade. Unit price includes measuring, furnishing, installing, excavating, concrete reinforcing, castings and shoring, dewatering, and miscellaneous associated work. See SUDAS drawing 6010.502 for detail on Plans Sheet 14. Use Neenah Type R-3246 frame and grate or engineered approved equal.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Single Grate Intakes – Provide Neenah Type R-3246 casting w/ Type R grate or approved equal.

Curb Inlets shall be constructed in manner that will hold the back of curb elevation identified for placement adjacent to sidewalk. In addition, inlets shall be constructed as follows:

- a. Conform to wall reinforcing per SUDAS requirements
- b. Grate Intakes - Provide concrete seal on back of curb box casting to cover bolts.



Construct grate intakes with stacking adjusting ring heights as follows:

Grate Intakes – 2 inches minimum; 8 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA), as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 13 – SW-401, STORM MANHOLE CIRCULAR, 72" DIA (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein. See SUDAS drawing 6010.401 for detail on Plans Sheet 13.

When pre-cast structures are utilized for construction over an existing pipe or replacement of an existing structure, the contractor shall verify elevations and connections prior to ordering the materials. Any adjustments required in the field due to assumed elevations, will be the responsibility of the contractor and no additional compensation will be allowed for this work.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Manholes – Provide Neenah Type R-1733 Frame and Grate w/ solid lid or approved equal.

Construct manholes with stacking adjusting ring heights as follows:

Manholes – 4 inches minimum; 12 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or

couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-401, STORM MANHOLE CIRCULAR, 72” DIA, as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 14 – STORM SEWER, R.C.P. (CLASS III), 15” (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Storm Sewer piping shall be Reinforced Concrete Pipe, 2000D Class III (15”). Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”) from pipe bedding to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 15 – STORM SEWER, R.C.P. (CLASS IV), 30" (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Storm Sewer piping shall be Reinforced Concrete Pipe, 3000D Class IV, 30" where called out on Plan Drawings. Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from pipe bedding to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 16 – STORM SEWER, R.C.P. (CLASS HE-III), 24"x38" (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Horizontal Elliptical Storm Sewer piping shall be Reinforced Concrete Pipe, 2000D Class HE-III (24"x38"). Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from pipe bedding to subbase.

The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

**Bid Item No. 17 – SEWER PIPE REMOVAL (18" OR LESS) (LF)**

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm sewer pipe, including the removal of sections of existing storm sewer at locations where a new structure is to be installed over an existing pipe. Existing storm/sanitary sewer pipe to be removed and counted under this item will be 18" and less. No additional compensation will be made for material types or different sizes from that shown on the plans or encountered in the field.

Pipe removed will be paid for under this item, measured per lineal foot. Existing pipe shall not be salvaged and shall be disposed of off-site by the contractor at his expense.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from trench bottom to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and pipe, trench backfill, concrete collars required when connecting to new pipe, and concrete plugs necessary to abandon an existing pipe. Payment for this item will be at the unit price bid per Lineal Foot of SEWER PIPE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 18 – SIDEWALK REMOVAL (SF)**

This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications and Division 25 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This work shall include the removal and disposal of concrete sidewalks. No additional compensation will be allowed for any variations in sidewalk thickness or material types encountered during construction.

Payment will be made at the contract unit price bid per Square Foot of SIDEWALK REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 19 – P.C.C. SIDEWALK, 4" THICK (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item shall consist of the construction of 4" Portland Cement Concrete Sidewalk at the locations and grades shown in the drawings. All jointing, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

Placement of 6" granular subbase (IADOT Grad 11) shall be installed under proposed sidewalk shown on Construction Plans. This will not be paid for under this item but will be paid for under Granular Subbase, 6" Thick pay item.

Sidewalk shall be constructed with tooled joints. Joint spacing shall match sidewalk width up to a maximum of 6 feet. Place expansion joints every 50 feet and at property lines. Approved contractor's nameplate shall be stamped at property lines.

If sidewalks are constructed directly behind the curb as in downtown areas, and signs need to be reinstalled at certain areas, the Contractor shall appropriately sleeve the area in accordance with the instructions of the City traffic engineer. Any sleeves necessary will be supplied by the City, and the Contractor shall be responsible for installing them as an incidental cost to sidewalk construction. The Contractor will not be allowed to core the area in lieu of using a sleeve.

The adjustment to grade of utility and boxouts shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Payment for this item will be made at the unit price bid per Square Foot of P.C.C. SIDEWALK, 4" THICK (SF), which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 20 – P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item shall consist of the construction of 6" minimum thickness and thickened to 8" where sidewalk forms or abuts curb Portland Cement Concrete Sidewalk at the locations shown in the drawings. All jointing, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

Placement of 6" granular subbase (IADOT Grad 11) shall be installed under proposed sidewalk shown on Construction Plans. This will not be paid for under this item but will be paid for under Granular Subbase, 6" Thick pay item.

Sidewalk shall be constructed with tooled joints. Joint spacing shall match sidewalk width up to a maximum of 6 feet. Place expansion joints every 50 feet and at property lines. Approved contractor's nameplate shall be stamped at property lines. See Sheet 12 ADA Sidewalk details.

If sidewalks are constructed directly behind the curb as in downtown areas, and signs need to be reinstalled at certain areas, the Contractor shall appropriately sleeve the area in accordance with the instructions of the City traffic engineer. Any sleeves necessary will be supplied by the City, and the Contractor shall be responsible for installing them as an incidental cost to sidewalk construction. The Contractor will not be allowed to core the area in lieu of using a sleeve.

The adjustment to grade of utility and boxouts shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

DETECTABLE WARNING PANELS will be paid separately.

Payment for this item will be made at the unit price bid per Square Foot of P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF), which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 21 – ADA DETECTABLE WARNING (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Federal Highway Administration is obligated to enforce the compliance of State and local governments to now apply the minimum design standards of the ADAAG (Americans with Disabilities Act Accessible Guideline) specification for detectable warning surfaces at pedestrian handicap ramps. Detectable warning surfaces are detectable transitional surfaces from pedestrian walkways to hazardous vehicular ways. Constructing of a surface utilizing truncated domes for detecting the boundary between street and sidewalk are now required when constructing or altering curb ramps. Grooves, exposed aggregate and other designs intended for use as detectable warning are too similar to pavement textures and defects such as cracks and joints and are not now considered equivalent facilitation. Truncated domes are a unique design and have proven to be the most detectable surface.

The detectable warning surface shall be "safety red" and extend a minimum of 24 inches in the direction of travel and the full width of the curb ramp, landing or blended transition, "Armor Tile " or approved equal. Their location and alignment shall comply with ADAAG Section R304.2, regarding Detectable Warning Surfaces.

To comply with specifications for truncated dome surfacing according to the Urban Design Standards Manual regarding the particular dome size and spacing and visual contrast, the

contractor will be required to install cast-in-place plastic tiles from Armor Tile Tactile Systems.

Payment shall be made at the contract unit price per Square Foot of ADA DETECTABLE WARNING.

Bid Item No. 22 – PAVEMENT REMOVAL (SY)

This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications and Division 25 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This work shall include the removal and disposal of street pavement and driveway pavement. No additional compensation will be allowed for any variations in pavement/driveway thickness or material types encountered during construction. SIDEWALK REMOVAL will be paid for separately.

Removal and disposal of all materials including, but not limited to, HMA, Portland cement concrete, composite sections, bricks, etc. are included within this pay item regardless of thickness. Brick pavers shall be taken to City of Davenport's Yard at 232 South Marquette Street, Davenport, IA 52801.

Payment will be made at the contract unit price per Square Yard of PAVEMENT REMOVAL, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 23 – PCC FULL DEPTH PATCHING, 10" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of P.C.C. PAVEMENT, 10" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 24 – PCC FULL DEPTH PATCHING, 8" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of PCC FULL DEPTH PATCHING, 8" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 25 – PCC DRIVE, 7" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of P.C.C. DRIVEWAY PAVEMENT, 7" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 26 – FLOWABLE MORTAR FILL (CY)

This item shall include all costs for abandonment in place of sanitary or storm sewers of size and type indicated. This shall be accomplished by placement of flowable fill in the cross connection. This item shall include all labor, material and equipment required to furnish and place flowable fill material in the pipe in any location directed by the engineer or as called out on the plans.



This item shall also be used as flowable mortar backfill for utility line support in areas where typical granular backfills and compaction may be difficult and where shown on Construction Drawings. This bid item is to be used where shown on Plan and Profile Plan Drawings and will be included in the unit price.

Payment for this item shall be at the contract unit price per Cubic Yard of FLOWABLE MORTAR FILL, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 27 – GRANULAR SUBBASE, 6" THICK (SY)

This work shall comply with SUDAS Section 2010, City of Davenport – SUDAS Supplemental Specifications and Section 2111 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item will be used under the following items;

P.C.C. Pavement, 10" – 6-inch thickness

P.C.C. Pavement, 8" – 6-inch thickness

P.C.C. Driveway Pavement, 7" – 6-inch thickness

P.C.C. Sidewalks and ADA Ramp Sidewalks – 6-inch thickness

The granular subbase will conform to Iowa DOT Standard Specifications, Section 4121, Gradation No. 11, Class A crushed stone.

Payment shall be made at the contract unit price bid per Square Yard of GRANULAR SUBBASE, 6", furnished and placed, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 28 – STABILIZING MATERIAL FOR TRENCH FOUNDATION (TONS)

This work shall comply with SUDAS Section 3010, City of Davenport – SUDAS Supplemental Specifications. This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to place and compact crushed rock for sewer foundation material. Foundation material shall conform to the SUDAS Section 3010; however, the gradation may vary depending on the conditions and as approved by the Engineer. Foundation material shall be used as a pay item only when unsuitable trench conditions warrant as determined by the Engineer. This item shall include trench excavation necessary to place the material at proper grade, removal and disposal of unsuitable or excess material, and all labor, material, equipment and transportation necessary to place and compact the material.

Quantities of foundation material shall be computed from copies of delivery tickets of material used at the job site. Trench foundation required to correct unauthorized over-excavation will not be measured.

Measurement and payment will be made at the unit price per Ton.

Bid Item No. 29 – PAVEMENT MARKINGS, 4" EQUIVALENT, DURABLE PAINT (LF)

Work under this item will be in accordance with SUDAS Section 8020, City of Davenport – SUDAS Supplemental Specifications and Section 2527 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Measurement in linear feet shall be made based on measured starting and ending length of a 4-inch line. Lines wider than 4 inches, broken lines and double lines will be adjusted by a quantity factor as follows;

- 4" Line – 1.0
- 4" Skip Dash – 0.25
- 6" Line – 1.5
- 8" Line – 2.0
- 24" Stop Line – 6.0

Payment shall be made at the contract unit price bid per linear foot of PAVEMENT MARKINGS, 4" EQUIVALENT, DURABLE PAINT, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 30 – WATER SERVICE, REMOVE AND REPLACE (LF)

Work under this item will be in accordance with SUDAS Section 5010, City of Davenport – SUDAS Supplemental Specifications, latest edition, insofar as applicable and as specified herein.

This item is intended to be used where an existing water service line is in conflict with proposed storm sewer piping or structure items found during construction. The Contractor shall remove and replace water lines as necessary to reroute lines so that they do not obstruct proposed piping and structures. Price includes but is not limited to copper service pipe, connections to existing piping systems, corporation, stop, and stop box. The Contractor shall match the size of existing service, with a minimum of 1" copper service pipe and is included in the unit price, regardless of size.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment shall be made at the contract unit price bid per Linear Foot of WATER SERVICE, REMOVE AND REPLACE, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 31 – UTILITY ADJUSTMENTS (EA)

These items shall include all labor, equipment and materials necessary to raise or lower existing castings or valves to the proper grades of the finished pavement. All adjusting rings shall be consistent with SUDAS section 6010. All castings shall be adjusted with steel shims or by using approved manhole ring adapters. All interior gaps between the

frame and manhole ring/ structure wall shall be filled with non-shrink grout. Manholes that require adjustment or work below the 12-inch adjusting ring level shall be paid two (2) times the normal price for casting adjustment. Concrete adjusting rings less than four inches (4") in thickness shall **not** be allowed. Adjusting rings greater than four inches (4") in thickness may be permitted if approved by Engineer. The Contractor shall be responsible for replacement of castings damaged by his operations. The area adjacent to manholes and catch basins shall have blockouts constructed per City Standard Specifications. When the manhole blockout is intersected by a longitudinal and transverse joint, the square blockout shall be orientated diagonally to the flow of traffic. Gas blockouts and water shutoff blockouts shall have minimum length and width dimensions of two feet (2'). All blockout depths shall comply with City Standard Specifications and have a minimum depth of ten inches (10").

The Contractor shall exercise care to prevent the movement of newly poured concrete, brick, dirt, concrete or other undesirable material from falling into the manholes and sewers. The Contractor shall immediately remove any undesirable debris from manholes, catch basins or sewers within the project limits caused by the construction at their expense.

It shall be the Contractor's responsibility to verify the location of all water and gas valves. The Contractor shall coordinate the adjustment of water and gas valves with Iowa-American Water Company and Mid-American Energy Company, respectively. Special care shall be taken with construction activities in the vicinity of private water services lines, service boxes, and landscape irrigation systems to insure no damage occurs. The Contractor shall repair any damage to services or irrigation systems due to construction at no cost to the City or service owner.

At this time the only known utility adjustments are two existing valves.

Payment for this item will be at the unit price bid per Each UTILITY ADJUSTMENTS, as found in field or identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 32 – 8" SANITARY SEWER, REMOVE AND REPLACE (LF)**

This item shall include all labor, equipment, and material required for installation of the specified diameter of sanitary sewer pipe and sewer pipe material complying with SUDAS Sections 3010 and 4010, City of Davenport – SUDAS Supplemental as specified herein.

Sanitary sewer piping shall be Ductile Iron Pipe, comply with AWWA C151, minimum thickness Class 52, have an interior epoxy lining (Protecto 401 or equal), 8" where called out on Plan Drawings. Pipe material, joints, fittings, polyethylene encasement, internal/external coatings shall conform to SUDAS Standard Specification Section 4010.

Disconnection and removal of existing 8" sanitary sewer within the trench is incidental to this item. Couplings/adapters needed to connect new pipe to existing pipes are included in the price of this bid item.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT

Specifications Section 4120.04, "Class A Crushed Stone") from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per linear foot of 8" SANITARY SEWER SERVICE, REMOVE AND REPLACE (LF), which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 33 – DISCONNECT AND PLUG UTILITY CROSS CONNECTION (EA)**

This item shall include all labor, equipment, and material required for excavation, disposal of excavated materials, disconnection and removal of pipes cross connected to sanitary sewer (within excavation trench) from communications manholes at locations specified below, 2 min' concrete plug of pipe disconnected at manhole and disconnected pipe leading to sanitary, granular trench backfill, backfilling and compacting.

From previous smoke testing reports in the Iowa and Pershing Street Sewer basins, 4 locations were identified as to having cross connecting pipes from telephone communication manholes that connect into sanitary sewers. These pipes are to be disconnected and plugged on the outsides of these manholes. Locations of these manholes are as follows:

**Location 1:** Western Union Manhole (square lid) West side of Pershing Ave at alley between E. 6<sup>th</sup> Street and E. 7<sup>th</sup> Street.

**Location 2:** MidAmerican Utility Manhole at southeast corner of Pershing Ave and E. 4<sup>th</sup> Street intersection.

**Location 3:** Three (3) AT&T Utility Manholes at intersection of Iowa Street and E. 6<sup>th</sup> Street.

**Location 4:** AT&T Utility Manhole at east side of Iowa Street at alley between E. 6<sup>th</sup> Street and E. 7<sup>th</sup> Street.

See attached smoke testing report sheets for location of these manholes and Incident ID #'s.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for pavement removal, 6" granular subbase, and new 8" thick PCC pavement patching are not included in this bid item and shall be paid under their respective payment Bid Items (Bid Item No. 22, No. 27, and No. 24, respectively).

Payment for this item shall be made at the unit price bid per each of DISCONNECT AND PLUG UTILITY CROSS CONNECTION (EA), which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 34 – ROCK EXCAVATION (CY)

This work shall comply with SUDAS Section 3010, City of Davenport – SUDAS Supplemental Specifications. This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to remove boulders or sedimentary deposits that cannot be removed in trenches without continuous use of pneumatic tools or blasting.

This item is to be used in the event rock is encountered and cannot be removed without pneumatic tools/blasting. The use of this bid item shall be authorized by City Project Manager. This bid item was created to establish unit price and will not necessarily be used.

Payment for this item shall be made at the unit price bid per cubic yard of ROCK EXCAVATION (CY) for quantity of rock removed, which price will include all labor, materials and equipment necessary to complete this item.





City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Nick Schmuecker; 563-327-5162  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Public Hearing on the plans, specifications, forms of contract and estimate of cost for the West 16th Street Resurfacing Project CIP #35037. [Ward 4]

Recommendation:  
Hold the hearing.

Background:  
This project is intended to rehabilitate asphalt streets as part of the City street maintenance program while complying with Iowa threshold limits. This project will resurface W 16th Street between Gaines Street to Warren Street.

The program is scheduled to be bid in the early fall with construction completed prior to winter shutdown. Funding for the 2018 W 16th Street Resurfacing Project is established within CIP #35037. The current estimate is \$138,000.

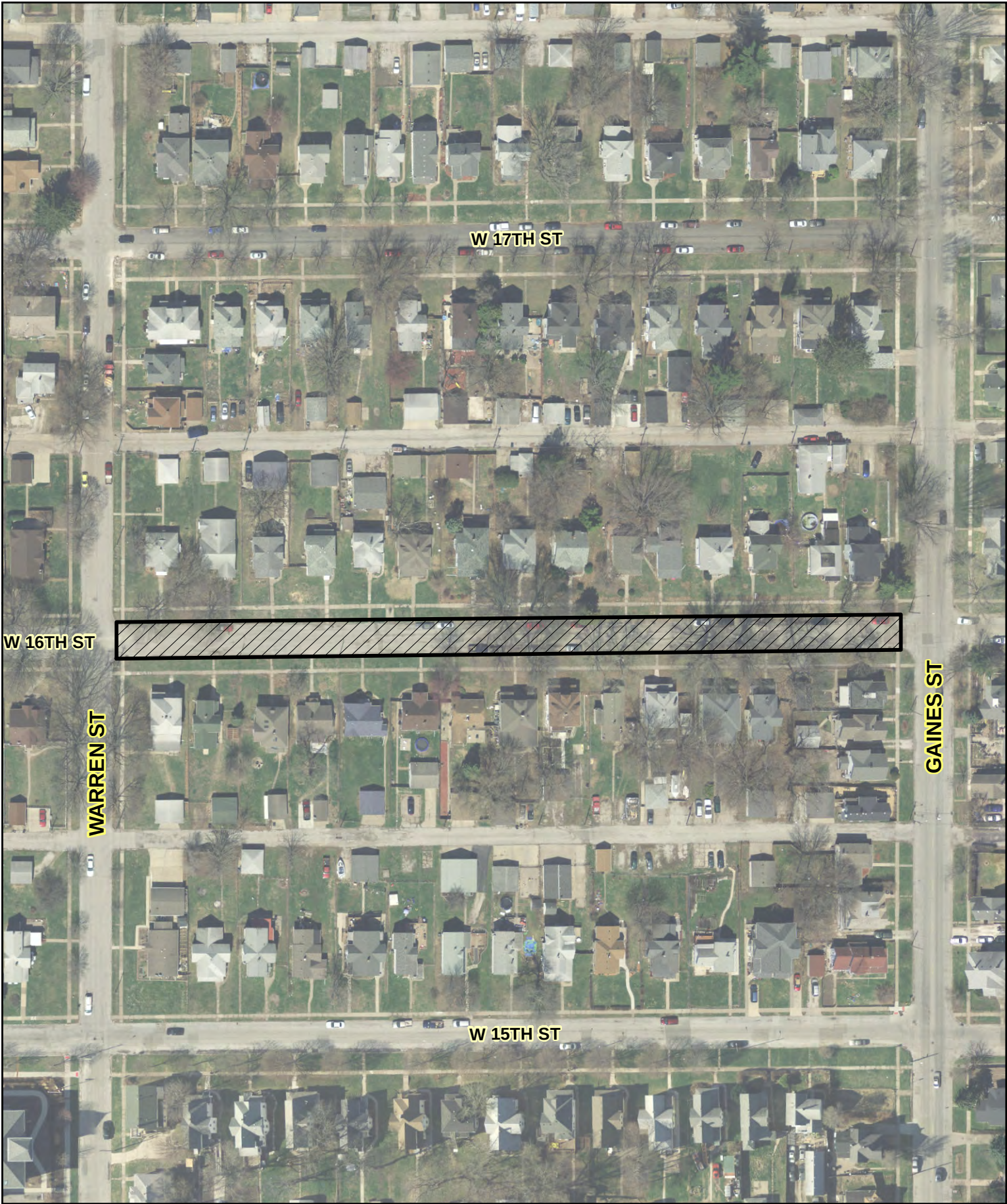
ATTACHMENTS:

| Type      | Description |
|-----------|-------------|
| ▣ Exhibit | Map         |

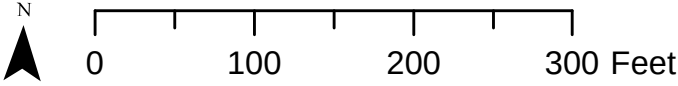
REVIEWERS:

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina  | Approved | 8/30/2018 - 3:04 PM |
| Public Works Committee     | Lechvar, Gina  | Approved | 8/30/2018 - 3:04 PM |
| City Clerk                 | Admin, Default | Approved | 8/30/2018 - 5:04 PM |





**W 16th Street  
Resurfacing**





City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Ron Hocker 327-5169  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Public Hearing on the proposed plans and the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. [Ward 6]

Recommendation:  
Hold the public hearing.

Background:

Sanitary sewer pump station PS 203 is located underground at the northeast corner of 18th Street and Marlo Avenue (3002 E. 18th Street). The wet well/dry well currently houses the electronic control panel for the station, where it is exposed to condensation and potential flooding. The condensation causes degradation of the electronic components, and the potential for flooding of the control panel could cause a complete station failure.

This project will relocate the control panel from the wet well/dry well to an above ground location near the alley at 2950 E. 18th Street. In addition, a backup power generator will be installed to provide power to the lift station pumps in the event of a local power outage.

ATTACHMENTS:

| Type              | Description         |
|-------------------|---------------------|
| ▣ Cover Memo      | Resolution Language |
| ▣ Backup Material | Map                 |

REVIEWERS:

| Department                 | Reviewer       | Action   | Date               |
|----------------------------|----------------|----------|--------------------|
| Public Works - Engineering | Admin, Default | Approved | 9/4/2018 - 5:37 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport

RESOLUTION Approving the Specifications, Form of Contract, and Estimated Cost for the Pump Station 203 Generator & Controls Project (CIP Project #30007)

WHEREAS, on the 29<sup>th</sup> day of August, 2018, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Pump Station 203 Generator & Controls Project within the City of Davenport, Iowa; and

WHEREAS, Notice of Hearing on specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said specifications, form of contract and estimate of cost are hereby approved as the specifications, form of contract and estimate of cost for said Pump Station 203 Generator & Controls Project.

Passed and approved this 12<sup>th</sup> day of September, 2018.

Approved:

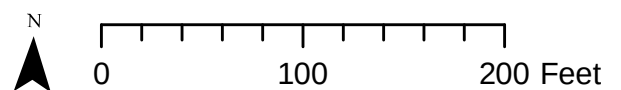
Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



**Pump Station 203  
Generator & Control Panel**





City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 563.888.2286  
matt.flynn@ci.davenport.ia.us  
Wards: 6

**Action / Date**  
**9/5/2018**

Subject:

Third Consideration: Ordinance for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development. [Ward 6]

**The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial. Eight votes are required for passage.**

Recommendation:  
Adopt the Ordinance.

Relationship to Goals:  
Welcome Neighborhoods

Background:  
Please see attached documentation for background information.

At its regular meeting of July 17, 2018, the City Plan and Zoning Commission considered Case No. REZ18-09. The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

The Commission vote was 3 yes, 4 no and 1 abstention.

ATTACHMENTS:

| Type              | Description                                                    |
|-------------------|----------------------------------------------------------------|
| ▣ Ordinance       | Rezoning Ordinance                                             |
| ▣ Backup Material | Plan and Zoning Commission Letter to City Council - 7-18-2018  |
| ▣ Backup Material | Plan and Zoning Commission Vote Results - 7-17-2018            |
| ▣ Backup Material | Proposed Site Plan                                             |
| ▣ Backup Material | Staff Report to Plan and Zoning Commission - 7-17-2018 Meeting |
| ▣ Backup Material | Public Engagement Summary and Protests                         |

REVIEWERS:

| Department                                | Reviewer     | Action   | Date                |
|-------------------------------------------|--------------|----------|---------------------|
| Community Planning & Economic Development | Rusnak, Ryan | Approved | 7/23/2018 - 2:06 PM |

## ORDINANCE NO.

ORDINANCE for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development. [Ward 6]

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

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

The property has the following legal description:

Part of the Northwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

A Tract of land located in Lot 2 of Crow Valley Plaza Tenth Addition to the City of Davenport, part of the Northwest Quarter of Section 9, Township 78 North, Range 4 East of the Fifth Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the Southeast corner said Lot 2; Thence North 81° 51' 34" West along the South line of said Lot 2, also being the North line of East 56th Street, a distance of 724.52 feet to the point of beginning; Thence continuing North 81° 51' 34" West along said North right of way line of East 56th Street, a distance of 286.56 feet to a point on a 15.00 feet radius curve, concave Northeasterly; Thence Northwesterly along said curve, a distance of 23.56 feet, with a 21.21 feet chord bearing North 36° 51' 31" West to a point on the Easterly right of way line of Utica Ridge Road ; Thence North 08° 08' 32" East along the Easterly right of way line of Utica Ridge Road, a distance of 201.66 feet; Thence South 81° 51' 34" East, a distance of 301.56 feet; Thence South 08° 08' 32" West, a distance of 216.67 feet to the Point of Beginning, containing 1.5 acres, square feet more or less. Subject to easements and restrictions of record.

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

1. That the following uses not be permitted:
  - a. Filling station
  - b. Messenger or telegraph service station
  - c. Public garage
  - d. Used car lot
  - e. Garage, storage, and parking lot
  - f. Laundry and dry cleaning

- g. Theater
- h. Drive-in theater
- i. Motel/hotel
- j. Undertaking establishment
- k. Service station
- l. Coin operated laundry
- m. Open animal kennels or yards

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch, Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, CMC, Deputy City Clerk

Published in the *Quad City Times* on \_\_\_\_\_



---

*Community Planning and Economic Development Department  
City Hall - 226 West Fourth Street - Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)*

July 18, 2018

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of July 17, 2018, the City Plan and Zoning Commission considered Case No. REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from "C-O" Office Shop District to "C-1" Neighborhood Shopping District on 1.5 acres to facilitate commercial development. [Ward 6]

The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

The Commission vote was 3 yes, 4 no and 1 abstention.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over a light gray rectangular background.

Robert Inghram, Chairperson  
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record  
Meeting Date: 7-17-2018  
Meeting Location: Council Chambers-City Hall

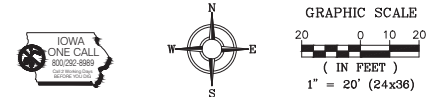
| Name:    | Roll Call | REZ18-09                   | F18-09                     |
|----------|-----------|----------------------------|----------------------------|
| Connell  | P         | Y                          | Y                          |
| Hepner   | EX        |                            |                            |
| Inghram  | P         |                            |                            |
| Johnson  | P         | Y                          | Y                          |
| Kelling  | P         | N                          | Y                          |
| Lammers  | EX        |                            |                            |
| Maness   | P         | N                          | Y                          |
| Medd     | P         | N                          | Y                          |
| Quinn    | P         | Abstain                    | Y                          |
| Reinartz | P         | N                          | Y                          |
| Tallman  | P         | Y                          | Y                          |
|          |           | 3-YES<br>4-NO<br>1-ABSTAIN | 8-YES<br>0-NO<br>0-ABSTAIN |



# SITE PLAN

## CROW VALLEY PLAZA ELEVENTH ADDITION

TO THE CITY OF DAVENPORT, IA



### GENERAL NOTES

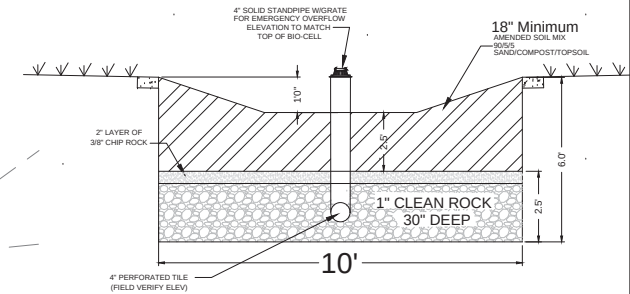
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: LOT 1 OF CROW VALLEY PLAZA ELEVENTH ADDITION IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT, IA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2.01, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

17.44.010 Parking spaces --- Designated.

In all districts there shall be provided at the time any building is erected or structurally offered (except as otherwise provided in this title) off-street parking spaces in accordance with the following requirements:

Beauty and barber shops: Two parking spaces for each operator.

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-63).



**TYP. BIO-CELL DETAIL**  
Overflow Standpipes @ 30' O.C Max.  
(not to scale)

Bio-Cell Tiles To Outlet  
Into Detention Basins

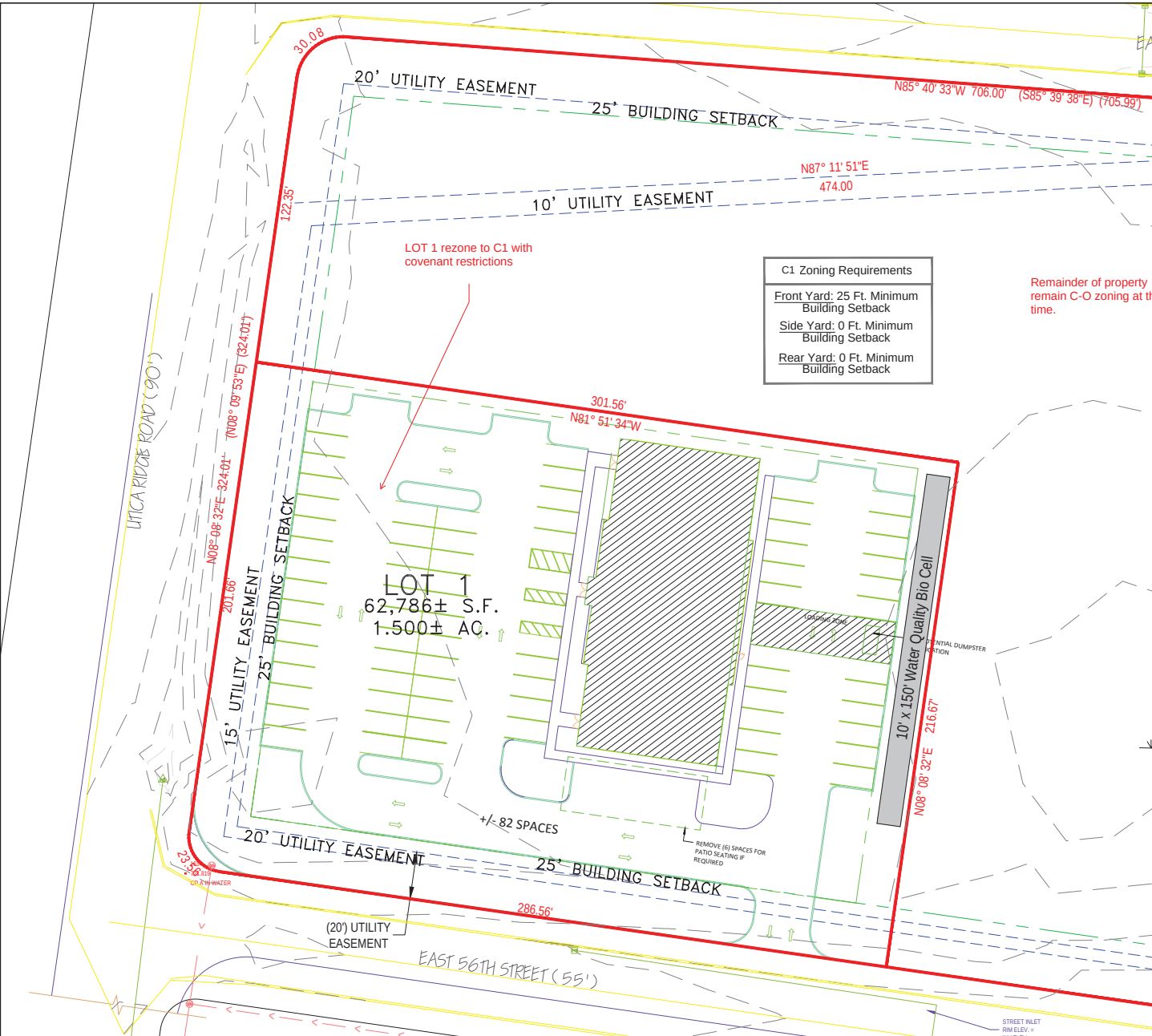
### C1 Zoning Requirements

Front Yard: 25 Ft. Minimum  
Building Setback  
Side Yard: 0 Ft. Minimum  
Building Setback  
Rear Yard: 0 Ft. Minimum  
Building Setback

Remainder of property  
remain C-O zoning at this  
time.

LOT 1 rezoned to C1 with  
covenant restrictions

LOT 1  
62,786± S.F.  
1.500± AC.



**TOWNSEND**  
ENGINEERING  
CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 6/8/18 TE PROJECT NO: 00000.00  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:  
MR

CHECKED BY:  
CT

DRAWING LOCATION  
S:\BUSH CONSTRUCTION\CROWVALLEY10TH.DWG

| NO. | REVISIONS:<br>DESCRIPTION | DATE |
|-----|---------------------------|------|
|     |                           |      |
|     |                           |      |
|     |                           |      |

PROJECT  
CROW VALLEY PLAZA ELEVENTH ADDITION  
DAVENPORT, IA

DEVELOPER  
BUSH CONSTRUCTION  
5401 VICTORIA AVENUE  
DAVENPORT, IA

SHEET NO.  
C1



## **PLAN AND ZONING COMMISSION**

**Meeting Date:** July 17, 2018  
**Request:** Request to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56<sup>th</sup> Street from C-O, Office Shop District to C-2, General Commercial District.  
**Case No.:** REZ18-09  
**Applicant:** Jerod Engler, McCarthy Bush Co. (Bush Construction)  
**Ward:** Ward 6  
  
**Contact:** Matthew G. Flynn, AICP  
Senior Planning Manager  
matt.flynn@ci.davenport.ia.us  
563-888-2286

### **Update:**

There has been an effort to find common ground between the neighborhood and developer. On July 11, 2018, a meeting was held. At that meeting, the developer agreed to reduce the request to C-1 on just proposed Lot 1 with use restrictions.

This revision would allow a “stepping down” of land use intensity. C-O would be maintained adjacent the residential development along 58<sup>th</sup> Street. Staff supports this compromise.

### **Updated Recommendation:**

Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone proposed Lot 1 (size is approximately 1.45 acres) of Crow Valley 11<sup>th</sup> Addition from C-O, Office Shop District to C-1, Neighborhood Shopping District with use restrictions listed below.

### **Background:**

#### **Site Characteristics:**

**Comprehensive Plan:** The property is designated RG on the Future Land Use Map and is within the Urban Service Area.

**Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally

oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Adjacent to the site, to the south, is property designated RC.

Regional Commercial (RC) - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Also see the Future Land Use Map attached to this report.

Existing Zoning: The intent and use regulations of the C-O, Office Shop District is as follows:

**17.26.010 Intent.**

This district is intended to provide for commercial uses of such character that may utilize existing residential structures of sound quality and condition located in areas that were originally residential but are now preponderantly of mixed residential-commercial uses, and such new commercial uses will be harmonious with the surrounding development. (Prior code § 42-53).

**17.26.030 Use regulations.**

A building, lot or tract within the C-O office-shop district shall be used only for the following purposes, unless otherwise provided in this chapter:

- A. Any use permitted in the R-6M high density dwelling district;
- B. Apothecaries;
- C. Barber shops and beauty parlors;
- D. Business, charitable, finance, professional and consulting office or office buildings;
- E. Business or commercial school;
- F. Dressmaking or tailor shop;
- G. Medical or dental clinic;
- H. Studio of an artist, photographer, sculptor, or musician;
- I. Undertaking establishment or mortuary;
- J. Accessory building or use customarily incidental to any of the above uses.

Originally proposed Zoning: The intent and use regulations of the C-2, General Commercial District, are as follows:

**17.30.010 Intent.**

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location

of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-63).

**17.30.030 Use regulations.**

A building or premises shall be used only for the following purposes:

A. Any use permitted in the C-1 neighbor-hood shopping district (*Permitted Uses are as follows:*

- A. Any use permitted in the C-O office shop district;
- B. Bakery whose products are sold at retail on the premises;
- C. Bank;
- D. Catering establishment;
- E. Repair shops for household items including clothing;
- F. Filling stations (See Chapter 5.24 of this code);
- G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
- H. Interior decorating shop;
- I. Messenger or telegraph service station;
- J. Restaurant;
- K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
- L. Garage, storage, and parking lots;
- M. Salesroom and showroom;
- N. Store or shop for the conduct of a retail business;
- O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;
- P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;
- Q. Motel;
- R. Undertaking establishment;
- S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;
- T. Taverns, brew pubs, beer and wine gardens;
- U. Accessory buildings and uses customarily incidental to the above uses.)

(Additional Uses Allowed in C-2 are as Follows)

- B. Advertising signs and bulletin boards, except that along the interstate highway systems, such advertising signs and bulletin boards shall be limited to advertising the products produced and/or services available on the premises;
- C. Bakery;
- D. Dyeing and cleaning works, providing that cleaning fluid used has a base which is of a material other than petroleum or one of its derivatives;
- E. Hotel;
- F. Laundry;

- G. Plumbing, printing, sheet metal, and similar shops, providing there is no outdoor storage of materials or fabrication for other than custom retail purposes;
- H. Public garage and automobile salesroom;
- I. Used car sales or storage lots;
- J. Radio broadcasting and telecasting stations, studios, and offices.

Generally speaking, the C-2 District allows a much wider range of commercial uses than C-O.

Update: Since C-1 is being considered for a portion of the property, below is the intent and use regulations for that district:

**17.28.010 Intent.**

This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. (Prior code § 42-58).

**17.28.030 Use regulations.**

A building or premises shall be used only for the following purposes:

- A. Any use permitted in the C-O office shop district; (See uses above)
- B. Bakery whose products are sold at retail on the premises;
- C. Bank;
- D. Catering establishment;
- E. Repair shops for household items including clothing;
- F. Filling stations (See Chapter 5.24 of this code);
- G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
- H. Interior decorating shop;
- I. Messenger or telegraph service station;
- J. Restaurant;
- K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
- L. Garage, storage, and parking lots;
- M. Salesroom and showroom;
- N. Store or shop for the conduct of a retail business;
- O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;
- P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;
- Q. Motel;
- R. Undertaking establishment;
- S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;
- T. Taverns, brew pubs, beer and wine gardens;

U. Accessory buildings and uses customarily incidental to the above uses. (Ord. 2017-26 § 3: New: prior code § 42-60).

See attached Zoning Map for more detail.

**Technical Review:**

No concerns have been expressed by any technical review team member regarding the provision of public services to this site.

Iowa American Water provided this comment: We have an 8" DI water main on the north side of 56th and a 16" on the east side of Utica, there is no main in 58th from Utica to Crow Valley Park Dr.

Fire Station 8, located at 2802 East 53<sup>rd</sup> Street, is approximately 1.25 miles from the site.

**Discussion:**

See update above.

**Public Input:**

See Public Engagement Summary, attached to this report.

**Updated Recommendation:**

Findings:

1. Rezoning only Lot 1 to C-1 allows the development to proceed and protects the neighborhood by maintaining C-O zoning adjacent to the residential properties.
2. The proposed rezoning is consistent with the Comprehensive Plan in that it allows a limited node of neighborhood commercial north of an adjacent regional commercial center and provides a "step down" in land use intensity to the north and east.
3. Rezoning Lot 1 to C-1 does not guarantee or imply future rezonings on land included in the original proposal. Future rezoning petitions will be considered on their own merit.

Condition:

1. The following uses are not allowed on proposed Lot 1:
  - a. Filling station
  - b. Messenger or telegraph service station
  - c. Public garage
  - d. Used car lot
  - e. Garage, storage, and parking lot
  - f. Laundry and dry cleaning
  - g. Theater
  - h. Drive-in theater

- i. Motel/hotel
- j. Undertaking establishment
- k. Service station
- l. Coin operated laundry
- m. Open animal kennels or yards

Final Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone only proposed Lot 1 to C-1, Neighborhood Shopping District, with the use restrictions listed above.

## **PUBLIC ENGAGEMENT SUMMARY**

### **Case No. REZ18-09**

**Signs Posted:** 2 signs were posted on June 1, 2018

**Public Meeting:** 29 notices mailed June 5. A public meeting was held on June 11 at McCarthy Bush Offices. Approximately 30 people attended

**Public Hearing Notice:** The notice was sent to the QCT for publication on June 15, 2018.

**Public Hearing Mailing:** Mailed to 29 neighbors on June 7, 2018.

**P&Z Public Hearing:** June 19, 2018. Approximately 6 people spoke against the proposal citing potential incompatible uses, traffic and noise.

**P&Z Recommendation:** July 17, 2018. The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

**COW Neighbor Mailing:** Mailed to 29 neighbors on July 24, 2018

**COW Public Hearing Notice:** August 1, 2018

**Protest Rate:** To date, 12 protests have been filed (4.1%).





---

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

**NOTICE  
PUBLIC MEETING  
MONDAY, JUNE 11, 2018, 5:30 PM  
MCCARTHY BUSH CORPORATION  
5401 VICTORIA AVENUE, DAVENPORT, IOWA 52807**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

According to the applicant: *Our team is working with a local small business owner to build a hair salon and spa at the corner of 56th and Utica with an additional, unfinished space in the building for a future tenant.*

*A rezoning to C2 will allow the new building's owner/operator greater flexibility in identifying a tenant that would fit the neighborhood and provide an additional amenity. There have been discussions with possible future tenants but at this time, only the salon space will be finished and the rest of the building left as spec space.*

The current C-O designation generally limits uses to offices and personal service businesses.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the McCarthy Bush offices on the date and time listed above. Victoria Avenue is located one block east of Utica Ridge Road.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, June 19, 5:00 pm at City Hall.

The City welcomes public participation in the rezoning process and your comments are important. We notify property owners within 200 feet of proposed rezonings. Please let your neighbors know of this who may have received this notice. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-09

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765



---

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JUNE 19, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

**A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).**

**The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.**

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

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

**Case No. REZ18-09**

**EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)**

**Phone: (563) 326-7765**

---

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we \_\_\_\_\_ who own property located at (be specific as possible)

\_\_\_\_\_

---

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: \_\_\_\_\_

Date : \_\_\_\_\_

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

# Neighborhood Meeting Attendance List

Case: RE218-09 Mc CARTHY BUSH

Date: 06-11-18

| Name                 | Address                   | Phone         | Email                   |
|----------------------|---------------------------|---------------|-------------------------|
| 1 Barbara Hansen     | 5805 Crow Valley Pk Dr    | 359-4061      |                         |
| 2 JEROME HANSEN      | " " "                     | " "           | JRYHANSEN1@GMAIL.COM    |
| 3 Doug KOESTER       | 34228 E. 59th ST          | 940-3118      | dougkoester@mcclis.com  |
| 4 Tom Freiburger     | 4226 E 58th St            |               |                         |
| 5 Jry Willis         | 4261 E. 58th St           | 565-508-6363  | B.J.Willis@revealed.net |
| 6 Carol Kramer       | 4233 E. 58th St.          | (563)355-0796 |                         |
| 7 Connie Jones       | 4237 E 58th ST.           |               |                         |
| 8 Vick Moore         | 4222 E. 58 ST             |               |                         |
| 9 Lucia Moore        | 4222 E. 58 ST             |               |                         |
| 10 Sue & Craig Gabel | 5967 Utica Ridge Rd       |               |                         |
| 11 Terence Docherty  | 4109 E. 60th St Davenport |               |                         |
| 12 Teanne Docherty   | 4109 E. 60th ST Davenport |               |                         |
| 13 Jan Lavitt        | 5905 Utica Ridge Rd.      |               |                         |
| 14 Rob Hansen        | 5802 Crow Valley Pk Dr.   |               |                         |
| 15 Kelly Johnson     | 5802 Crow Valley Pk Dr    |               |                         |
| 16 Tim Payne         | 4204 E 58th ST.           |               |                         |
| 17 Steve Frels       | 4203 E 58th ST            |               | stevefrels@msn.co.      |
| 18 Julie Miller      | 5816 Crow Valley pkDr.    |               |                         |
| 19 Bill Miller       | " " " "                   |               |                         |
| 20 Ron Rickman       | 4208 E 58th St            |               |                         |
| 21 JJ CONDON         | ALDERMAN                  |               |                         |
| 22 Steve/Rene Jacobs | 4209 E 58th Davenport     |               |                         |



# Neighborhood Meeting Attendance List

Case: \_\_\_\_\_

Date: \_\_\_\_\_

| Name                 | Address                                   | Phone        | Email                          |
|----------------------|-------------------------------------------|--------------|--------------------------------|
| 1 Don Borman         | 4226 E. 59 <sup>th</sup>                  | 563-525-5875 |                                |
| 2 Sue Quail          | 4213 E 58 <sup>th</sup>                   | 563-359-4803 | SQuail106177@gmail.com         |
| 3 Karl Zimmerman     | 1225 E. 58 <sup>th</sup> St               | 563-639-2648 | Kmzimmer@btmail.com            |
| 4 Cosette Thoms      | 4202 E. 58 <sup>th</sup> St               | 262-8198     | cothoms@coachs.com             |
| 5 SUE SHADEN         | 6401 Utica Ridge Rd #36                   | 563/9401968  |                                |
| 6 Bob/Peggy ARRIBAND | 4228 E 58 <sup>th</sup> St.               | 563-355-1531 |                                |
| 7 Sue Gabel          | 5907 Utica Ridge Rd Duv                   | 5635059846   | csGabel@aol.com                |
| 8 Patricia Harris    | 4219 E 58 <sup>th</sup> St. Davenport     |              | patricia_harris_2008@yahoo.com |
| 9 Chris Townsend     | 2224 E. 12 <sup>th</sup> St. Davenport IA |              | chrisetownsendengr.com         |
| 10                   |                                           |              |                                |
| 11                   |                                           |              |                                |
| 12                   |                                           |              |                                |
| 13                   |                                           |              |                                |
| 14                   |                                           |              |                                |
| 15                   |                                           |              |                                |
| 16                   |                                           |              |                                |
| 17                   |                                           |              |                                |
| 18                   |                                           |              |                                |
| 19                   |                                           |              |                                |
| 20                   |                                           |              |                                |
| 21                   |                                           |              |                                |
| 22                   |                                           |              |                                |

# Plan & Zoning Commission: Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

## Legend

 REZ18-09 Subject Property



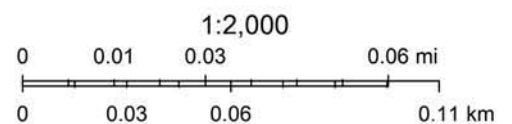


# REZ18-09 Location Map



May 30, 2018

- |                                 |                     |                  |
|---------------------------------|---------------------|------------------|
| Platted Lot Lines               | Creeks              | Zoning Districts |
| Easement                        | Named Creeks        | A-1 Agricultural |
| Parks                           | Unnamed Tributaries |                  |
| Parcels                         | Piped Creeks        |                  |
| Street Centerline (Labels only) | City Limit          |                  |
|                                 | Address Points      |                  |



Scott County Iowa, Bi-State Regional Commission

**From:** [Connie R. Jones](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** REZ 18-09  
**Date:** Tuesday, June 26, 2018 7:20:50 AM  
**Attachments:** [ObjectionlettertozoingrequestJune2018.docx](#)

---

Please see my attached letter objecting to this request to rezone.

Connie R. Jones  
Resident of the Villas at Crow Valley

**From:** [Robert Huber](#)  
**To:** [Planning Division – CPED](#)  
**Cc:** [Bob & Trish Huber](#)  
**Subject:** CASE # REZ 18-09  
**Date:** Tuesday, June 26, 2018 11:37:32 AM

---

Drear Mr. Flynn,

Please accept this correspondence as our feedback to you that we do not support the proposed rezoning of the subject property listed in REZ 18-09.

Rezoning this property from C-O to C-2, as proposed by the McCarthy Bush Corp., would have a high probability of devaluation of the properties located in (or near) the Crow Valley Villas.

Additionally, the rezoning of this land (from C-0 to C-2) has a high likelihood that the businesses that could locate there would have an adverse affect on the quite comfort and solitude currently enjoyed by the residents of Crow Valley Villas.

Best Regards,  
Robert & Patricia Huber (563-355-0756)  
4203 E. 59th. St. Street



**From:** [Shirley Wilkins](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning of parcel Utica Ridge Rd. & 56th St./Crow Valley Villas  
**Date:** Tuesday, June 26, 2018 10:48:06 AM

---

Please consider this e-mail our formal objection to the Proposed rezoning of the property Adjacent to Crow Valley Villas, Utica Ridge Rd. and 56th Street.

Thank you,

Julius H. Lindner Trust and Shirley Wilkins

6/28/18  
DAVENTPORT PLANNING  
& COMMUNITY DEVELOPMENT  
ROOM 2004  
226 W. 4th St.

CASE # REZ 18-09

I am John W. Fahl and have  
lived at 4234 E. 57th St.  
for 15 years.

I do not agree with the  
proposed change in the use of  
the above land. This area  
is inhabited with retired  
people who are looking for a  
quiet environment which is  
unlikely with bars or games  
so close to their homes.

Thank you,



John W. Fahl

**From:** [Pat/Tom Freiburger](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning Case Number REZ 18-09  
**Date:** Saturday, June 23, 2018 8:05:03 PM

---

Matt Flynn, Director of Community Planning

As residents of the Villas of Crow Valley, we strongly object to rezoning from C-0 to C-2 of the property south and west of our subdivision. We urge the Planning Commission to recommend against the zoning change.

Sincerely,  
Tom & Pat Freiburger  
4226 East 58th St

**From:** [Dick Moore](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning Request for REZ 18.09  
**Date:** Sunday, June 24, 2018 3:35:53 PM

---

To Whom it may Concern:

We are writing this note in protest to the above noted request for change of zoning for the Bush property located at 56th Street and Utica Ridge Road. We would be prepared to discuss our concern over this matter if requested.

Respectfully,

Richard L. and Lucia E. Moore  
4222 E. 58th Street,  
Davenport, Iowa 52807

**From:** [Dennis Kramer](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning Case REZ 18-09  
**Date:** Monday, June 25, 2018 12:17:42 AM

---

Dear Mr. Flynn,

My wife and I live in the Villas of Crow Valley, on the south side of E. 58th St.

We respectfully, yet strongly, want to express our opposition to the rezoning of this 8+ acres of land from C0 to C2.

Before we decided to invest and build here in 2005, our ***one and only concern*** was the zoning around us . . . behind us on 56th St. and into our 58th St. entrance. After doing significant investigation with our builder and city zoning, we felt we could live with the types of businesses planned at these locations and made the major investment to build our home here. We trusted that our city planners had a sound strategic plan for residents and businesses in this area with the zoning. Utica Ridge Rd. north of 53rd St. and E. 56th St. would not become anything like a 'commercial corridor' with the retail noise, lights, sounds, hours, and traffic that a C2 obviously brings, and likely reduce our investment/home value and a peaceful residence.

We have no problem with the "Pure" salon business where they wish to build. They appear to be good people. We respect and encourage their spirit and quest for success. Their business is the type we expected and actually desire. However, their business appears to already fit the C0 zoning. So we have yet to hear and know what the true reason and need is for the zoning request to C2. It opens the door to bring the wrong types of businesses to this neighborhood atmosphere.

Who ***really*** wants and will benefit by this change? It appears not really Pure, if C0 already fits their salon business. Is it really for the benefit of the land sellers' profit? We already know there is plenty of nearby land available in existing C2 zones.

We know of a few residents in the Villas of Crow Valley neighborhood who are "for" or "not opposed to" the zoning change. From the names and relationships of these people, it appears that they likely have a personal financial benefit in the sale of this land. Please consider their motives versus the desires of the majority of neighbors.

Matt, we know that you have a tough job, and we respect that. Hopefully, you can see it from the residents' view to not allow this change to proceed.

Thank you,  
Dennis and Carol Kramer

**From:** [robert mcgee](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** rez 18-09  
**Date:** Monday, June 25, 2018 8:18:03 AM

---

From: robert mcgee <[rjm1948@gmail.com](mailto:rjm1948@gmail.com)>  
To: "planning@ci.davenport.ia.use" <planning@ci.davenport.ia.use>  
Cc:  
Bcc:  
Date: Sun, 24 Jun 2018 11:27:59 -0500  
Subject: REZ 18-09

We are asking that you not allow the rezoning from a C-O to a C-2 in order to remain consistent with what is already on the corridor.

Thank you for your consideration.

Robert and Joan McGee

4207 E 58th

**From:** [Robert Heaps](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** In Protest of REZ 18-09.  
**Date:** Monday, June 25, 2018 10:07:51 AM

---

I live @ 4245 E. 58th Street, in the Villas of Crow Valley. I am in strong opposition to the changing of zoning from C-0 to C-2. The differences were explained to me by the planning dept and I like the quite of C-0 as to the more noise and buslsle of C-2. Also I see this as a first step in changing from the request to change the land behind 5 units on 58<sup>th</sup> street to more units east and North of 58<sup>th</sup> street.

Sent from [Mail](#) for Windows 10



**From:** [Robert Willis](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning  
**Date:** Monday, June 25, 2018 11:38:34 AM

---

Bob and I are not in favor of rezoning the property bordering Utica Ridge and 56th St. in Davenport. We feel this would open the potential for businesses that would not be compatible with our neighborhood. We would like to see a plan formulated that uses the current zoning which still allows new growth such as Pure Hair Salon. There is already so much traffic that left turns are difficult and this should be taken into consideration when thinking about adding new businesses.

We appreciate you taking a close look at this proposal and see that keeping the zoning as is can still be a win-win.

Bob and Joy Willis  
4261 E. 58th St.  
Davenport, Iowa

Sent from my iPadRobert J Willis

Henry G. Neuman\*  
Steven H. Jacobs  
Mark A. Woollums\*  
Martha L. Shaff\*  
Jean Z. Dickson\*  
Peter J. Thill\*  
Edward J. Rose\*  
Amanda M. Richards\*  
Jordan A. Kaplan\*  
Benjamin J. Samuelson\*  
Cristy Tackett-Hunt\*  
Lori N. Scardina Utsinger\*  
Paul M. Powers\*  
Brandon W. Lobberecht\*



**BETTY • NEUMAN • McMAHON PLC**

Established in 1907

ATTORNEYS AT LAW

[www.bettylawfirm.com](http://www.bettylawfirm.com)

\* Also admitted in Illinois  
A registered L.L.C. in Illinois

June 25, 2018

**Writer's E-Mail Address:**  
[shj@bettylawfirm.com](mailto:shj@bettylawfirm.com)

Matthew G. Flynn, AICP  
Senior Planning Manager  
City of Davenport, Iowa

Re: REZ-18-09

Dear Mr. Flynn:

My wife and I are homeowners within the two hundred foot notice area for the above proposed rezoning. I have previously submitted my protest in opposition to the request. I now amend my protest to include the following and request that my letter be included in the materials presented to the commission:

1. THE CURRENT ZONING IS INCOMPATIBLE WITH THE SURROUNDING AREA AND SHOULD BE CHANGED. It is my understanding the Davenport Land Use Master Plan has designated the area in question as residential. North of 56<sup>th</sup> street is residential and south towards 53<sup>rd</sup> street is commercial. I believe considerable funds and time went into the planning and preparation of the overall plan. While overall plans can be modified and adjusted, they deserve more than just "Lip Service." I assume there was a good reason for the plan and it should not be disregarded lightly. 53<sup>rd</sup> street is a major corridor in Davenport. Three blocks exist between 53<sup>rd</sup> and 56<sup>th</sup> street. Clearly this is a sufficient area within which commercial users can reside and it is not necessary to increase the creep and scrawl of commercial into residential areas based upon lack of developable and available space.

The developer has requested rezoning. The proper zoning is before the commission. The commission has the power and right to recommend the appropriate zoning for the property. It is appropriate to now recommend that the property be changed from C-0 to residential.

2. THE CURRENT ZONING IS COMPATIBLE WITH THE BUILDING AND PROPOSED USE AND REZONING IS NOT NEEDED. The current zoning allows the building and use as proposed and described by the developer. The drawing of the building seems to be compatible with the other office type buildings in the immediate vicinity. The proposed use is specifically allowed by the current zoning. If it conforms



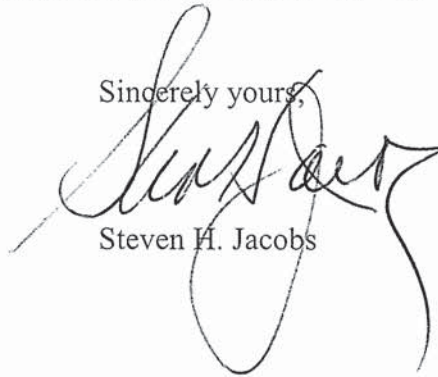
why is rezoning necessary? An argument could be put forth saying this is no more than a ruse to get the rezoning of the whole so that the developer can sell and use the whole of the property for whatever use or purpose the developer chooses without oversight or review. An innocuous proposal opens the door for all other uses. What other uses does the developer have for the whole of the property that have not been disclosed? A hotel? A Bakery? A sheet metal shop?

3. THE POSSIBLE USE OF PART OF THE PROPOSED BUILDING DOES NOT JUSTIFY THE REZONING OF THE WHOLE. The developer and prospective owner have stated that perhaps 3 or 4 thousand feet of the building might be rented to others whose possible use may not be compatible with C-0 zoning. The operative words are "perhaps", "might", and "possible use." Nothing definitive. Nothing certain. Nothing locked in and signed. Notwithstanding, you are asked to rezone 354,317 square feet of property because 4,000 feet might, maybe or possibly be used for purposes outside those permitted by C-0 zoning. A one percent possible use dictates the use of the whole?
4. THE ZONING REQUEST IS NOT LIMITED TO THE AREA ADJACENT TO UTICA RIDGE ROAD. The request of the developer is for the rezoning of the whole and is not limited in scope to the area adjacent to Utica Ridge Road. For the sake of argument, perhaps good reasons might be offered to justify a minor relaxation of the limitations of C-0 along Utica. However, this is not what is being asked. The developer wants it all and is not limiting the request to the Utica Ridge corridor. What might be tolerated in the front would be a disaster if located to the rear of the property and next to a highly desirable residential development.
5. NO PLAN HAS BEEN SUBMITTED FOR THE WHOLE AND IF REZONING IS APPROVED THE DEVELOPER HAS THE UNLIMITED RIGHT TO DESIGNATE LAND USE WITHOUT REVIEW. The developer has submitted one drawing of a building. Thousands of square feet of additional space is available. No plans, drawings, or proposals have been submitted for this additional space. What is planned and who determines what a compatible use for the additional property is? A C-2 rezoning of the whole gives the developer the unlimited and non-reviewable right to determine the use of the entire property. Is this fair and wise with respect to the adjacent home owners?
6. C-2 ZONING IS TOTALLY INAPPROPRIATE. I did not write the Davenport Zoning Code. I did not write what is or is not allowed in certain zones. I can only read it and attempt to apply it with reason to facts and circumstances in front of me. A C-2 zone allows real property to be used for a bakery, a hotel, a plumbing, printing, sheet metal and similar shops and for used car sales and storage lots. Logic here is compelling. How could anyone say that after reviewing the real estate and surrounding areas that the foregoing uses are compatible? C-2 says they are. C-2 says they can be built. Logic and common sense says they are not and should not be allowed! Voting to approve C-2 says in fact that these uses are suitable for the area. There are no limitations to C-2 as written.

7. C-1 ZONING IS ALSO INAPPROPRIATE. C-1 zoning use is included within uses allowed in C-2. Permitted uses in C-1 are also inappropriate. Allowed C-1 uses include, filling stations, restaurants, motels, taverns, brew pubs, beer and wine gardens. How could a fast food restaurant and/or tavern within feet of the established neighborhoods be fair to those who have lived there for over 10 to 15 years? A change to either C-2 or C-1 is at best a perfect example of spot zoning.
8. C-1 ZONING IS NOT NEEDED. Section 17.28.010 of the Code provides a C-1 district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. For the convenience of those who live in the neighborhoods near the real estate under review there is nothing or at best very few if any establishments that are needed for their convenience. A short walk or drive to 53<sup>rd</sup> street provides them all and then some. Additional commercial is not needed for the convenience of the surrounding neighborhoods.

For these reasons the requested rezoning should be summarily rejected.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steven H. Jacobs', written over the typed name.

Steven H. Jacobs

**From:** [cothoms@mchsi.com](mailto:cothoms@mchsi.com)  
**To:** [Planning Division – CPED](#)  
**Subject:** Protest Rezoning 18-19  
**Date:** Monday, June 25, 2018 12:48:50 PM

---

Please consider this email as my official protest to the rezoning REZ 18-09 from C-O to C-2. As a resident of the Villas of Crow Valley, I'm very concerned about the increased traffic and types of businesses that the C-2 designation would allow. It's already difficult to turn onto Utica Ridge from 58th St, and the traffic on 56th is also very heavy. I'd like a sidewalk on the east side of Utica so I don't have to do the death run across Utica to get to Hy-Vee. My understanding is that the C-O zoning allows for the proposed expanded Pure salon and would allow for other offices and service businesses as well, just not establishments that serve food or alcohol. I think that is more than sufficient. Additional condos would also be an option for this land. We have enough half-empty strip malls and office space in Davenport and certainly don't need any more.

Thank you for your consideration,

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

**From:** [John Mouw](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning request REZ18-09  
**Date:** Monday, June 25, 2018 1:27:55 PM

---

I fully support the objection submitted by Patricia Harris concerning the rezoning of the 8 plus acres adjacent to the Villas of Crow Valley. We purchased our condo after checking the zoning of the land behind our condo. Seeing that it was zoned for primarily offices and small business as C-0 was a major factor in our decision. This rezoning could impact our privacy and liveability that we so wanted when we made the move.

John Mouw  
4227 E 58th St  
Davenport, IA 52807

**From:** [Robert Andriano](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning  
**Date:** Monday, June 25, 2018 2:28:06 PM

---

I object to the proposed rezoning as pointed out in case# Rez 18-09



**From:** [Chris Rayburn](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Response to McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2  
**Date:** Monday, June 25, 2018 3:34:09 PM

---

I am writing this email as a combined response for two property owners who own homes in the Villas at Crow Valley. My wife Mary and I own a villa at 5814 Crow Valley Park Drive and my parents, Harold and Patricia Rayburn, live at 4202 East 59<sup>th</sup> Street.

All four of us respectfully, and strongly, request that the City of Davenport, deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2. Our 5814 Crow Valley Park Drive property abuts other property zoned C-0. The properties of Villas of Crow Valley were marketed as being protected from heavier commercial used by being surrounded by the zoning class of C-0. We purchased our property with this understanding and would be very strongly against any rezoning of those parcels. Allowing the current request would set a very negative precedent and greatly change the potential character and potential value of the adjacent properties. All units in the subdivision were developed and sold with the expressed understanding that the vacant and adjacent land would be developed as restricted commercial property under the zoning classification of C-0.

Thank you very much for your understanding and consideration.

Sincerely,

Chris and Mary Rayburn  
5814 Crow Valley Park Drive  
Davenport, IA 52807

And

Harold and Patricia Rayburn  
4202 East 59<sup>th</sup> Street  
Davenport, IA 52807



**From:** [Patrick VAN NEVEL](#)  
**To:** [Planning Division – CPED](#)  
**Cc:** [Jim Payne](#); [Susan Quail](#); [Patricia Harris](#); [Honorary Consulate Of Belgium](#)  
**Subject:** REZ 18-09  
**Date:** Monday, June 25, 2018 4:15:57 PM

---

Dear Planning and Zoning Commission,  
Dear Mr. Flynn,

As recent purchasers of a Villa at Crow Valley, we are asking your full review of the objections provided by Patricia Harris and request the rezoning from C-0 to C-2 be turned down.

All the items pointed out by Ms Harris deserve your full consideration.

We also have a personal sensitivity in this matter related to inadequate drainage. As we considered the purchase of 4227 E. 59th Street, we were very concerned about the past evidence of drainage problems and after assurances that all past issues had been addressed, we have now a concern about new issues that may arise.

We would like to be present to voice our concern in person. However, we are currently overseas and will not be back in time for the hearing.

With kind regards,  
Patrick and Barbara Van Nevel.

Sent from my iPhone

Fahl; Lloyd Fox; Thomas Freiburger; Ann Fuller; Mary Hammes; Jerry Hansen; Robert Heaps; John Howes; Patrick Irving; Rod Johnson; Doug Koester; Dennis Kramer; Margaret Lake; Bill Miller; Dick Moore; John Mouw; Steve Powell; Marilyn Quijas; Harold Rayburn; Ronald Rickman; Beverly Ryan; Joe and Lori Smazal; Janet Van Ert; Craig Van Hook; Jeffery West; Bob Willis; Kurt Zimmerman; Cris Wendling; Jim Rice; Mardi Burmeister; Steven Frels; Robert Huber; Bob and Peggy Andriano; Robert and Joan McGee; Christopher Rayburn; Paul and Andrea Gullickson; Cosette Thoms; Ken and Sharon Sanyi; Dave Ceurvorst; Sue Quail; Jan Vrabec; Melvin and Dale Martens; Julius Lindner; Daryl Ann Moore; Robert Mitchum; Mary Walsh; Patrick and Barbara Van Nevel; Ken Vandersnick; Krieder Gunderson

**Subject:** rezoning letter from VCV Board

Hello, Neighbors! Attached is a letter from Jim Payne concerning the proposed rezoning decision that is coming in the next few weeks. Sue Quail

NOTICE  
PUBLIC HEARING  
TUESDAY, JUNE 19, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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

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

Case No. REZ18-09

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we Ann & James Payne who own property located at (be specific as possible)  
4204 E 58<sup>th</sup> hereby protest the rezoning of the  
property located at 56<sup>th</sup>, 58<sup>th</sup> & Utica Road to a C-2 district

Hereby protest the Rezoning Case No. REZ18-09

Signed:

James A. Payne

Ann & Payne

Date:

15 June 2018

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

June 24, 2018

To: Mr. Matt Flynn, Director of Community Planning

From: Doug and Sandy Koester, 4228 E. 59<sup>th</sup> St., Davenport, Iowa 52807

RE: REZ 18-09

Dear Mr. Flynn:

I wish to object to this rezoning proposal. Even though I live outside the 200 feet of the proposed rezoning, I do live in the affected neighborhood.

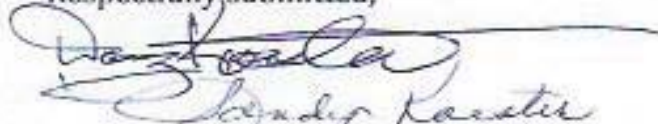
My objection concerns that jump from C0 to C2. I would not object to a jump from C0 to C1. The current development on 56<sup>th</sup> Street east of Utica Ridge has consistently been business offices and personnel service businesses to this point. My wife and I are in favor of keeping this development plan in place.

I have personal experience with what happens after the initial sale is made on a parcel of property. As General Manger of the American Honda Distribution Center on west Locust in the 70's, I was involved with the purchase of 12 Acres from Rich Foods in 1978 which at that time was in Scott County. Rich Foods owned all the property on Westlake Blvd and Louis Rich Dr and we felt comfortable that Louis Rich and American Honda shared the ideals regarding the quality of buildings within the industrial park. Louis Rich was then purchased by Oscar Mayer followed by General Foods purchasing Oscar Mayer, followed by the City of Davenport annexing the industrial park.

I invite you to drive out to the Honda Distribution Center today and witness the number of metal buildings north of Honda with outside storage. This is what happens when the initial owners sell to secondary owners who do not share the same commitment to high standards of quality.

Please keep the rezoning request at a maximum of C1. Bars and restaurants should not belong next to long standing residences.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Doug and Sandy Koester", written over a horizontal line.

Doug and Sandy Koester  
4228 East 59<sup>th</sup> St.  
Davenport, Iowa 52807



June 26, 2018

Matthew G. Flynn, AICP  
Senior Planning Manager  
City of Davenport, Iowa

Re: REZ-18-09

Dear Mr. Flynn:

My wife and I are homeowners within the 200 ft. notice area for the subject proposed rezoning. We have previously submitted our protest in opposition to the request.

We strongly support the written documents submitted by Patricia Harris and Steven Jacobs and are in total agreement that the requested rezoning be summarily rejected. We endorse the suggestion that the land use be residential in accordance with the Davenport Land Use Master Plan. We support progressive development and feel it wise to have a well thought out plan and design to encourage the best opportunities for development.

The proposed use on the table is allowed by current zoning. Changing the zoning provides the developer carte blanche to sell and use the much larger portion of the parcel for potentially undesirable uses. This proposal is totally inappropriate. Our home looks directly out at this unspoken-for area.

Currently our neighborhood is very desirable because amenities are close by but not in our backyards. Let's keep it that way thereby adding to the desirability of the entire area.

Sincerely yours,

*Rodney Johnson*

Rodney Johnson  
5802 Crow Valley Park Dr  
Davenport, IA 52807  
Rodjohnson624@gmail.com

**From:** [Andrea Heitman](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** case #REZ18-09  
**Date:** Tuesday, June 26, 2018 6:41:50 PM

---

Dear Matt Flynn,

I am writing to formally protest the rezoning of the land directly behind my house from C-O to C-2. I live at 4239 E 58th St in Davenport. This change will most likely negatively effect the value of my home, by bringing nuisances to our neighborhood not consistent with the current attributes. With a C-2 zoning designation I am concerned about noise, garbage, lighting, and the like.

I am also concerned that a large structure directly behind my home will block sunlight and cause the ground to not be able to hold the moisture. This could cause water back-up into my basement.

Please do not approve anything other than a C-O rezoning for this land.

Thanks for your consideration of this matter that will possibly negatively effect me and the nice neighborhood we have here.

Thanks.  
Andrea Heitman

4239 E 58th St  
Davenport  
563-650-5366



City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JUNE 19, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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

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

Case No. REZ18-09

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we Patricia Harris who own property located at (be specific as possible)  
4219 E. 58th Street, Davenport, IA 52807

Hereby protest the Rezoning Case No. REZ18-09

Signed: Patricia M. Harris

Date: 19 June 2018

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



# OBJECTIONS TO PROPOSED REZONING CASE NUMBER REZ18-09

(PROPOSAL TO REZONE 8.134 ACRES  
ON UTICA RIDGE BETWEEN E 53RD AND 56TH STREETS  
FROM C-0 OFFICE SHOP DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT)

RESPECTFULLY SUBMITTED BY:

PATRICIA HARRIS  
4219 E 58TH STREET  
DAVENPORT IA

24 JUNE 2018

# REQUESTED ACTION

- I respectfully request that the City of Davenport, for the reasons set out in this presentation:
  - Deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
    - At a minimum, defer the proposal to allow for more thoughtful evaluation and discussion with residents
  - Evaluate drainage issues at the Villas at Crow Valley

# OBJECTION NO. 1

## EXISTING C-0 DESIGNATION IS APPROPRIATE FOR NEARBY RESIDENTIAL NEIGHBORHOODS

1. Current C-0 designation is appropriate for the area in question
  - 1.1. Proposed rezoning is near three residential areas (refer to Exhibits A-1 and A-2)
  - 1.2. Office of rk dixon (to the west) is closed on evenings and weekends
  - 1.3. Consistent with the C-0 zoning ordinance:
    - 1.3.1. District is a transition between commercial and residential
    - 1.3.2. Activities should not generate heavy traffic, noise or glare
    - 1.3.3. Examples: small offices under 5,000 feet (business, consulting, medical, professional, etc.); beauty shops; library; activity center

# OBJECTION NO. 2

## PROPOSED C-2 DESIGNATION WOULD BE DETRIMENTAL TO NEARBY RESIDENTIAL NEIGHBORHOODS

### 2. Would permit:

#### 2.1. Any C-1 designation, including

2.1.1. Restaurant, bakery, tavern, brew pub

2.1.2. Filling station

2.1.3. Undertaking, etc.

#### 2.2. In addition, all C-2 designations, including

2.2.1. Auto, used car sales; hotel; laundry



# OBJECTION NO. 3

## THE EXISTING C-0 DESIGNATION INTEGRATES WELL WITH SURROUNDING NON-RESIDENTIAL DEVELOPMENT

3. The C-2 area along East 56th has largely developed into offices, banks, and other businesses that the C-0 designation (refer to Exhibits B-1, B-2, B-3 and B-4)
  - 3.1. Many are professional offices and banks consistent with a C-0 designation
  - 3.2. Most of the rest are small shops and businesses that are generally quiet during business hours, and closed on evenings and weekends
  - 3.3. There are no restaurants or gyms except Dunn Brothers Coffee, Orangetheory Fitness and Your Pie (pizzeria) between 53rd and 56th Streets
    - 3.3.1. Crowded even on a Sunday morning (refer to Exhibit B-5)
    - 3.3.2. Orangetheory audible from a parking lot away
    - 3.3.3. Offices and distance, however, form an acceptable buffer to residents
  - 3.4. For these reasons, the Davenport City Council should consider rezoning the undeveloped plot immediately south of Villas at Crow Valley from C-2 to C-0

# OBJECTION NO. 4

## PURE HAIR STUDIO HAS NOT MADE A PERSUASIVE, MUCH LESS COMPELLING, ARGUMENT FOR REZONING

4. Stacey and Chris Spillum, the owners of the Pure Hair Studio, propose to occupy 4,000 square feet and lease 4,000 square feet to C-2 business, citing synergies between “like businesses”
  - 4.1. Pure falls within the existing C-0 designation; C-2 businesses are not “like” or “complimentary”
  - 4.2. The ideas offered — a clothing shop, small restaurant, bakery, wine bar — have no apparent synergies with a hair salon; a salon is a final destination, usually by appointment
  - 4.3. Other options exist for Pure, including the lot for sale near Pure (Exhibit B-3)
  - 4.4. It is also suggested C-2 zoning would allow for “amenities that will meet the growing neighborhood’s needs”
    - 4.4.1. The neighborhoods are fully developed
    - 4.4.2. There are numerous restaurants and other businesses on Utica Ridge and East 53rd that offer amenities without disrupting quiet enjoyment of our property
    - 4.4.3. There are other options south of East 56th Street (already zoned C-2) for development of more amenities

# OBJECTION NO. 5

## MCCARTHY BUSH HAS NOT JUSTIFIED THE REZONING

5. McCarthy Bush Corporation has asserted has been difficult to locate a C-0 buyer

5.1. Property development is a long-term proposition, largely influenced by price suitable for the zoning and demand

5.2. The area along East 56th Street has experienced steady development in the last several years, in fact, the area is nearly built out; recent examples:

5.2.1. Neurology QC's new office at 4700 E 56th Street (Exhibit B-5)

5.2.2. Next door to that construction is underway for the corporate headquarters of The Riverstone Group

5.2.3. Across the street are relatively new offices (Regus, Deere, and Russell)

5.3. It would be helpful to have market information from the McB realtor on this



# OBJECTION NO. 6

## MCCARTHY BUSH AND PURE HAVE NOT, AND PERHAPS CANNOT, OFFER ASSURANCES OF “ACCEPTABLE” C-2 USES

6. At a Neighborhood Meeting on 11 June 2018, McCarthy Bush and Pure expressed receptivity to restrictive covenants that capture their intentions
  - 6.1. To date, there has been no progress on this issue; it may not even be feasible or viable to:
    - 6.1.1. Meaningfully describe suitable “high end” amenities acceptable to residents;
    - 6.1.2. Still allow for the desired flexibility on the Spillums’ part; and
    - 6.1.3. Avoid leaving residents vulnerable to unanticipated and detrimental changes in businesses (changing owners, relocating or failing) and costly legal challenges
  - 6.2. There is good will on both sides, but a rezoning from C-0 to C-2 cannot be undone
  - 6.3. It also seems inevitable this will be used to justify also rezoning the area immediately north from C-0 to C-2, which compounds the adverse impact on us
  - 6.4. At a minimum, the process be deferred until this issue can be discussed further

# OBJECTION NO. 7

AT THIS TIME, AND PRIOR TO ANY RE-DESIGNATION, THE  
CITY SHOULD UNDERTAKE A DRAINAGE STUDY

7. The City of Davenport should undertake a study to evaluate drainage problems at Villas at Crow Valley

7.1. The Association has installed tiles to absorb storm water runoff

7.2. There is excessive runoff that the tiles, even as recently expanded, cannot reasonably absorb, causing pooling

7.3. This raises a question about the origin of, and responsibility for, runoff beyond the Association and its grounds

7.4. This is an issue we anticipate further development will exacerbate

7.5. The City of Davenport should undertake a study of this issue prior to making any decision about the rezoning or any future development

# REQUESTED ACTION

- I respectfully request that the City of Davenport:
  - Deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
    - At a minimum, defer the proposal to allow for more thoughtful evaluation and discussion with residents
  - Evaluate re-designating the undeveloped area immediately south of the Villas at Crow Valley from C-2 to C-0
  - Evaluate drainage issues at the Villas at Crow Valley



# EXHIBITS

# PROPOSED REZONING AREA NORTH OF EAST 56TH STREET

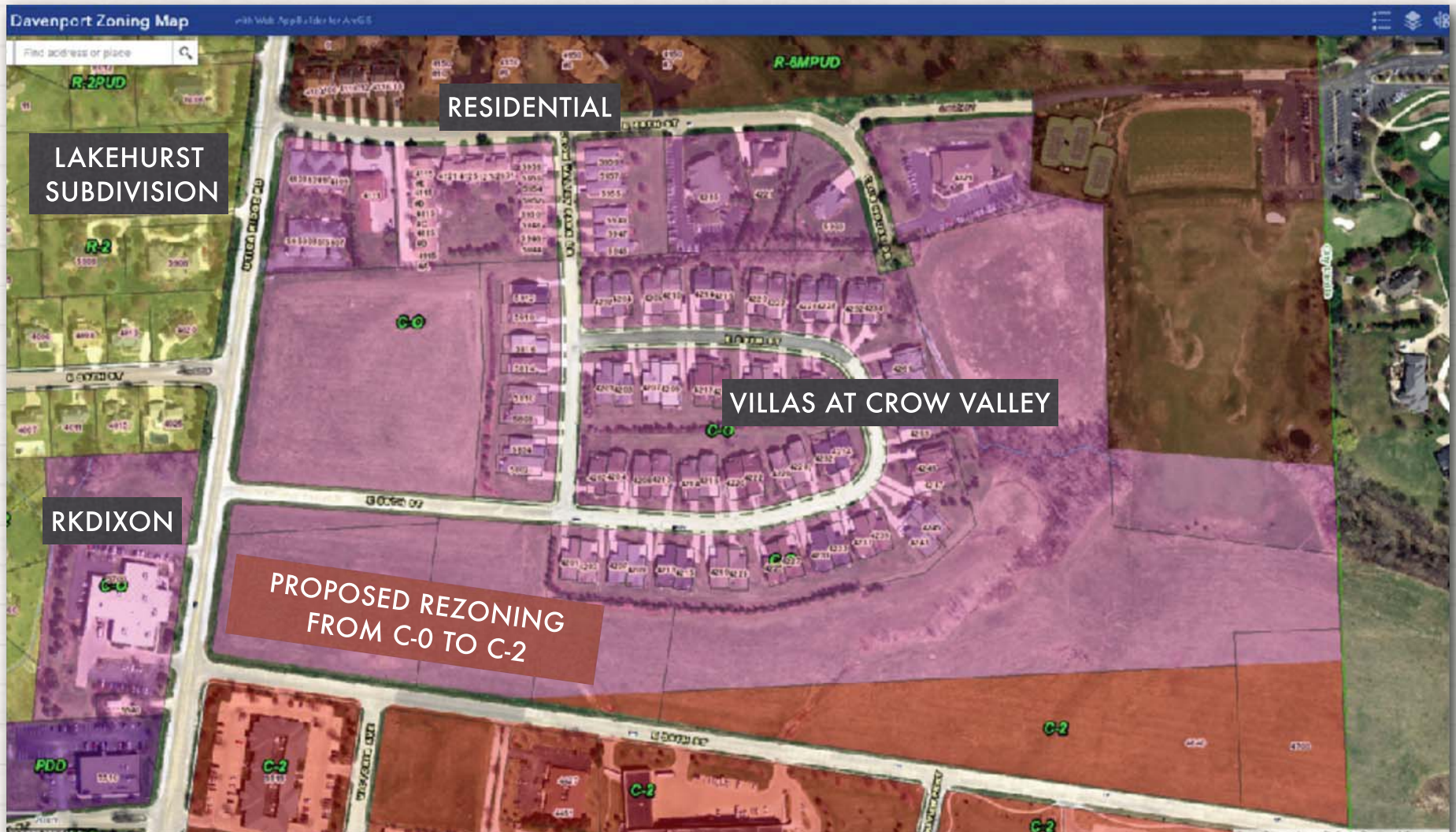


EXHIBIT A-1





VILLAS AT CROW VALLEY



LAKEHURST SUBDIVISION



EXHIBIT A-2 RKDIXON AT 5700 UTICA RIDGE ROAD



C-O LOT PROPOSED FOR REZONING  
(VIEWED FROM E. 56TH ST:  
RK DIXON AT FAR LEFT AND VILLAS AT FAR RIGHT



## ADJACENT AREA SOUTH OF EAST 56TH STREET: CURRENT PURE SALON LOCATION, OTHER BUSINESSES

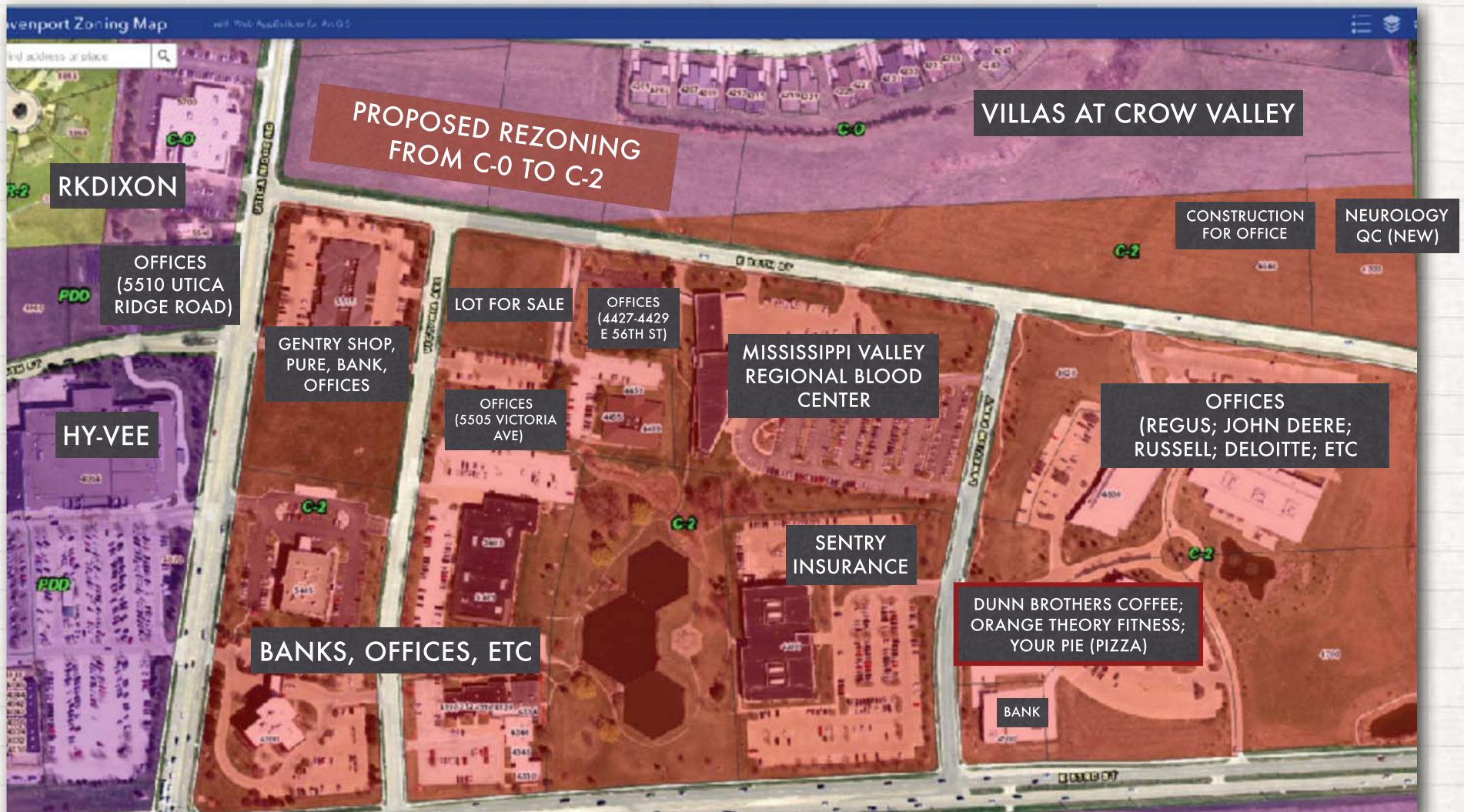


EXHIBIT B-1





**FRONT OF GENTRY SHOP, PURE, ETC.**  
(VIEWED FROM UTICA RIDGE ROAD)



**5510 UTICA RIDGE ROAD**  
(FACING FRONT OF GENTRY SHOP)



**EXHIBIT B-2**

**5505 VICTORIA AVE**  
(FACING REAR OF GENTRY SHOP COMPLEX)



**REAR OF GENTRY SHOP, PURE, ETC.**  
(VIEWED FROM VICTORIA AVE AND EAST 56TH ST)





**LOT FOR SALE AT E 56TH ST AND VICTORIA AVE  
(IMMEDIATELY EAST OF GENTRY SHOP)**



**4427-4429 E 56TH ST**



**EXHIBIT B-3**

**SENTRY INSURANCE**



**OFFICES BETWEEN E 53-56 ST BY LAKEVIEW PKWY  
(REGUS; RUSSELL; JOHN DEERE; DELOITTE, ETC)**





NEW NEUROLOGY QC OFFICE AT 4770 E 56TH ST



NEW CONSTRUCTION (FUTURE HOME OF THE CORPORATE OFFICES OF THE RIVERSTONE GROUP) IMMEDIATELY WEST OF NEUROLOGY QC ON EAST 56TH ST

EXHIBIT B-4



DUNN BROTHERS COFFEE; ORANGETHEORY FITNESS AND YOUR PIE  
(FACING E 53RD ST, EAST OF LAKEVIEW PKWY)

TAKEN ON A SUNDAY AT 8:30 AM  
AEROBIC MUSIC AUDIBLE FROM THIS DISTANCE

EXHIBIT B-5

**From:** [Carol Kramer](#)  
**To:** [Planning Division -- CPED](#)  
**Subject:** Rezoning Case REZ 18-09  
**Date:** Wednesday, June 27, 2018 5:52:45 PM

---

Dear Mr. Flynn,

I am a resident of the Villas of Crow Valley and have been for 13 years. I was very disheartened to see there is a request for rezoning to C2 from C0 on Utica Ridge Road between East 56th Street and East 58th Street, and I am strongly against the change.

When we built our home here, we built it solely on the fact that any commercial building behind and around our property would be under the C0 zoning code -- low-density buildings, one-to-two stories only, no bright lighting at night or noise from public grocery stores, movie houses, retail stores, gas stations, restaurants with patios, smoking clientele, and loud music till late hours, etc. We were told by -- and believed -- our city leaders that the commercial buildings around us would be doctors' offices or law practices whose hours would end at [5:00](#), a normal work day, that they would most likely tie in with Trinity Terrace Park Hospital nearby.

There would also be a dividing border of some land with protective landscaping done by the businesses between them and our properties as a gesture of their being a good neighbor. This was all fine with us, and we proceeded to build.

Now, if the rezoning request to C1 or C2 is voted in, our quiet way of life and the value of the home we worked many years for is in jeopardy. Will financial profit trump the integrity of the original city's plans? It is just not right!

While this area is more of a retirement community, many of our residents are younger, and there are some young families in here. We are not all going to be gone in five years, as was suggested to me after our neighborhood meeting at the McCarthy-Bush office recently by Lynn of Bush Construction.

I implore you and the committee to do the right thing and vote down this request to rezone. There are ample building areas available around Davenport, and the neighbors that we have talked with are not in agreement with a "walking" community offering retail C2-type businesses at the entrance to our neighborhood, as was posited to us.

Thank you for your consideration.

Carol Kramer



Sent from my Verizon, Samsung Galaxy smartphone



City of Davenport

Community Planning and Economic Development Department  
City Hall - 226 West Fourth Street - Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportia.com](http://www.cityofdavenportia.com)

**NOTICE**

**PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM**

**CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Janel Stout who own property located at (be specific as possible)

5034 Hamilton Dr.

Dav, IA 52807

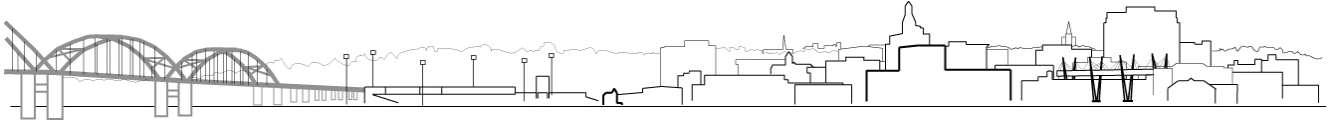
Hereby protest the proposed: REZ18-10

Signed: Janel Stout

Date: 7/12/18

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

**PUBLIC HEARING NOTICE  
CITY COUNCIL  
CITY OF DAVENPORT**



**Public Hearing Details:**

Date: 8/1/2018 Ward: **6th**  
Time: 5:30 PM  
Location: Northeast corner of Utica Ridge Road and East 56<sup>th</sup> Street.  
Subject: Public hearing to rezone 1.5 acres of property from "C-O" Office Shop District to "C-1" Neighborhood Shopping District.  
Case #: REZ18-09

To: All property owners within 200 feet of the subject property.

**What is this All About?**

This notice is being sent to inform you that a public hearing will be held for a request to rezone 1.5 acres of property from "C-O" Office Shop District to "C-1" Neighborhood Shopping District.. The purpose of the request is to facilitate commercial development.

**Request Description**

REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from "C-O" Office Shop District to "C-1" Neighborhood Shopping District on 1. 5 acres to facilitate commercial development. [Ward 6]

The Plan and Zoning Commission and forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

The Commission vote was 3 yes, 4 no and 1 abstention.

**What are the Next Steps after the Public Hearing?**

The 8/1/2018 public hearing is the first step in the review/approval process by the City Council. For the specific dates and times of subsequent meetings, please contact the case planner below.

**Would You Like to Submit an Official Comment?**

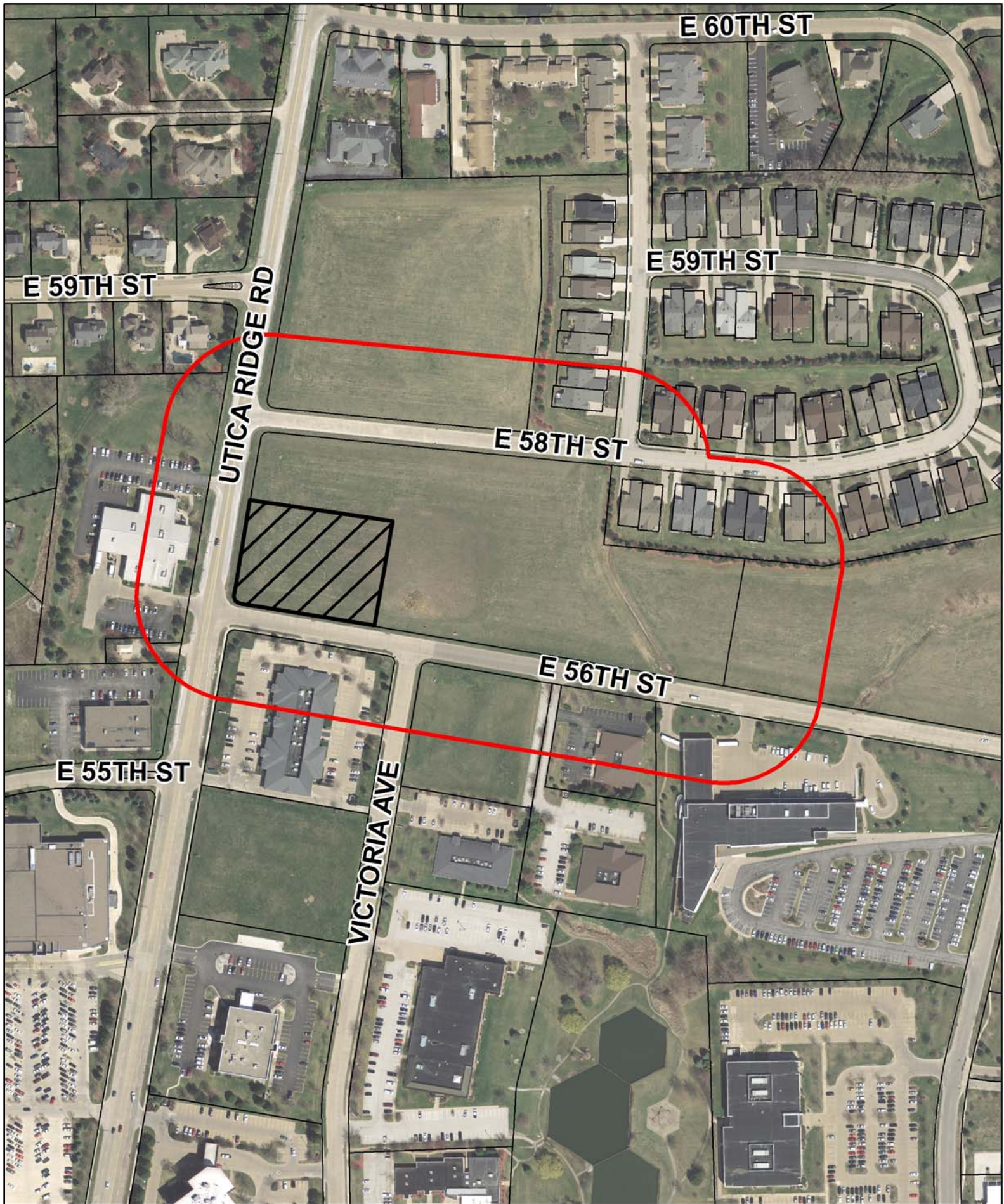
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one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

**Do You Have Any Questions?**

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

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





 REZ18-09 Subject Property  
 Notification Radius





# REZ18-09 Rezoning Protest List

| PARCEL<br>NUMBER | NOTICE<br>AREA | NOTICE<br>% | PROTEST<br>(YES/NO) | PROTEST<br>% | PROPERTY<br>ADDRESS      | PROPERTY<br>OWNER(S)                                 | OWNER<br>ADDRESS         | OWNER<br>CITY/STATE/ZIP |
|------------------|----------------|-------------|---------------------|--------------|--------------------------|------------------------------------------------------|--------------------------|-------------------------|
| Y0807-14B        | 59222.42       | 5.5%        |                     | 0.0%         | 5700 UTICA RIDGE RD      | DIXON PROPERTIES LLC                                 | 5700 UTICA RIDGE RD      | DAVENPORT IA 52807      |
| Y0807-23C        | 2226.71        | 0.2%        |                     | 0.0%         | 5540 UTICA RIDGE RD      | QWEST CORP                                           | PO BOX 2599              | OLATHE KS 66063         |
| Y0823-02         | 610.08         | 0.1%        |                     | 0.0%         | 5510 UTICA RIDGE RD      | LEVERAGED HOLDINGS LLC                               | 3245 E 35TH ST CT        | DAVENPORT IA 52807      |
| Y0901-01B        | 79431.19       | 7.4%        |                     | 0.0%         |                          | MCCARTHY IMPROVEMENT CO<br>LINWOOD STONE PRODUCTS CO | 5401 VICTORIA AV         | DAVENPORT IA 52807      |
| Y0901-13         | 3351.83        | 0.3%        |                     | 0.0%         | 4025 E 59TH ST           | GREGORY A DESMET                                     | 4025 E 59TH ST           | DAVENPORT IA 52807      |
| Y0901-15         | 3969.76        | 0.4%        |                     | 0.0%         | 4221 E 58TH ST           | LLOYD & DOROTHY FOX REVOC TRUS                       | 4221 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-16         | 4032.00        | 0.4%        | Yes                 | 0.4%         | 4219 E 58TH ST           | PATRICIA M HARRIS DECLARATION TRUST                  | 4219 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-17         | 4034.63        | 0.4%        | Yes                 | 0.4%         | 4215 E 58TH ST           | JOE SMAZAL                                           | 4215 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-18A        | 4029.52        | 0.4%        | Yes                 | 0.4%         | 4213 E 58TH ST           | SUSAN R QUAIL REVOCABLE TRUST                        | 4213 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-19A        | 4032.01        | 0.4%        | Yes                 | 0.4%         | 4209 E 58TH ST           | STEVEN H JACOBS REVOCABLE TRUST                      | 4209 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-20A        | 4031.97        | 0.4%        | Yes                 | 0.4%         | 4207 E 58TH ST           | JOAN W MCGEE TRUST                                   | 4207 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-21A        | 4032.01        | 0.4%        | Yes                 | 0.4%         | 4203 E 58TH ST           | STEVEN E FRELS REVOCABLE TRUST                       | 4203 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-22A        | 4032.00        | 0.4%        | Yes                 | 0.4%         | 4201 E 58TH ST           | MARILYN QUIJAS                                       | 4201 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-23A        | 3974.57        | 0.4%        | Yes                 | 0.4%         | 4202 E 58TH ST           | COSETTE N.F. THOMS                                   | 4202 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-24A        | 2692.96        | 0.3%        | Yes                 | 0.3%         | 4204 E 58TH ST           | JAMES A PAYNE TRUST                                  | 4204 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-25         | 91.22          | 0.0%        | Yes                 | 0.0%         | 4208 E 58TH ST           | RONALD L RICKMAN                                     | 4208 E 58TH ST           | DAVENPORT IA 52807      |
| Y0901-57         | 4573.10        | 0.4%        | Yes                 | 0.4%         | 5802 CROW VALLEY PARK DR | RODNEY B JOHNSON                                     | 21730 BELVEDERE LN       | ESTERO FL 33928         |
| Y0901-58A        | 4572.37        | 0.4%        | Yes                 | 0.4%         | 5804 CROW VALLEY PARK DR | NORMA J CASSIDY TRUST                                | 5804 CROW VALLEY PARK DR | DAVENPORT IA 52807      |
| Y0917-01         | 37784.40       | 3.5%        |                     | 0.0%         | 5500 LAKEVIEW PKWY       | MISSISSIPPI VALLEY REGIONAL                          | 5500 LAKEVIEW PKWY       | DAVENPORT IA 52807      |
| Y0917-02C        | 39285.39       | 3.7%        |                     | 0.0%         |                          | MCCARTHY IMPROVEMENT CO                              | 5401 VICTORIA AV         | DAVENPORT IA 52807      |
| Y0917-12J        | 50454.31       | 4.7%        |                     | 0.0%         | 5515 UTICA RIDGE RD      | 56 UTICA LLC                                         | 5515 UTICA RIDGE RD      | DAVENPORT IA 52807      |
| Y0917-12M        | 30112.32       | 2.8%        |                     | 0.0%         | 4427 E 56TH ST           | GSTA HOLDINGS                                        | 25380 VALLEY DR          | BETTENDORF IA 52722     |
| Y0917-12N        | 2886.30        | 0.3%        |                     | 0.0%         | 4453 E 56TH ST           | AA56 LLC                                             | 20813 E 550th STREET     | COLONA IL 61241         |
| Y0919-01C        | 59405.14       | 5.6%        |                     | 0.0%         | 4650 E 53RD ST           | BIRCHWOOD III LLC                                    | 4600 E 53RD ST           | DAVENPORT IA 52807      |
| Y0919-03D        | 78025.21       | 7.3%        |                     | 0.0%         |                          | MCCARTHY IMPROVEMENT CO<br>LINWOOD STONE PRODUCTS CO | 5401 VICTORIA AV         | DAVENPORT IA 52807      |
| Y0903-58A        | 128212.49      | 12.0%       |                     | 0.0%         |                          | MCCARTHY IMPROVEMENT CO<br>LINWOOD STONE PRODUCTS CO | 5401 VICTORIA AV         | DAVENPORT IA 52807      |
| Y0451-24E        | 3121.64        | 0.3%        |                     | 0.0%         | 6300 UTICA RIDGE RD      | CROW VALLEY GOLF CLUB                                | 4315 E 60TH ST           | DAVENPORT IA 52807      |
| FID28            | 7378.29        | 0.7%        |                     | 0.0%         |                          | VILLAS AT CROW VALLEY 2ND ADD                        | 4555 UTICA RIDGE RD      | BETTENDORF IA 52722     |
| FID29            | 44332.14       | 4.1%        |                     | 0.0%         |                          | VILLAS AT CROW VALLEY 2ND ADD                        | 4555 UTICA RIDGE RD      | BETTENDORF IA 52722     |
| FID30            | 17598.89       | 1.6%        |                     | 0.0%         |                          | VILLAS AT CROW VALLEY 2ND ADD                        | 4555 UTICA RIDGE RD      | BETTENDORF IA 52722     |

**PARCELS** 691,536.8 64.7%  
**ROW** 377,080.9 35.3%

Alderman: CLEWELL

**TOTAL**  
**NOTICE AREA** 1,068,617.7 100% **4.1% PROTEST RATE**

Protests: 12

Properties: 30



City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Bruce Berger, 326-7769  
Wards: All

**Action / Date**  
**COW8/15/2018**

Subject:

Second Consideration: Ordinance amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas. [All Wards]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Welcoming Neighborhoods

Background:

The Urban Revitalization Tax Exemption (URTE) program is made available through Chapter 404 of the Code of Iowa. This program allows a municipality to designate a geographic area in which new investments that ordinarily would result in increases in the value of real estate for tax purposes to be exempted for a defined period of time. This is intended to provide an incentive for new development or redevelopment by reducing or removing any disincentive which the expected increase in real estate taxes may have in making those investments.

On April 24, 2018 the City Council met at a work session to discuss updates to the URTE program. Per Iowa Code, notices of the upcoming changes and public hearing were sent out to all registered deed holders in the affected area. A public hearing was held at the July 3, 2018 City Council Committee-of-the-Whole meeting.

Changes to the URTE program for the North Area include:

Merging the northern 2013 URTE area into the North area

- Addition of commercial and industrial properties into the North area
- Setting the following tax exemption schedules for residential, multi-residential, commercial and industrial:
  - 3 Year, 100% exemption
  - 10 year sliding scale, 80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20% exemption

Changes to the URTE program for the Central City include:

- Merging the southern 2013 URTE area into the Central City area
- Setting the following exemption schedules for commercial and industrial
  - 3 Year, 100% exemption
  - 10 year sliding scale, 80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20% exemption
- Setting the following exemption schedule for residential and multi-residential
  - 10 years: 100% exemption

This ordinance approves the geographic boundaries and new schedules for the North and Central City area.

ATTACHMENTS:

| Type        | Description    |
|-------------|----------------|
| □ Ordinance | URTE Ordinance |

- ▣ Exhibit
- ▣ Cover Memo
- ▣ Cover Memo

2018 URTE Plan  
 URTE Central City Legal Description  
 URTE North Legal Description

**REVIEWERS:**

| Department                                | Reviewer       | Action   | Date               |
|-------------------------------------------|----------------|----------|--------------------|
| Community Planning & Economic Development | Berger, Bruce  | Approved | 8/8/2018 - 6:00 PM |
| Community Development Committee           | Berger, Bruce  | Approved | 8/8/2018 - 6:00 PM |
| City Clerk                                | Admin, Default | Approved | 8/9/2018 - 8:53 AM |

ORDINANCE NO.

ORDINANCE amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas.

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

WHEREAS, Section 404.1 of the Code of Iowa provides the authority for a local governing body to designate an area as an urban revitalization area when said area is deemed to meet the conditions of an economic development area as defined in Section 403.17, which is therein defined as an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development; and,

WHEREAS, the area proposed and described in the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas is such an area; and,

WHEREAS, the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas (hereinafter "Plan") was drafted and presented for public comment with written notification mailed to all owners of real property within the proposed expanded area and published a notice of a public hearing that was held on July 3, 2018; and,

NOW, THEREFORE, be it enacted by the City Council of the City of Davenport, Iowa:

The boundaries and exemption schedules for the Davenport 2018 Urban Revitalization Areas be approved.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, MMC  
Deputy City Clerk

**Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas  
May 2018**

**Proposed for Public Hearing on July 3, 2018**



## **Introduction**

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within designated areas of the City by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years with the goal of encouraging new construction or rehabilitation which might not otherwise occur.

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

This plan affirms a crucial partnership between the private and public sectors. This document establishes the framework and procedures for the public sector to modify its power to tax real property in order to encourage private reinvestment in the portions of Davenport where the need is greatest.

## **Effective Date**

The provisions of the Plan shall be effective as of the date the City council has approved and published the ordinance designating the boundaries of the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas.

## **Goals and Purposes**

The general goals and purposes to be addressed within the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas are as follows:

1. To encourage private investment and reinvestment within targeted areas of the city and thus improve the stability, economic vitality, and living environment of these areas.
  1. To encourage the preservation of existing and the expansion of new housing within the URA
  2. To encourage business growth and redevelopment within the URA
2. To encourage the rehabilitation of structures that are deficient with respect to building, housing and fire code standards.
3. To use the incentives set forth in this plan, together with other economic development programs of the City to achieve increased assistance for projects which otherwise would not occur.
4. To implement the exemptions and other benefits of this plan without unduly diminishing the City's tax revenues and its ability to provide necessary municipal services.

## **Legal Description**

The boundaries of the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas are defined with the legal description of the entire area, which is provided in Attachment A to this plan.

## **Maps**

As noted, a map depicting the new area is shown in Attachment B. Detailed maps showing existing parcels of real estate in the area are available in the Department of Community Planning and Economic Development, City Hall.

## **Designation Criteria**

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. A portion of the property situated in the Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use; and
2. A portion of the property situated in the Revitalization Area is an area in which there is a predominance of building and improvements which, by reason of age, history, architecture and significance, should be preserved and/or restored to productive use; and
3. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa; and
4. The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.
5. A portion of the property situated in the Revitalization Area is an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

## **Assessed Valuation**

The assessed valuation of the real estate for both land and buildings in the Davenport 2018 Urban Revitalization Area Plan for Central & North is available in the Department of Community Planning and Economic Development, City Hall.

**Proposals for Improving or Expanding City Services in the Area**

Pending proposals for the development or improvements to certain public facilities to be funded by the City and which will improve or expand services within the URA are included in the City's Capital Improvement Program. This report is available in the Department of Community Planning and Economic Development, City Hall.

**Grant and Loan Programs Available Within the Urban Revitalization Area**

Grant and loan programs are available to both housing and business owners in this area. Descriptions of programs supporting improvements to real property are available from the Department of Community Planning and Economic Development, City Hall.

**Zoning**

Existing zoning classifications and zoning district boundaries are available in the Department of Community Planning and Economic Development, City Hall.

**Owners of Record**

A list of the owners of record of real estate in the proposed additional area is on file in the Department of Community Planning and Economic Development, City Hall.

**Applicability**

The benefits of urban revitalization tax exemption as set forth in this plan are applicable to all classes of property in the area. Benefits are available both for rehabilitation of and additions to existing buildings, as well as new construction.

**Duration**

The area shall remain designated and the Plan in effect for an estimated period of ten (10) years after the adoption of the Plan; with the City Council having the option to extend the time period for a maximum of two (2) five (5)- year periods. Although it is presently the City's intent to have the Plan in effect for the ten (10) year base period and to present the opportunity for extension through the two five-year options, the City Council expressly reserves the right to repeal the Plan at any time.

When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by this Plan would cease to be of benefit to the City, the City Council may repeal the ordinance establishing the Urban Revitalization Area. In the event that the Revitalization Plan is repealed by the City Council, all existing tax exemptions shall continue until their expiration.

**Provisions for Relocation**

Among the objectives in revitalizing a targeted area is to promote a stable housing stock and strong economic base. In rehabilitating the present housing supply, these activities may cause a varying degree of displacement to tenants. It is the intent of this plan to discourage

displacement whenever possible. When displacement is unavoidable, it shall be done with minimum inconvenience and economic hardship to those being displaced.

The following provisions apply to the displacement and relocation of residential and business tenant of real estate for which the new investment is to be presented for consideration for conferring benefits under the provisions of this plan, particularly the Urban Revitalization Tax Exemption program described more fully later in this document.

#### Agency Responsible for Administering Relocation Activities

The City of Davenport Department of Community Planning and Economic Development will be responsible for the monitoring of the relocation program. The City's role in relocation will be to provide technical assistance, financial compensation in some cases, and social service referrals to those in need of relocation assistance.

#### Who is Eligible for Relocation?

A "qualified tenant" shall mean the legal occupant of a residential dwelling unit or commercial or industrial structure within the targeted revitalization area and who has occupied the same unit continuously since one year prior to the City's adoption of the Plan.

If the City of Davenport goes through eminent domain proceedings to acquire any property from homeowners or business interests, it shall adhere to all relevant provisions of the applicable state law.

Any interest applying for Industrial Revenue Bonds must submit a suitable relocation plan to cover residential and business relocation compensation unless waived by tenant. The plan shall be approved by the City prior to issuance of the bonds.

Any small business that leases the building in which it operates, who is displaced for rehabilitation can receive assistance from the Community Planning and Economic Development Department in finding a suitable replacement location.

Any low-moderate income person (but not a "qualified tenant") who is displaced by substantial rehabilitation as determined by the City from the dwelling in which they were residing may be eligible for assistance through the Community Planning and Economic Development Department in accordance with the City's Relocation Program. (Examples of substantial rehabilitation include the shutting off of utilities for rehabilitation purposes, extensive interior rehabilitation purposes, extensive interior rehabilitation, etc.) Whenever possible, assistance to locate temporary housing will be made available.

"Low- and moderate-income persons" shall mean those persons within a household whose income is at or below the United States Housing and Urban Development standard as to the maximum allowable gross income level, as published by HUD from time to time.

## Program Information

Information shall be provided by the owner, developer, or redeveloper to inform occupants within the targeted property of the benefits and assistance and grievance process. The program may include meetings, printed material, and media coverage. The information will be made available when the project is proposed. There will also be a conscientious attempt to inform tenant affected by displacement as a result of the tax exemption incentive prior to relocation.

## Relocation Assistance to Families and Individuals ("Qualified Tenants")

1. Assistance. Qualified Tenants shall receive technical information and referrals to available housing from the City of Davenport Relocation Specialist.
2. Notification. Qualified Tenants shall receive thirty (30) days notice of the need to relocate by the property owner causing the displacement.
3. Payment. Qualified Tenants of residential units shall be eligible to receive compensation under the provisions of the City's Relocation Program to the extent they meet the requirements of that program and as provided by the financial parameters of that program at the time of relocation.
4. Responsibility of Payment. Relocation payments are the responsibility of property owners causing displacement as a condition or receiving tax exemption, except as provided in 3 above. Payment shall be made within ten business days of the notification of the tenant. Failure to do so will result in the forfeiture of the tax exemption.

Anyone displaced who is aggrieved by the determination as to eligibility or for the amount of relocation payment shall submit in writing the nature of the complaint to the Department of Community Planning and Economic Development, City Hall. The Director of Community Planning and Economic Development shall make a decision concerning the grievance within 30 days.

## Tax Exemption

### Definitions:

"Qualified Real Estate", as used in this plan, means real property, other than land, which is located in a designated revitalization area and to which improvements have been made during the time the area was so designated, which has increased the actual value by at least the amount specified in the following section of the plan. "Qualified Real Estate" with regard to the Davenport 2013 URA may also be new construction.

"Improvements" includes rehabilitation and additions to existing structures as well as new construction. However, new construction on land assessed as agricultural property shall not qualify as "improvements" unless the City Council has resented justification at a public hearing held pursuant to section 404.2 of the Code of Iowa for the revitalization of land assessed as



agricultural property by means of new construction. Such justification shall demonstrate in addition to the other requirements of this chapter that the improvement on the land assessed as agricultural land will utilize the minimum amount of agricultural land necessary to accomplish the revitalization of the other classes of property within the urban revitalization area.

“Actual Value Added by the Improvements” means the actual value added as of the first year for which the exemption was received.

### **Increase in Actual Value Requirements**

1. Residential property: For property assessed as residential, there shall be no minimum increase in assessed value required for property tax exemption eligibility. Any dollar increase in actual value of such real estate shall qualify for the tax exemptions listed in this plan.
2. For property assessed other than residential, the improvements made to qualified real estate must increase the actual value of such real estate by at least ten (10) percent, in order to qualify for the tax exemptions provided in this plan.

### **Basis of Tax Exemption Central URTE Area:**

1. All qualified industrial or commercial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:
  1. For the first year, eighty percent.
  2. For the second year, seventy percent.
  3. For the third year, sixty percent.
  4. For the fourth year, fifty percent.
  5. For the fifth year, forty percent.
  6. For the sixth year, forty percent.
  7. For the seventh year, thirty percent.
  8. For the eighth year, thirty percent.
  9. For the ninth year, twenty percent.
  10. For the tenth year, twenty percent.
2. All qualified industrial or commercial real estate is eligible to receive a one hundred percent exemption from taxation on the value added by the improvements. The exemption is for a period of three years.
3. All qualified residential and multi-residential real estate is eligible to receive a one hundred percent exemption from taxation on the value added by the improvements. The exemption is for a period of ten years.

### **Basis of Tax Exemption North URTE Area:**

1. All qualified residential, multi-residential commercial or industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:
  1. For the first year, eighty percent.
  2. For the second year, seventy percent.
  3. For the third year, sixty percent.
  4. For the fourth year, fifty percent.
  5. For the fifth year, forty percent.
  6. For the sixth year, forty percent.
  7. For the seventh year, thirty percent.
  8. For eight year, thirty percent.
  9. For the ninth year, twenty percent.
  10. For the tenth year, twenty percent.
2. All qualified residential, multi-residential commercial or industrial real estate is eligible to receive a one hundred percent exemption from taxation on the value added by the improvements. The exemption is for a period of three years.

### **Procedures**

1. Applicants for tax exemption must fill out a form prepared by city staff and available at the Department of Community Planning and Economic Development, City Hall, or at the City's website, [www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com). The application shall contain, but not be limited to, the following information: the nature of the improvements, the cost, the estimated or actual date of completion, the tenants currently occupying the structure, and which exemption schedule is selected.
2. All applications for tax exemption shall be due February 1 of the year in which the improvements resulting from the project are assessed for taxation.
3. An application shall be filed for each new exemption claimed.

The Davenport City Council, upon review and recommendation by city staff, shall approve the application, subject to review by the City Assessor, if the project is in conformance with the plan for revitalization developed by the City, is located within a designated revitalization area and if the improvements were made during the time the area was so designated. The City shall forward for review all approved applications to the City Assessor by March 1 of each year indicating which exemption schedule apply. Applications for exemption for succeeding years for approved applications shall not be required.

If the real estate is assessed other than residential, the City Assessor shall review each first year application to determine if the improvements made increased the actual value of the

qualified real estate by the requisite percentage. If the Assessor determines that the actual value of the real estate has increased by the requisite percent, the Assessor shall proceed to determine the revised actual value of the property and certify the revised valuation to the County Auditor at the time of transmitting the assessment rolls.

If the application for exemption is denied as a result of failure to sufficiently increase the value of the real estate as provided in this plan, the owner may file a first annual application in the subsequent year when the additional improvements are made to satisfy the requirements of this plan. After the tax exemption is granted, the City Assessor shall continue to grant the tax exemption, after annual physical review by the Assessor, for the appropriate time period. The tax exemptions for the succeeding years shall be granted without the taxpayer having to file an application for the succeeding years.

Projects determined by the City Council not to be in conformance with the revitalization plan or with the Comprehensive Plan of the City of Davenport will be denied the benefits of this plan.

### **Attachment A Legal Description**

The legal description will be available at City Hall or by emailing [URTE@ci.davenport.ia.us](mailto:URTE@ci.davenport.ia.us) as of June 1, 2018.

## **Attachment B: Map of Area**



Central URTE - as amended, May 2018

Beginning at the intersection of the westerly line of Floral lane and the southerly line of daisy Avenue, also being the northeast corner of Parcel r0429-01a deeded to Kathleen foster filed for record as document 1987-11799 with the office of the recorder of Scott County, Iowa; Thence southwesterly along the easterly line of said Parcel to the southeasterly corner of said Parcel; Thence westerly along the southerly line of said Parcel to the southwest corner of said Parcel; Thence continuing along the last described line as extended westerly a distance of 7 feet, more or less, to a southeasterly corner of Parcel r0429-02a deeded to the City of Davenport filed for record as document 2010-17290 with the office of the recorder of Scott County, Iowa; Thence northerly along a southeasterly line of said Parcel a distance of 15 feet more or less to the southerly line of lot block 15 of the garden addition to the City of Davenport and the south line of lots 3, 4 and 5 of said block; Thence westerly along the south line of said block 15 to the southwest corner of said lot 5 deeded to the City of Davenport filed for record in deed book 15, page 700 with the office of the recorder of Scott County, Iowa; said point also being on the northerly line of west River Drive;

Thence southwesterly along the said northerly line to the intersection of said line with the easterly line of south concord Street; thence southwesterly to the intersection of the westerly line of south concord Street and the southerly line of West River Drive; Thence southerly along the westerly line of south concord Street 225 feet, more or less, to its intersection with the south line of property deeded to TLC Properties Inc. Filed for record as document 98-11123 with the office of the recorder of Scott County, Iowa;

Thence westerly 1,122 feet, more or less, along the south line of property deeded to tlc properties Inc.;

Thence westerly 760 feet, more or less, to a point on the west section line of section 4-township, 77 north, range 3 east of the 5<sup>th</sup> principal meridian; Thence south along the west line of said section 4 a distance of 30 feet, more or less, to its intersection with the north line of property deeded to republic services of Iowa LLC filed for record as document 2015-01902 with the office of the recorder of Scott County, Iowa; Thence west along said north line a distance of 882 feet, more or less, to the west line of lot 1 of Davenport industrial park 5th addition; Thence southerly along the west line of lot 1 of said Davenport industrial park 5th addition to the south line of said addition and the north line of Kimmel Drive; Thence westerly along aforesaid line to the intersection of said line and the westerly line of south Stark Street; Thence southeasterly to

the northeast corner of a Parcel deeded to Three-N-Corporation filed for record as document 91-28006 with the office of the recorder of Scott County, Iowa; Thence south along the east line of said Parcel 430 feet, more or less, to its southeasterly corner Thence west along the south line of said Parcel 1,368 feet, more or less, to the west line of said Parcel; Thence north along the west line of said Parcel, and its northerly extension, to its intersection with the north line of Kimmel Drive; Thence west along said north line to its intersection with the easterly line of Rockingham Road; Thence northeasterly along the easterly line of said Rockingham Road a distance of 1546 feet, more or less; Thence westerly a distance of 240 feet, more or less, to the southeasterly corner of Parcel 20517-01a deeded to Carver Blackwell Holdings LLC filed for record as document 2013-40641 with the office of the recorder of Scott County, Iowa; Thence northwesterly along the southerly line of said Parcel to the west line of said Parcel;

Thence northerly along said west line to the northwest corner of said Parcel and the southerly line of west River Drive and us highway route 61; Thence along said southerly line a distance of 1921 feet, more or less to the west line of Rockingham Road; Thence southerly a distance of 362 feet, more or less, to an intersection of said southerly line of west River Drive and the easterly line of Rockingham Road;

Thence northeasterly a distance of 847 feet, more or less, to the intersection of the east line of Rockingham Road and the north line of west River Drive; Thence northeasterly along the east line of Rockingham Road to its intersection with the north line of John Fell Drive; Thence continuing along the easterly and southerly line of Rockingham Road to its intersection with the easterly line of south Fairmount Street, as extended southerly; Thence northerly along the easterly line of south Fairmount Street and its southerly extension to the south line of May Lane; Thence along the south line of May Lane to its intersection with the easterly line of Indian Road; Thence along the easterly line of Indian Road to its intersection with the westerly line of south Clark Street; Thence northeasterly to the intersection of the westerly line of south Clark Street and the northerly line of Indian Road; Thence northerly along the easterly line of said south Clark Street to the southerly line of Telegraph Road; Thence northeasterly along the southerly line of said Telegraph Road to the northeasterly corner of Parcel J0064-41 deeded to Donald Simms Jr. filed for record as document 2006-13589 with the office of the recorder of Scott County, Iowa; Thence northerly to the north line of Telegraph Road and the southwest corner Parcel J0011-39a deeded Vera French community mental health center filed for record as document 2016-12466 with the office of the recorder of Scott County, Iowa; Thence northerly along the westerly line of said Parcel to its northwesterly corner; Thence east along the north line of said Parcel to its northeasterly corner; Thence southeasterly along the easterly line of said Parcel to the northerly

line of Telegraph Road; Thence southeasterly to the southerly line of telegraph Road and the northwesterly corner of Parcel j0010-20b deeded to St. Mark evangelical Lutheran church and being 110 feet (more or less) southwesterly of the westerly line of north Elmwood Avenue; Thence northeasterly along the southerly line of Telegraph Road to its intersection of the west line of north Division Street; Thence northeasterly to the intersection of the north line of west 9<sup>th</sup> Street and the east line of north Division Street;

Thence north along the east line of said north Division Street to the south line of west 12<sup>th</sup> Street; Thence east along said south line a distance of 11 feet, more or less; Thence north to the north line of said west 12<sup>th</sup> Street; Thence west along said north line to the east line of north Division Street; Thence north along said east line of north Division Street to the north line of west 17<sup>th</sup> Street; Thence west along the north line of said west 17<sup>th</sup> Street to the east line of Davie Street; Thence north along the east line of said Davie Street and its northerly extension to the north line of west Locust Street; Thence west along the north line of said west locust Street to the east line of Wilkes Avenue; Thence along the east line of said Wilkes Avenue to its intersection with the north line of west pleasant Street; Thence northwesterly to the intersection of the westerly line of Wilkes Avenue and the easterly line of a public alley within block 2 of golden gate park addition to the City of Davenport; Thence northwesterly along the easterly line of said public alley, and its northwesterly extension, to the westerly line of north Howell Street; thence northerly along the westerly line of north Howell Street to the westerly line of Hickory Grove Road; Thence southeasterly along the westerly line of said Hickory Grove Road to its intersection with the westerly extension of the south line of west High Street; Thence east along the south line of west high Street and its westerly extension to the east line of north Division Street; Thence north along the east line of said north Division Street to its intersection with the south line of west Lombard Street; Thence along the south line of west Lombard Street to its intersection with the east line of Brady Street; Thence along the east line of Brady Street to its intersection with the south line of east Rusholme Street; Thence east along the south line of said east Rusholme Street to its intersection with the east line of Grand Avenue; Thence along the east line of Grand Avenue to its intersection with the south line of east Rusholme Street; Thence along the south line of east Rusholme Street to its intersection with the southerly extension of the east line of Parcel c0044-13 deeded to St. Paul the apostle church filed for record as document 2009-36976 with the office of the recorder of Scott County, Iowa; Thence north along the east line of said Parcel and its southerly extension to the northeast corner of said Parcel and the south line of a public alley; Thence east along the south line of said public alley to the northwest corner of Parcel c0044-16 deeded to St. Paul the apostle church filed for record in deed book 8, page 1026 with the office of

the recorder of Scott County, Iowa; Thence south along the west line of said Parcel, and its southerly extension, to the south line of east Rusholme Street; Thence east along the south line of said east Rusholme Street to its intersection with the west line of Eastern Avenue; Thence south along the west line of said Eastern Avenue to its intersection with the south line of Elm Street; Thence east along the south line of said elm Street to its intersection with the westerly line of the Iowa, Chicago & Eastern Railroad; Thence southerly along the west line of said Iowa, Chicago & Eastern Railroad; to its intersection with the north line of east Locust Street; Thence southeasterly a distance of 111 feet, more or less, to the intersection of the west line of said railroad and the south line of east Locust Street; Thence southerly along the west line of said railroad, a distance of 38 feet, more or less;

Thence northeasterly a distance of 250 feet, more or less, to the intersection of the easterly line of said railroad and the south line of east locust Street; Thence east along the south line of east locust Street to its intersection with the west line of jersey ridge Road; Thence southerly along the west line of said jersey ridge Road to its intersection with the north line of Kirkwood Boulevard; Thence southwesterly a distance of 154 feet, more or less, to the northeasterly corner of Parcel e0029-07a deeded Kwik Shop Inc filed for record as document 2018-08330 with the office of the recorder of Scott County, Iowa; Thence southerly and westerly, in a counter-clockwise motion to a point on the Parcel's south line which is 68 feet east of its southwest corner, more or less; Thence southeasterly a distance of 112 feet, more or less, to the intersection of the west line of jersey ridge Road with the south line east 12<sup>th</sup> Street; Thence southwesterly along the west line of said jersey ridge Road, and its southwesterly extension, to the south line of east 11<sup>th</sup> Street;

Thence east along the south line of said east 11<sup>th</sup> Street to its intersection with the southwesterly line of east River Street; Thence southeasterly along the southwesterly line of said east River Street to the most eastern corner of tract a & b of Parcel e0046-01 as leased by the Lindsey Park Boat Club Inc from the City of Davenport;

Thence westerly a distance of 464 feet, more or less, to the easterly end of Lindsay park, title of said park held by the board of park commissioners, and identified on the auditors mapping as Parcel e0035-06;

Thence westerly along the southerly line of said park and additional property and right of as owned and occupied by the City of Davenport, a distance of 2110 feet, more or less, to a southeasterly corner of Parcel e0048-01u held in fee title by Iowa American water company; Thence along the southerly line of said Parcel e0048-01u to its southwesterly corner and the southeasterly corner of Parcel f0041-12, aforesaid Parcel held in fee title by Davenport water company; Thence southwesterly along the southerly line of said Parcel to its southwesterly corner

and the southeasterly corner additional property held in fee title by the City of Davenport; Thence southwesterly along the southerly line of said city property, a distance of 1914 feet, more or less, to the southeasterly corner of Parcel f0054-05b deeded to Riverview Lofts LLC filed for record as document 2013-12201 with the office of the recorder of Scott County, Iowa; Thence along the southerly line of said Parcel, a distance of 140 feet, more or less, to its southwesterly corner; Thence southwesterly along the southerly line of additional property held in fee title by the City of Davenport, a distance of 592 feet, more or less, to the most easterly corner of two Parcels (f0060-16g and f0060-15b) deeded to Brinell LLC filed for record as document 2016-00276 with the office of the recorder of Scott County, Iowa; Thence along the southwesterly along the southerly line of additional property held in fee title by the City of Davenport, consisting of 3 Parcels: l0004a01b, l0003a01a and l0014a01a, a distance of 1589 feet, more or less, to the southwesterly corner of said Parcel l0014a01a; Thence northwesterly along the westerly line of said Parcel l0014a01a to the southerly line of east River Drive; Thence westerly a distance of 282 feet, more or less, to the northerly line of said east River Drive; Thence southwesterly along the northerly line of said east River to its intersection with the west line of Iowa Street; Thence continuing southwesterly along the northerly line of east River Drive to a point which is 31 feet, more or less, northeast of the east line of Pershing Street; Thence southwesterly a distance of 152 feet, more or less, to a point 9 feet, more or less, south of the northeast corner of Parcel l0017a01d held in fee title by the levee commission; Thence south along the east line of said Parcel to its southeast corner; Thence along the southerly line of said Parcel a distance of 117 feet, more or less; Thence southwesterly a distance of 93 feet, more or less, to the northeast corner of additional property held in fee title by the City of Davenport and identified as Parcel l0017a01f on the auditor's map; Thence southerly along the east line of said Parcel to its southeasterly corner; Thence westerly along the south line of additional properties held in fee title by the City of Davenport, the Davenport levee commission and the board of park commissioners a distance of 8153 feet, more or less to a westerly corner of Parcel k0037-03 held in fee title by the City of Davenport;

Thence southwesterly a distance of 917 feet, more or less, to the east line of Parcel k0051-09 deeded to rodney blackwell filed for record as document 2011-01433 with the office of the recorder of Scott County, Iowa; Thence southerly along the easterly line of said Parcel and Parcels k0051-10 and k0051-11, each deeded to rodney blackwell filed for record as document 2011-01433 with the office of the recorder of Scott County, Iowa, to the most southern corner of said Parcel k0051-11; Thence northerly along the westerly line of aforesaid Parcel a distance of 144 feet, more or less; Thence westerly a distance of 305 feet, more or less, to the northerly line



of west River Drive; Thence southwesterly along the northerly line of said west River Drive to its intersection with the easterly line of Schmidt Road; Thence westerly a distance of 148 feet, more or less, to the intersection of the westerly line of Schmidt Road with the north line of the northerly service Road of west River Drive; Thence southwesterly along said northerly line to its intersection with the easterly line of credit island lane; Thence southwesterly a distance of 64 feet, more or less, to the intersection of the westerly line of credit island lane and the north line of west River Drive;

Thence southwesterly along the northerly line of said west River Drive a distance of 3140 feet, more or less, to the westerly side of Blackhawk Creek; Thence northwesterly along the westerly side of Blackhawk creek a distance of 452 feet, more or less, to the southerly line of Parcel r0421-01 held in fee title by the City of Davenport; Thence southwesterly along the southerly line of said Parcel and its southwesterly extension to the point of beginning.

Section 1. That section 1 of Ordinance No. 83-696, passed and approved by the City Council of Davenport, Iowa on December 1983 is hereby amended to read as follows

Section 1. That the following area of the City of Davenport is hereby designated as the North revitalization area:

North URTE - as amended, May 2018

A) Section south of I-80 at NW Blvd. to I-80 and Brady St

Beginning at the Northwest corner of Interstate Park 1<sup>st</sup> Addition to the City of Davenport, said point being on the Southerly line of federal aid Interstate Route 80; Thence Easterly and Southeasterly along the Southerly line of said Route 80 and the Westerly line of Northwest Boulevard, a distance of 2875 feet, more or less, to its intersection with the Northerly line of West 76<sup>th</sup> Street; Thence Northeasterly a distance of 156 feet, more or less, to the Easterly line of Northwest Boulevard; Thence Northwesternly along the Easterly line of said Northwest Boulevard a distance of 689 feet, more or less, to the Southerly line of federal aid Interstate Route 80; Thence Easterly along said Southerly line of Route 80 to its intersection with the Southerly extension of the West line of Iowa Research Commercial & Technical Park, an Addition to the City of Davenport; Thence Northerly along the West line of said Addition to the Northwest corner of said Addition; Thence East along the North line of Research Commercial & Technical Park and Research Commercial & Technical Park 3<sup>rd</sup> Addition to the East line of Brady Street; Thence North along the East line of said Brady Street to the Northwest corner of Parcel x3601-02 and the intersection with the Westerly extension of the North line of North Welcome Way Addition to the City of Davenport; Thence East along the North line of aforesaid Addition to its Northeast corner; Thence Northeasterly a distance of 191 feet, more or less to the Westerly line of Parcel x3601-03 deeded to MMDH LLC filed for record as Document 2014-04893 with the Office of the Recorder of Scott County, Iowa; Thence Northly along the West line of aforesaid Parcel to the south line of East 90<sup>th</sup> Street; Thence Easterly and Southerly along said south line of East 90<sup>th</sup> Street to the Westerly line of us Highway 61; Thence Southerly and Westerly along the Westerly line of us Highway 61 to a point which is 67 feet, more or less, Easterly of the Southwest corner of lot 11 of Iowa Research Commercial & Technical Park; Thence Southwesterly a distance of 437 feet, more or less, to the Southerly line of federal aid Interstate Route 80; Thence Easterly and Southerly along the Southerly line of said Route 80 and the Westerly line of us Highway 61 to its intersection with the Northerly line of West 76<sup>th</sup> Street; Thence Westerly along the Northerly line of said West 76<sup>th</sup> Street a distance of 43 feet, more or less; Thence Southerly a distance of 176 feet, more or less, to the Westerly line of the West frontage Road of us Highway 61; Thence Southerly along the Westerly line of said West frontage Road to the south line of Steeplegate plaza condominiums; Thence West along the south line of said Steeplegate plaza condominiums and the south line of Scott County Regional Industrial Park and its re-subdivisions of same to the Southwest

corner of Scott County Regional Industrial Park; Thence North along the West line of said Scott County Regional Industrial Park and its Northerly extension to the North line of West 76<sup>th</sup> Street; Thence along the North line of said West 76<sup>th</sup> Street to the East line of North Division Street; Thence Westerly a distance of 609 feet, more or less, to the Northeast corner of the replat of Ridgeview Park Addition to the City of Davenport; Thence West along the North line of said replat of Ridgeview Park Addition to its Northwest corner; Thence south along the West line of said replat of Ridgeview Addition to the Southeast corner of I-80 Iowa 130 Industrial Park Addition to the City of Davenport; Thence West along the south line of aforesaid Addition and the south line of Farris First Addition to the Easterly line of Northwest Boulevard; Thence Southwesterly to the Southeast corner of Green Tree Park 1<sup>st</sup> Addition to the City of Davenport, also being a point on the North line of West 72<sup>nd</sup> Street; Thence Westerly along the Northerly and Easterly line of West 72<sup>nd</sup> Street to its intersection with the East line of Jebens Avenue with the North line of West 72<sup>nd</sup> Street; Thence West along the North line of West 72<sup>nd</sup> Street to its intersection with the East line of Hillandale Road; Thence Southwesterly to the Southeast corner of lot 11 of willow knolls 3<sup>rd</sup> Addition to the City of Davenport; Thence along the south line of said lot 11 to its Southwest corner; Thence south along the West line of said willow knolls 3<sup>rd</sup> Addition to the Southeast corner of Parcel W0403-03b deeded to Sheffield Square LLC filed for record as filed in Deed Book 6, page 173 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of aforesaid Parcel to its Southwest corner; Thence North along the West line of aforesaid Parcel to its Northwest corner, said point being on the south line of Parcel w3349-07a deeded to CDC Limited filed for record as Document 2011-12105 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of the aforesaid Parcel to its Southwest corner; Thence North along the West line of the aforesaid Parcel to its Northwest corner and the Southerly line of federal aid Interstate Route 80; Thence Easterly along the Southerly line of said Route 80 to the point of beginning.

B) Section North of I-80 at NW Blvd

Beginning at the intersection of the West line of North Division Street and Northerly line of federal aid Interstate Route 80; hence West along the Northerly line of said Route 80 to its intersection with the Easterly line of Northwest Boulevard (aka Iowa Highway 130); Thence Southwesterly to the intersection of the Westerly line of Northwest Boulevard and the Northerly line of federal aid Interstate Route 80; Thence West along the Northerly line of said Route 80 to its intersection with the Westerly line of wacky waters 1<sup>st</sup> Addition to the City of Davenport; Thence North along the West line of aforesaid Addition to the Northwest corner of said Addition; hence West along the south line of Parcel v3205-02 deeded to Cheryle Frye Revocable Trust filed for record as Document 2016-06046 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of aforesaid Parcel to its Northwest corner and the south line of 210<sup>th</sup> Street; Thence East along the North line of aforesaid Parcel to the Westerly line of Northwest Boulevard; Thence Southeasterly along the Westerly line of aforesaid Boulevard a distance of

45 feet, more or less; Thence North along the Westerly line, as extended Southerly, of Parcel v2953-01a deeded to Agrigenetics filed for record as Document 1998-05393 with the Office of the Recorder of Scott County, Iowa; Thence North on the Westerly line of the aforesaid Parcel and its Southerly extension to its Northwest corner;

Thence East along the North line of the aforesaid Parcel and the North line of Sheridan Industrial Park 1<sup>st</sup> Addition and Hoefer's Addition to the Northeast corner of Hoefer's Addition; Thence south along the East line of said Hoefer's Addition to the North line of Parcel v3207-01 held in fee title by the State of Iowa; Thence East along the North line of aforesaid Parcel to its Northeast corner; Thence East along the North line of Parcel w3301-04a deeded to Walter A. Dengler filed for record as Document 1998-07681 with the Office of the Recorder of Scott County, Iowa to the Northwest corner of Iowa 89 Airport Industrial Park Addition; Thence along the North line of aforesaid Addition to the West line of Hillandale Road; Thence Southerly along the West line of said Hillandale Road a distance of 20 feet, more or less; Thence Northeasterly a distance of 67 feet, more or less, to the East line of Hillandale Road; Thence North along the East line of said Hillandale Road to the Northwest corner of Parcel w2853-01 deeded to MidAmerican Energy Co filed for record as Document 2018-05604 with the Office of the Recorder of Scott County, Iowa; Thence along the North line of aforesaid Parcel as extended Easterly to the East line of Granite Way; Thence North along the East line of granite Way to the Northwest corner of lot 1 of Kraft First Addition to the City of Davenport; hence Southeasterly along the North line of said lot 1 to its Northeast corner and a point on the West line of an intermodal railway held in fee title by the City of Davenport; Thence Easterly to the Northwest corner of Parcel w2733-02 held in fee title by Sterilite Corporation; Thence East along the North line of said aforesaid Parcel to the West line of North Division Street; Thence south along the West line of said North Division Street to the point of beginning.

C) Section south of I-80 and Brady Street

Beginning at the intersection of the Northerly line of Veterans Memorial Parkway and the Easterly line of the Easterly frontage Road of us Highway Route 61 (aka Brady Street); Thence Northerly along the Easterly line of said frontage Road and continuing Easterly along the Southerly line of federal aid Interstate Route 80 to the intersection of said Southerly line of Route 80 with the Westerly line of a railroad line held in fee title by Canadian Pacific Railroad; Thence Southerly along said Westerly line of said railroad to the North line of Parcel x0135-03b deeded to Von Maur Inc filed for record as Document 2012-27813 with the Office of the Recorder of Scott County, Iowa;

Thence Easterly a distance of 138 feet, more or less, to the Easterly line of aforesaid railroad; Thence Northwesterly along said Easterly line of said railroad a distance of 32 feet, more or less, to the North line of Parcel x0135-03b deeded to Von Maur Inc filed for record as Document 2012-27813 with the Office of the Recorder of Scott County, Iowa; Thence along the North line of aforesaid Parcel to its Northeast corner; Thence south along the East line of aforesaid Parcel to its intersection with the Westerly line of a

railroad line held in fee title by Canadian Pacific Railroad; Thence Southerly along the Westerly line of aforesaid railroad to its intersection with the North line of East 53<sup>rd</sup> Street; Thence West along the North line of said East 53<sup>rd</sup> Street a distance of 19 feet, more or less;

Thence Southwest a distance of 104 feet, more or less, to the Northeast corner of Park 53 1<sup>st</sup> Addition, and its re-subdivisions; Thence south along the East line of aforesaid Additions to the Southeast corner of said Additions;

Thence West along the south lien of aforesaid Additions to the East line of Tremont Avenue; Thence Northwesterly to the West line of said Tremont Avenue and the Northeast corner of Parcel P1215-11 deeded to granite & more LLC filed for record as Document 2017-01138 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Tremont Avenue to its intersection with the North line of East 46<sup>th</sup> Street; Thence West along the North line of said East 46<sup>th</sup> Street to a point 10 feet, more or less, East of the Southwest corner of Parcel P1215-02a deeded to Christine L. Smith filed for record as Document 2006-10481 with the Office of the Recorder of Scott County, Iowa; Thence Southerly to the south line of said East 46<sup>th</sup> Street and the Northwest corner of Parcel P1215-01e deeded to Steel Rock Investments LLC filed for record as Document 2016-14090 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner and the North line of Brady-Crest Addition to the City of Davenport; Thence East along the North line of aforesaid Addition to its Northeast corner; Thence south along the West line of St. Marguerite's cemetery (also being Parcels p1307-01 and p1307-02 on the auditor's map) to the Southwest corner of said cemetery; Thence Southeasterly a distance of 191 feet, more or less, to the south line of East 39<sup>th</sup> Street and the Northwest corner of Parcel p1310a04 deeded to Eric C Syverud filed for record as Document 2008-30675 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said East 39<sup>th</sup> Street to its intersection with the West line of bridge Avenue; Thence Southerly along the West line of said bridge Avenue to its intersection with the south line of East 37<sup>th</sup> Street; Thence East along the south line of said East 37<sup>th</sup> Street to the Northwest corner of Parcel p1312d01a deeded to Dahl Motors Davenport Inc filed for record as Document 2006-02373 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner; Thence East along the south line of aforesaid Parcel to its Southeast corner and the West line of Mississippi Avenue; Thence Easterly along the North line of Parcels p1312c02 and p1313c02a deeded to Devoss Properties LLC filed for record as Document 2012-08347 with the Office of the Recorder of Scott County, Iowa to the Westerly line of a railroad line held in fee title by Canadian Pacific Railroad; Thence Easterly to the Easterly line of aforesaid railroad to a point 51 feet, more or less, Southerly of the Northwest corner of Goose Creek Centre Condos; Thence Easterly along the North line of said condos to the West line of Eastern Avenue; Thence Easterly to the East line of said Eastern Avenue to a point 81 feet, more or less, North of the Northeast corner of Parcel n1809-01 deeded to Znn Properties LLC filed for record as Document 2015-28924 with the Office of the Recorder of Scott County, Iowa; Thence North along the

East line of said Eastern Avenue to its intersection with the south line of Luther acres Addition to the City of Davenport; Thence East along the south line of aforesaid Addition as extended Easterly to the West line of Parcel n1809-04g deeded to Lindruff Properties LC filed for record as Document 20121996-21008 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner; Thence East along the south line of aforesaid Parcel and its Easterly extension to the East line of spring Street; Thence North along the East line of said spring Street to its intersection with the south line of East 38<sup>th</sup> Street; Thence along the south line of said East 38<sup>th</sup> Street to its intersection with the West line of Belle Avenue; Thence south along the West line of said belle Avenue a distance of 260 feet, more or less; Thence Easterly to the East line of belle Avenue and the Northwest corner of paul revere square condos to the City of Davenport; Thence East along the North line of said condos to the West line of Jersey Ridge Road; Thence south along the West line of said Jersey Ridge Road to its intersection with the south line of East Kimberly Road; Thence Easterly along the south line of said East Kimberly Road to its intersection with the East line of Parcel n1814-04 deeded to Indian Ridge apartments cooper filed for record as Document 2001-36048 with the Office of the Recorder of Scott County, Iowa;

Thence Southerly and Westerly along the East and south lines of aforesaid Parcel to the East line of Jersey Ridge Road; Thence North along the East line of said Jersey Ridge Road to a point which is 85 feet, more or less, North of the Southwest corner of profession Park East condos; Thence Westerly to the West line of said Jersey Ridge Road and the Southeast corner of lot 1 of Stonebraker's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the south line of aforesaid lot 1 to its Southwest corner; Thence North along the West line of aforesaid lot 1 of Stonebraker's 1<sup>st</sup> Addition to the Northeast corner of lot 2 of said Addition; Thence West along the North line of said lot 2 to its Northwest corner and the East line of lot 1 of Waterpark Addition to the City of Davenport; Thence south along the East line of aforesaid lot to its Southeast corner; Thence West along the south line of aforesaid lot to its Southwest corner; Thence Westerly to the West line of aforesaid Waterpark Addition and a point which is 78 feet, more or less, south of the Northwest corner of lot 4 of aforesaid Addition; Thence south along the West line of said Waterpark Addition to its Southwest corner, also being the Northwest corner of Springwood Addition to the City of Davenport; Thence continuing south along the West line of said springwood Addition to its Southwest corner and the North line of g-mar heights 2<sup>nd</sup> Addition to the City of Davenport; Thence Westerly along the North lien of said g-mar heights 2<sup>nd</sup> Addition to its intersection with the West line of Parcel n1816c04 deeded to Spring Village Apart of IA LLC filed for record as Document 2006-17780 with the Office of the Recorder of Scott County, Iowa; Thence North along the West lien of aforesaid Parcel as extended Northerly to the south line of Northgate 2<sup>nd</sup> Addition to the City of Davenport; Thence Westerly along the south line of aforesaid Addition to the Southeast corner of Parcel n1816a02a deeded to Windmill Hill LC filed for record as Document 2018-03453 with the Office of the Recorder of Scott County, Iowa; Thence along the south line of aforesaid Parcel to the East line of Eastern Avenue; Thence North



along the East line of said Eastern Avenue a distance of 267 feet, more or less; Thence Northwesterly to the West line of said Eastern Avenue and the Northeast corner of Kimberly downs Addition to the City of Davenport; Thence West along the North line of aforesaid Addition and its Westerly extension to the Easterly line of a railway line held in fee title by Canadian Pacific Railroad; Thence Westerly to the Westerly line of aforesaid railway and the Northeast corner of Kimberly downs 3<sup>rd</sup> Addition to the City of Davenport; Thence West along the North line of aforesaid Addition to the Southeasterly line of bridge Avenue; Thence Westerly to the intersection of the Northwesterly line of bridge Avenue with the Easterly line of Kimberly downs Road; Thence Northwesterly along the Easterly line of said Kimberly Downs Road a distance of 170 feet, more or less; Thence Westerly to the Westerly line of Kimberly Downs Road and the Southeast corner of lot 4 of Kimberly Crest south Addition to the City of Davenport; Thence North along the West line of aforesaid lot to the Southeast corner of Parcel p1314-01 held in fee title by the National Guard of Iowa; Thence West along the south line of aforesaid Parcel to its Southwest corner; Thence North along the West line of aforesaid national guard Parcel to the Southeast corner of j g baker 2<sup>nd</sup> Addition to the City of Davenport; Thence Southwesterly along the Southerly line of aforesaid Addition to its Southwest corner and the East line of Parcel p1316-02 deeded to Davenport Community School District filed for record as Document 2010-13060 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of aforesaid Parcel and its Southerly extension to the North line of East George Washington Boulevard; Thence Westerly along the North line of said East George Washington to a point which is 114 feet, more or less, Westerly of the Southeast corner of Parcel p1316b02 deeded to TBK LLC filed for record as Document 2015-03394 with the Office of the Recorder of Scott County, Iowa; Thence Southerly to the Northeast corner of lot 5 of fisher & fisher's 4<sup>th</sup> Addition (as amended by dedication or right of Way to the City Davenport); Thence south along the East line of aforesaid lot 5 to its Southeast corner; Thence Westerly along the Southerly line of said lot 5 to the Northeast corner of lot 1 of fisher & fisher's 2<sup>nd</sup> Addition to the City of Davenport; Thence south along the East line of aforesaid lot 1 to the North line of East 32<sup>nd</sup> Street; Thence Southerly to the south line of said East 32<sup>nd</sup> Street and the Northwest corner of Parcel c0002-25 deeded to the City of Davenport filed for record as Document 2009-35677 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid city Parcel to the North line of a public alley laying between East 32<sup>nd</sup> Street and East 31<sup>St</sup> Street; Thence West and south along the North and West lines of aforesaid public alley to the North line of said East 31<sup>St</sup> Street; Thence West along the North line of said East 31<sup>St</sup> Street to the Southwest corner of Parcel c0002-06 deeded to Ricardo E Rangel filed for record as Document 2010-25697 with the Office of the Recorder of Scott County, Iowa; Thence south to the south line of said East 31<sup>St</sup> Street; Thence East along the south line of said East 31<sup>St</sup> Street a distance of 5 feet, more or less, to the Northwest corner of Parcel c0002-58 deeded to Peter J Schlicksup, as Trustee filed for record in Deed Book 7, page 815 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner and the North line of a public alley laying between East

31<sup>st</sup> Street and East 30<sup>th</sup> Street; Thence West along the North line of aforesaid alley a distance of 2.5 feet, more or less, to the East line of a Northern leg of the aforesaid public alley; Thence North along the East line of aforesaid North leg of said alley a distance of 12 feet, more or less, to the Northern termination of said alley; Thence West along the North line of said alley a distance of 16 feet, more or less, to the West line of said Northern leg of said alley; Thence south along the West line of said alley to its intersection with the North line of East 30<sup>th</sup> Street; Thence West along the North line of said East 30<sup>th</sup> Street a distance of 46 feet, more or less; Thence south to the south line of East 30<sup>th</sup> Street to a point being 4 feet, more or less, West of the West line of Iowa Street; Thence East along the south line of said East 30<sup>th</sup> Street a distance of 4 feet, more or less, to the West line of Iowa Street; Thence south along the West line of said Iowa Street and its Southerly extension to its intersection with the south line of East 29<sup>th</sup> Street place; Thence East along the south line of said East 29<sup>th</sup> Street place a distance of 8 feet, more or less, to the West line of a public alley; Thence south along the West line of said alley to the Northwest corner of Parcel c0015-01 deeded to Lenora M. Donlin filed for record as Document 2013-23162 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner and the North line of East 29<sup>th</sup> Street; Thence Southerly to the south line of East 29<sup>th</sup> Street and its intersection with the West line of Iowa Street; Thence south along the West line of said Iowa Street to the North line of East Garfield Street; Thence along the North line of East Garfield Street to the Southwest corner of Parcel c0017-44 deeded to Kenneth J. Rose filed for record as Document 1989-18320 with the Office of the Recorder of Scott County, Iowa; Thence Southwesterly to the intersection of the south line of East Garfield Street and the West line of a public alley laying between Brady Street and Pershing Avenue; Thence East along the south line of East Garfield Street to the West line of Pershing Avenue; Thence south along the West line of Pershing Avenue to its intersection with the North line of East Central Park Avenue; Thence Westerly along the North line of East Central Park Avenue to the Easterly line of aforesaid public alley laying between Brady Street and Pershing Avenue; Thence Southwesterly to the south line of East Central Park Avenue and the Northwest corner of lot 1 of block 4 in Park view Addition to the City of Davenport; Thence south along the West line of aforesaid lot 1 to its Southwest corner and the Northwest corner of a public alley laying West of Pershing Avenue; Thence south along the West line of aforesaid public alley to its intersection with a North line of a public alley laying North of East Dover court; Thence West along the North line of aforesaid alley to the Westerly line of said alley; Thence Southwesterly along the Westerly line of aforesaid alley to its intersection with the North line of East Rusholme Street; Thence West along the line of East Rusholme Street to its intersection with the Easterly line of Brady Street; Thence perpendicular to the Easterly right of Way of said Brady Street to the Westerly line of said Brady Street; Thence Southwesterly along the Westerly line of said Brady Street to its intersection with the North line of West Lombard Street; Thence West along the North line of West Lombard Street and its Westerly extension to its intersection with the West line of Harrison Street (aka us Highway Route 61); Thence Southerly along

the West line of said Harrison Street to its intersection with the North line of West Lombard Street; Thence West along the North line of West Lombard Street to its intersection with the East line of a public alley laying between Harrison Street and Ripley Street; Thence North along the East line of said public alley to the south line of West Dover court; Thence East along the south line of West Dover court a distance of 8 feet, more or less; Thence Northeasterly to the intersection of the East line of said alley with the North line of West Dover court; Thence continuing along the East line of said alley to the south line of West Central Park Avenue; Thence Northeasterly to the North line of West Central Park Avenue and the Southwest corner of Parcel b0027-15 deeded to MVP LLC filed for record as Document 2015-04491 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of aforesaid Parcel to its Northwest corner; Thence North along the West line of Parcel b0027-16 deeded to Harrison Street cooperative filed for record as Document 2016-11489 with the Office of the Recorder of Scott County, Iowa to its Northwest corner; Thence North along the West line of Parcel b0027-17 deeded to Justin Michael Ramsay filed for record as Document 2016-22994 with the Office of the Recorder of Scott County, Iowa to its Northwest corner; Thence West along the south line of Parcel b0027-18 deeded to Rodney L. Becker filed for record as Document 1990-22781 with the Office of the Recorder of Scott County, Iowa to its Southwest corner; Thence North along the West line of aforesaid Parcel to its Northwest corner and the south line of a public alley laying south of West Columbia Avenue; Thence Northeasterly to the North line of said alley and the Southwest corner of lot 6 of Vander veer Park Addition to the City of Davenport; Thence North along the West line of lots 6 and 7 of said Vander veer Park Addition to the south line of West Columbia Avenue; Thence Northerly to the intersection of the North line of said West Columbia Avenue with the East line of a public alley laying West of Harrison Street; Thence Northerly along the East line of aforesaid alley and its Northerly extension to its intersection with the North line of West Garfield Street and the Southwest corner of Parcel b0022-44 deeded to Gregory Arlan Meyer filed for record as Document 2011-00862 with the Office of the Recorder of Scott County, Iowa to its Northwest corner; Thence Northerly along the West line of Fanth Addition to the City of Davenport to its Northwest corner; Thence Northerly to the Southwest corner of Parcel B0011-29 deeded to Adam Holst filed for record as Document 2012-26848 with the Office of the Recorder of Scott County, Iowa; Thence Northerly along the West line of aforesaid Parcel to its Northwest corner and the south line of West 29<sup>th</sup> Street; Thence Northerly to the intersection of the North line of said West 29<sup>th</sup> Street with the East line of a public alley laying West of Harrison Street; Thence Northerly along the East line of said public alley to its intersection with the south line of West 32<sup>nd</sup> Street; Thence East along the south line of said West 32<sup>nd</sup> Street to its intersection with the West line of Harrison Street; Thence Northeasterly to the intersection of the East line of Harrison Street with the North line of said West 32<sup>nd</sup> Street; Thence Northerly along the East line of said Harrison Street to the Southwest corner of Parcel p1411-15 deeded to Car lee IA HH LLC filed for record as Document 2007-11464 with the Office of the Recorder of Scott County, Iowa; Thence Northerly and Easterly along the Easterly line of said Harrison

Street and the Southeasterly line of Welcome Way a distance of 465 feet, more or less; Thence Northwesterly to a point on the Northerly line of Welcome Way being 68 feet, more or less, East of the East line of said Harrison Street; Thence Northwesterly along the Easterly line of said Harrison Street to its intersection with the south line of lot 1 of Heeter's Kimberly Road Addition to the City of Davenport; Thence Southwesterly to the Westerly line of said Harrison Road and the Southeast corner of lot 1 of valley bank Addition to the City of Davenport; Thence Westerly along the south line of lots 1 and 2 of aforesaid Addition to the Southwest corner of lot 2 of said Addition; Thence south along the East line of Parcel p1410-01b deeded to Kimberly realty filed for record as Document 1999-10183 with the Office of the Recorder of Scott County, Iowa to its Southeast corner; Thence West along the south line of aforesaid Parcel and its Westerly extension to the West line of Gaines Street; Thence south along the West line of said Gaines Street to the Northeast corner of lot 1 of Kartridge Pak 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said lot 1 to its Northwest corner; Thence south along the West line of said lot 1 to its south West corner and the North line of Parcel p1410-02e deeded to Grape Road LLC filed for record as Document 2007-11475 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of aforesaid Parcel to its Northwest corner and the West line of Schuette's 1<sup>st</sup> Addition to the City of Davenport; Thence Westerly and Northerly along a Northerly line of said Addition to the Southeast corner of lot 2 of Byrider subdivision 2<sup>nd</sup> Addition to the City of Davenport; Thence North along the East line of said lot 2 to its Northeast corner; Thence Westerly along the North line of said lot 2 to its Northwest corner; Thence south along the West line of said lot 2 to its Southwest corner and the North line of lot 4 of Schuette's 1<sup>st</sup> Addition; Thence West along the North line of said lot 4 to its Northwest corner; Thence south along the West line of aforesaid lot 4 to the Northeast corner of cottages at shady ridge Addition to the City of Davenport; Thence West along the North line of said Addition to its Northwest corner and the Northeast corner of lot 2 of Scotty's Highland Park 2<sup>nd</sup> Addition to the City of Davenport; Thence West along the Northline of aforesaid lot 2 to the East line of Marquette Street; Thence North along the East line of said Marquette Street to a point being 64 feet, more or less, south of the south line of West Kimberly Road; Thence Westerly to a point on the West line of Marquette Street being 25 feet, more or less, south of the south line of West Kimberly Road; Thence south along the West line of said Marquette Street to the south line of lot 9 of Byar's replat of lots 17 thru 22, Inclusive, of Byar's First Addition to the City of Davenport; Thence West along the south line of lots 9 thru 1, Inclusive, of said Byar's replat to the Southwest corner of said lot 1 of said replat, and the East line of lot 8 of Steve-shoran 1<sup>st</sup> Addition to the City of Davenport; Thence south along the East line of said lot 8 to its Southeast corner and the North line of West 38<sup>th</sup> Street place; Thence West along the North line of said West 38<sup>th</sup> Street place to the Southwest corner of said lot 8 of Steve-Sharon 1<sup>st</sup> Addition; Thence North along the West line of said lot 8 to the Southeast corner of Parcel m1512d19 deeded to Carole S Bognar filed for record as Document 2016-19131 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to the Northwest corner of Parcel

m1512d19a deeded to Long Family Trust UTA filed for record as Document 2012-14653 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to the Southeast corner of Parcel m1512d20 deeded to Joe W. Cole filed for record in Deed Book 9, page 1228 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to the Southeast corner of Parcel m1512d21 deeded to Linda M. Hancock filed for record in Deed Book 9, page 1180 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner and the East line of lot 11 of Sunnymede heights annex Addition to the City of Davenport; Thence south along the East line of said lot 11 to its Southeast corner; Thence West along the south line of lots 7 thru 11 of said Sunnymede heights annex Addition to the West line of said lot 7 and the East line of a public alley; Thence North along the East line of said alley a distance of 141 feet, more or less; Thence Northwesterly to West line of said alley and the Northeast corner of lot 17 of said Sunnymede heights Addition; Thence West along the North line of lots 17 and 10 as extended Westerly to the West line of a public alley laying West of Sturdevant Street; Thence south along the West line of said alley to the Northeast corner of lot 1 of Danielsen's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said lot to its Northwest corner and the Northeast corner of lot 1 of Houghland's 1<sup>st</sup> Addition to the City of Davenport; thence west along the north line of said lot 1 to the east line of North Division street; Thence north along the east line of said North Division street a distance of 191 feet, more or less; Thence west to the west line of said North Division street and the southeast corner of Parcel M1510b25a deeded to Slesha Mini Mart LLC filed for record as Document 2015-29848 with the Office of the Recorder of Scott County, Iowa; Thence along the south line of said parcel to its southwest corner and the east line of parcel m1510b27 deeded to Robert h. Brown filed for record in deed book 9, page 1234 with the office of the recorder of Scott County, Iowa, Thence south along the East line of said Parcel to its Southeast corner; Thence West along the south line of said Parcel to its Southwest corner; Thence North along the West line of said Parcel to Northeast corner of Parcel m1510b11 deeded to Wilkes corner cooperative filed for record as Document 2013-11028 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel to the East line of Wilkes Avenue;

Thence Westerly to the Northeast corner of the south half of lot 7 of Danielsen's 2<sup>nd</sup> subdivision; Thence West along the North line of said south half of said lot 7 and its Westerly extension to the West line of a public alley laying West of Wilkes Avenue; Thence south along the West line of said alley to the Northeast corner of lot 9 of Danielsen's 2<sup>nd</sup> subdivision; Thence West along the North line of lots 9 thru 13 of said subdivision to the Northwest corner of said lot 13 of said subdivision; Thence south along the West line of said lot 13 to the North line of West 38<sup>th</sup> Street place; Thence West along the North line of said West 39<sup>th</sup> Street place to its intersection with the East line of Pacific Street; Thence North along the West line of said Pacific Street a distance of 144 feet, more or less;

Thence Westerly to the West line of said Pacific Street and the Northeast corner of lot 2 of Brookside Park 1<sup>st</sup> Addition; Thence West along the North line of said lot 2 to its Northwest corner; Thence Northwesterly to the Northeasterly corner of lot 158 of Brookside Park 4<sup>th</sup> Addition to the City of Davenport; Thence Southwesterly along the Northerly line of said lot 158 to its Northwesterly corner; Thence along the Northerly line of West 38<sup>th</sup> Street place to the Southwesterly corner of lot 168 of said Addition; Thence Northwesterly along the Southwesterly line of said lot to its Northwesterly corner; Thence south and West along the Westerly line of said lot 168 to the Northeast corner of lot 170 of said Addition; Thence West along the North line of said lot 170 to the East line of North Pine Street; Thence Northwesterly to the intersection of the West line of said Pine Street with the North line of West 38<sup>th</sup> Street place; Thence West along the North line of said West 38<sup>th</sup> Street place to the Southeasterly corner of lot 10 of Westgate 1<sup>st</sup> Addition to the City of Davenport; Thence West along the south line of said lot 10 to its Southwest corner; Thence Northwest along the Easterly line of lot 11 of Westgate 2<sup>nd</sup> Addition to its Northeast corner; Thence Southwesterly along its Northerly line to the East line of North Elmwood Avenue; Thence Northerly and Westerly along the Easterly and Northerly lines of North Elmwood Avenue and West 38<sup>th</sup> Street place to the West line of Westgate 2<sup>nd</sup> Addition; Thence south along the West line of said Addition to the North line of lot 23 of Westgate 10<sup>th</sup> Addition to the City of Davenport; Thence West along the North line of said 10<sup>th</sup> Addition and its Westerly extension to the Southeast corner of lot 1 of Westgate 13<sup>th</sup> Addition to the City of Davenport; Thence Westerly along the Southerly line of said lot 1 to the East line of Hillandale Road; Thence North along the East line of said Hillandale Road to the Northwesterly corner of said lot 1, Thence Southwesterly to the West line of said Hillandale Road and a Northeast corner of lot 9 of the 4<sup>th</sup> Addition to the City of Davenport; Thence Westerly along the North line of said lot 9 to its Northwest corner; Thence south along the West line of said lot 9 to its Southwest corner; Thence East along the south line of said lot 9 to the Northwest corner of lot 11 of said Addition; Thence south along the Westerly line of said lot 11 to the Northerly line of garden home villas to the City of Davenport;

Thence Easterly and Southerly to the Northeast corner of said villas; Thence Southwesterly to the Southeast corner of said villas and the most Northerly corner of Westgate 8<sup>th</sup> Addition to the City of Davenport; Thence southwesterly along the Westerly line of said 8<sup>th</sup> Addition and its Southwesterly extension to the Southerly line of Hickory Grove Road; Thence Southeasterly along the Southerly line of Hickory Grove Road to the Southeasterly line of Hickory Grove Road Industrial Park; Thence Southwesterly along the said Southeasterly line of said Industrial Park to the Northerly line of the Iowa Interstate railroad; Thence Westerly along the Northerly line of said railroad to its intersection with the East line of North Fairmount Street; Thence North along the East line of said North Fairmount Street to its intersection with the North line of Parcel o1633-10c deeded to Red Star Inc filed for record as Document 1998-35280 with the Office of the Recorder of Scott County, Iowa; Thence along the North line of said Parcel to the West line of lot 1 of the 6<sup>th</sup> Addition to the City of Davenport; Thence south along the West



line of said lot to its Southwest corner; Thence East along the south line of said lot to its Southeast corner; Thence North along the East line of said lot to its Northeast corner; Thence West along the North line of said lot to its Northwest corner; Thence south along the West line of said lot to the Northeast corner of Parcel o1633-08a deeded to Red Star Inc filed for record in Deed Book 6, page 185 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel to the Southeast corner of lot 4 of Thomas C Turner's 1<sup>st</sup> Addition to the City of Davenport; Thence North along the East line of said lot 4 to its Northeast corner; Thence West along the North line of said lot 4 to the East line of North Fairmount Street; Thence North along the East line of North Fairmount Street to its intersection with the North line of Parcel o1617d02a1 deeded to Americo Real Estate company filed for record as Document 2015-14825 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence south along the East line of said Parcel to the south line of Parcel o1617d05a1 deeded to wk development filed for record as Document 2015-14825 with the Office of the Recorder of Scott County, Iowa; Thence Easterly along the south line of said Parcel and its Easterly extension to the East line of North Elsie Avenue; Thence Northerly along the East line of North Elsie Avenue to its intersection with the south line of West 40<sup>th</sup> Street; Thence Easterly along the south line of said West 40<sup>th</sup> Street to the West line of lot 1 of Georgetown square 6<sup>th</sup> Addition to the City of Davenport; Thence south along the West line of said lot 1 to its Southwest corner; Thence East along the south line of Georgetown square 6<sup>th</sup> Addition and the south line of Georgetown square 2<sup>nd</sup> Addition to the Southeast corner of lot 6 of said 2<sup>nd</sup> Addition; Thence south along a West line of Georgetown square 2<sup>nd</sup> Addition to the Southwest corner of lot 2 of said Addition; Thence Northeast along the Southerly line of lot 2 to the West corner of Parcel o1619c03 deeded to Janice M Bryson filed for record as Document 1971-13017 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of Hillandale Road; Thence Southeasterly to the East line of Hillandale Road and a point which is 33 feet, more or less, North of the North line of West Kimberly Road; Thence Northerly along the East line of said Hillandale Road to its intersection with the East line of Georgetown square 2<sup>nd</sup> Addition; Thence North along the East line of said 2<sup>nd</sup> Addition to the North line of Parcel o1621-01 deeded to CWC series LLC series d filed for record as Document 2015-05967 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence Southerly and Easterly along the Westerly and Southerly lines of Westgate 3<sup>rd</sup> Addition to the City of Davenport to the Northwest corner of Parcel o1623c04c deeded to Sherry True Value Inc filed for record as Document 2011-22994 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to its Southwest corner; Thence East along the south line of said Parcel to the Northwest corner of lot 2 of checkers Addition to the City of Davenport; Thence East along the south line of said lot 2 to the West line of North Pine Street; Thence Northeasterly to East line of North Pine Street and the south corner of Parcel o1623c04 deeded to Centro Bradley Spe 3 LLC filed for record as Document 2006-34100 with the Office of the Recorder of Scott

County, Iowa; Thence North along the East line of said Parcel to its Northeast corner; Thence West along the North line of said Parcel to the East line of North Pine Street; Thence North along the East line of North Pine Street to Southwest corner of lot 5 of block 2 of Westgate 3<sup>rd</sup> Addition to the City of Davenport; Thence East along the south line of said lot 5 to its Southeast corner; Thence North along the East line of said lot 5 to the Southwest corner of Kensington Park 4<sup>th</sup> Addition to the City of Davenport; Thence East along the south line of said 4<sup>th</sup> Addition to the Northeast corner of Parcel m1508-16b deeded to Centro Bradley Spe 3 LLC filed for record as Document 2006-34100 with the Office of the Recorder of Scott County, Iowa; Thence Southeasterly along the Easterly line of said Parcel to the Northwest corner of lots 2 and 3 of Kensington Commercial Park 1<sup>st</sup> Addition; Thence Easterly along the North line of said lots to the Northeast corner of said lots; Thence Easterly to the Northwest corner of lot 2 of Kensington Commercial Park 2<sup>nd</sup> Addition; Thence East along the North line of said lot 2 to its Northeast corner; Thence North along the East line of lots 2 and 1 of said Kensington Commercial Park 2<sup>nd</sup> Addition to the south line of West 40<sup>th</sup> Street; Thence East along the south line of 40<sup>th</sup> Street to the West line of lot 2 of couch's 1<sup>st</sup> subdivision to the City of Davenport; Thence south along the West line of said lot to its Southwest corner; Thence East along the south line of said lot to its Southeast corner; Thence North along the East line of said lot to the south line of West 40<sup>th</sup> Street; Thence East along the south line of West 40<sup>th</sup> Street to its intersection with the West line of North Division Street; Thence south along the West line of North Division Street a distance of 150 feet, more or less; Thence Northeasterly to the East line of North Division Street and the Southwest corner of Parcel m1506-05 deeded to Kwik Trip Inc filed for record as Document 2015-06501 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to its Southeast corner; Thence North along the East line of said Parcel as extended Northerly to the North line of Parcel m1506-08 deeded to Kwik Trip Inc filed for record as Document 2015-06501 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence Southerly along the Easterly line of said Parcel to the Southwest corner of Parcel m1506-12b deeded to Kwik Trip Inc filed for record as Document 2015-06501 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel and its Easterly extension to the East line of Sturdevant Street; Thence North along the East line of Sturdevant Street to the Northwest corner of Parcel m1506-20 deeded to Beattie Real Estate LLC filed for record as Document 2008-09768 with the Office of the Recorder of Scott County, Iowa; Thence East along the Northerly line of said Parcel to its Northeast corner; Thence south along the East line of said Parcel to the Northwest corner of Parcel m1506-21b deeded to Brian L. French filed for record as Document 2011-06240 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner and the West line of Parcel m1506-22 deeded to Harold T. Akins filed for record as Document 2011-20353 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence East along the North line

of said Parcel to its Northeast corner and the West line of Parcel m1506-23 deeded to Brad L. Entler filed for record as Document 1994-28738 with the Office of the Recorder of Scott County, Iowa;

Thence North along the West line of said Parcel to the south line of West 40<sup>th</sup> Street; Thence East along the south line of said West 40<sup>th</sup> Street to the West line of sleepy hollow Addition to the City of Davenport; Thence south along the West line of said Addition to the Southwest corner of lot 4 of said Addition; Thence East along the south line of said lot 4 to the West line of lot 5 of said Addition; Thence south along the West line of said lot 5 to its Southwest corner; Thence East along the south line of said lot 5 to the Northeast corner of Parcel m1505-31k deeded to Mcshane Properties LLC filed for record as Document 2015-13095 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to the Northwest corner of Parcel m1505-08a deeded to dale c. Jaeger filed for record as Document 2006-06584 with the Office of the Recorder of Scott County, Iowa;

thence East along the North line of said Parcel to its Northeast corner and the West line of Parcel m1505-05g deeded to the Susan Hamman living Trust filed for record as Document 2009-05319 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of sleepy hollow Addition to the City of Davenport; Thence East along the south line of said Addition to its Southeast corner; Thence North along the East line of said Addition to the Northwest corner of Parcel m1505-04 deeded to Daniel W. Meredith filed for record as Document 2017-09315 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel and the North line of lot 3 of old k's subdivision to the City of Davenport to the Northwest corner of Parcel m1505-02a deeded to m & d holdings filed for record as Document 2003-38730 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to its Southwest corner;

Thence East along the south line of said Parcel to the West line of Marquette Street; Thence south along the West line of said Marquette Street to the Northeast corner of lot 1 of old k's subdivision; Thence Southeasterly to the East line of Marquette Street and the Northwest corner of Parcel p1408d06b deeded to Newberry enterprises Inc filed for record as Document 1992-13715 with the Office of the Recorder of Scott County, Iowa; thence East along the south line of said Parcel and its Easterly extension to the West line of Parcel p1408d01e deeded to the James P. Bach Revocable Trust filed for record as Document 2018-03165 with the Office of the Recorder of Scott County, Iowa;

Thence East along the North line of said Parcel to the West line of Lillie Avenue; Thence Northeasterly to the East line of said Lillie Avenue and the Northwest corner of lot 1 of Kimberly village 8<sup>th</sup> Addition to the City of Davenport; Thence East along the North line of said lot 8 to the West line of lot 1 of Davenport schools 1<sup>st</sup> Addition to the City of Davenport; Thence North along said West line to the Parcel's Northwest corner; Thence East along the North line of said lot 1 to the Northeast corner of said Parcel; Thence south along the East line of said lot 1 to the Northwest corner of lot 1 of village shopping center subdivision no. 3 Thence Easterly along the North line of aforesaid lot 1 to the Westerly line of Northwest Boulevard; thence southeasterly along the westerly line of said northwest boulevard to the most northerly

corner of lot 3 of village shopping center subdivision to the City of Davenport; Thence northeasterly to the easterly line of said northwest boulevard and the southwest corner of terrace ridge 5<sup>th</sup> addition to the city of davenport; said corner also being the most westerly corner of parcel p1405-07j deeded to Macerich North Park Mall LLC filed for record as document 2012-03141 with the Office of the Recorder of Scott County, Iowa; Thence northerly and easterly along the Northly line of said parcel to the westerly line of Welcome Way; Thence northeasterly and perpendicular to said westerly line to the easterly line of said Welcome Way; Thence northwesterly along the easterly line of said welcome way to a point which is 246 feet, more or less, northerly of the north line of east 50<sup>th</sup> street; Thence northwesterly to the westerly line of Welcome Way and the northeast corner of lot 1 of Northbrook Commercial park to the City of Davenport; Thence west along the north line of said lot 1 to its northwest corner; Thence south along the west line of said lot 1 to the north line of Sheridan street; Thence West along the North line of Sheridan Street a distance of 120 feet more or less to its intersection with the Northerly extension of the East line of Welcome Way Commercial center Addition to the City of Davenport;

Thence south along the East line of said Addition to its Southeast corner; Thence Westerly and Northly along the Southerly and Westerly line of said Addition to its Northwest corner; Thence East along the North line of said Addition to the West line of Sheridan Street; Thence Southerly along the West line of said Sheridan Street a distance of 30 feet, more or less; Thence Northeasterly a distance of 53 feet, more or less, to the East line of Sheridan Street;

Thence North along the East line of said Sheridan Street to its intersection with the North line of lot 1 of Menard's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said lot 1 to the West line of Welcome Way; Thence Southeasterly to the East line of Welcome Way and the most Northern corner of Parcel x1217-01 held in fee title of the State of Iowa, said corner also being on the Westerly line of Brady Street; Thence Southeasterly along the Westerly line of said Brady Street to its intersection with the North line of East 53<sup>rd</sup> Street; Thence East along the North line of East 53<sup>rd</sup> Street to its intersection with the Easterly line of Brady Street and its frontage Road to its intersection with the North line of East 59<sup>th</sup> Street; Thence West along the North line of East 59<sup>th</sup> Street to the East line of said Brady Street; Thence North along the East line of Brady Street to its intersection with the Easterly extension of the North line of Parcel x1107-01g deeded to James Alex Mcgehee filed for record as Document 2010-22240 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel and its Westerly extension to the Southeast corner of lot 8 of block 6 of joe Wagner's subdivision to the City of Davenport; Thence North along the East line of said lot 8 and its Northerly extension to the North line of East 61<sup>st</sup> Street; Thence North along the East line of lots 9 thru 1, Inclusive, of block 5 of said Wagner's subdivision to the Northeast corner of said lot 1 and the south line of Parcel x0255-52c deeded to Amy & Om Inc filed for record as Document 2013-16691 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner; Thence North along the West line of aforesaid Parcel to the south line of West 65<sup>th</sup> Street; Thence Easterly along

the south line of said West 65<sup>th</sup> Street to the West line of Brady Street (aka us Highway Route 61); Thence south along the West line of Brady Street a distance of 76 feet, more or less; Thence Easterly to the East line of Brady Street and a point being 240 feet, more or less, Northerly of the Southwest corner of lot 1 of windmill hill Addition to the City of Davenport; Thence Northerly along the Easterly line of said Brady Street to the North line of Veterans Memorial Parkway and the point of beginning.

D-1) section along Hickory Grove Road at West Central Park Ave

Beginning at the intersection of the Northerly line of West Central Park Avenue with the Easterly line of Hickory Grove Road; Thence Southerly to the Northeasterly corner of lot b of the auditor's plat of hoe acres and the Westerly line of Hickory Grove Road; Thence Southeasterly along the Westerly line of Hickory Grove Road to the Westerly line of North Howell Street; Thence Southerly along the Westerly line of said North Howell Street to the Easterly line of a public alley laying immediately West of said Hickory Grove Road; Thence Northwesterly along the Easterly line of said alley to its intersection with the Northerly line of Frisco Drive; Thence Northwesterly along the Easterly line of lot 3 of block 4 of Golden Gate Park Addition to the City of Davenport to the Northern line of said block 4; Thence Southwesterly along the Northern line of said Addition to the Easterly line of the Iowa Interstate railroad; Thence Northerly along the Easterly line of said railroad to its intersection with the East line of Parcel o2102-07c deeded to Musal Tract LC filed for record as Document 2009-22877 with the Office of the Recorder of Scott County, Iowa; Thence North along the East line of said Parcel and its Northerly extension to the Easterly line Hickory Grove Road; Thence Northwesterly along the Easterly line of Hickory Grove Road to its intersection with the south line of property held in fee title by the City of Davenport and the board of Park commissioner (commonly known as duck Creek bike path and Parkway); Thence East along the south line of said duck Creek property to the Northwest corner of hickory hill 2<sup>nd</sup> Addition; Thence south along the West line of said Addition to the Southwest corner of lot 4 of said Addition; Thence Northeasterly along the Southerly line of said lot 4 to the West line of North Lincoln Avenue; Thence Southerly along the Westerly line of North Lincoln Ave a distance of 14 feet, more or less; Thence Northeasterly to the East line of North Lincoln Avenue and The Northwest corner of lot 29 of hickory hill 2<sup>nd</sup> Addition to the City of Davenport; Thence Easterly along the North lines of lots 29 and 30 of said Addition to the Northwest corner of lot 6 of hickory hill 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said lot 6 and its Easterly extension to the East line of North Pine Street; Thence North along the East line of said North Pine Street to the Northwest corner of lot 5 of hickory hill 1<sup>st</sup> Addition; Thence East along the North line of lots 5 and 4 of said Addition to the East line of said Addition; Thence south along the East line of said Addition and its Southerly extension to the Northeast corner of Parks 1<sup>st</sup> Addition; Thence south along the East line of aforesaid Addition as extended Southerly to the North line of West Central Park Avenue and the point of beginning.

D-2) section at West Central Park Avenue and North Fairmount St Beginning at the intersection of the North line of West Central Park Avenue with the East line of North Fairmount Street; Thence North along the East line of said North Fairmount Street to its intersection with property held in fee title by the City of Davenport and commonly known as duck Creek bike path and Parkway; Thence Southeasterly along the Southerly line of said Parkway to the Northwest corner of Parcel o2102-07b deeded to Musal tract LC filed for record as Document 2005-04838 with the Office of the Recorder of Scott County, Iowa; Thence Southeasterly along the Westerly line of said Parcel to its most southern corner and the West line of Treiber's 2<sup>nd</sup> Addition to the City of Davenport; Thence North along the West line of said Addition and its Northerly extension to the North line of Brandt's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said Addition to its Northeast corner; Thence south along the East line of said Addition to its Southeast corner and the Northeast corner of lot 1 of Treibers 1St Addition; Thence south along the East line of said 1<sup>st</sup> Addition to its Southeast corner and the North line of Parcel o2107c38 deeded to Saini III LLC filed for record as Document 2017-31867 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence south along the East line of said Parcel to the North line of West Central Park Avenue; Thence West along the North line of West Central Park Avenue to its intersection with the East line of North Fairmount Street and the point of beginning.

E) Section along West Locust Street, East of Iowa Interstate RR Beginning at the intersection of the south line of West Locust Street and the West line of Davie Street;

Thence south along the West line of Davie Street to the North line of lot 7 of block 2 of fair ground Addition to the City of Davenport; Thence West along the North line of said lot 7 and its Westerly extension to the West line of a public alley laying West of Davie Street; Thence south along the West line of said alley to the North line of lot 11 of block 2 of aforesaid Addition; Thence West along the North line of said lot 11 and its Westerly extension to the West line of Wilkes Street; Thence south along the West line of Wilkes Street to its intersection with the North line of West 17<sup>th</sup> Street; Thence West along the North line of West 17<sup>th</sup> Street to its intersection with the East line of North Howell Street; Thence North along the East line of North Howell Street to the intersection of the Easterly extension of the North line of lot 7 of lock 4 of said fair ground Addition; Thence West along the North line of said lot 7 and its Easterly extension, as extended Westerly, to the West line of a public alley laying West of North Howell Street; Thence south along the West line of said alley to the North line of lot 12 of block 4 of said fair ground Addition; Thence West along the North line of said lot 12 to the East line of Pacific Street; Thence North along the East line of Pacific Street and its Northerly extension to the North line of West Locust Street; Thence West along the North line of West Locust Street to the East line of the Iowa Interstate railroad;



Thence North along the East line of said railroad to the Southwest corner of Parcel a0062-35 deeded to Dennis Anderson filed for record as Document 1992-29791 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of a public alley laying West of North Howell Street; Thence south along the West line of said alley the Westerly extension of the North line of lot 1 of block 3 of Mcgee's Addition to the City of Davenport; Thence East along the North line of said lot 1 and its Westerly extension and along the North line OS lot 14 of block 2 of said Mcgee's Addition and its Easterly extension to the East line of a public alley laying West of Wilkes Street; Thence North along the East line of said alley to the south line of lot 3 of block 2 of said Mcgee's Addition; Thence East along the south line of said lot 3 to the West line of Wilkes Street; Thence south along the West line of Wilkes Street and its Southerly extension to the south line of West Locust Street; Thence East along the south line of West Locust Street to the West line of Davie Street and the point of beginning.

F) Section along West Locust Street, West of Iowa Interstate RR

Beginning at the intersection of the south line of West Locust Street and the West line of the Iowa Interstate railroad; Thence Southerly along the West line of said railroad to the North line of Parcel h0002-04 deeded to Ronald E. William filed for record as Document 2011-36650 with the Office of the Recorder of Scott County, Iowa;

Thence West along the North line of said Parcel to the East line of lookout lane; Thence North along the East line of lookout lane to the intersection of the Easterly extension of the North line of a public alley laying south of West Locust Street; Thence West along the North line of said alley and its Easterly extension to the West line of a public alley laying West of North Pine Street; Thence south along the West line of said alley to the North line of white's Pine acres subdivision to the City of Davenport; Thence West along the North line of said subdivision to the East line of North Lincoln Avenue; Thence North along the East line of North Lincoln Avenue to the Easterly extension of the North line of West 18<sup>th</sup> Street; Thence West along the North line of North Lincoln Avenue and its Easterly extension to the Southeast corner of lot 2 of carl e. Siegle 4<sup>th</sup> Addition; Thence West along the south line of said lot 2 to its Southwest corner and the East line of Parcel i0004d03 deeded to Mississippi Valley Rair Inc filed for record in Deed Book 6, page 197 with the Office of the Recorder of Scott County, Iowa; Thence Southerly along the Easterly line of said Parcel to the apparent intersection of the south line of Dugan & Rauch 2<sup>nd</sup> Addition as extended Westerly; Thence south a distance of 18 feet, more or less; Thence West to the East line of Parcel i0006-01 held in fee title by Mississippi Valley Inc; Thence North along the East line of said Parcel to the south line of Parcel i0002b01 held in fee title by Mississippi Valley Inc; Thence West along the south line of said Parcel to the East line of North Clark Street; Thence North along the East line of said North Clark Street to the Easterly extension of the North line of Parcel i0002a17 deeded to Lester e. Sammon filed for record as Document 2004-03396 with the Office of the Recorder of Scott County,

Iowa; Thence West along the North line and its Easterly extension of aforesaid Parcel to the Parcel's Northwest corner; Thence south along the West line of said Parcel to the North line of Anderson's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said Addition to the Northeast corner of Schwengel's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said schwengel's 1<sup>st</sup> Addition and its Westerly extension to the West line of North Elsie Avenue; Thence south along the West line of North Elsie Avenue to the south line of Parcel i0001-01a held in fee title by the Davenport Community School District; Thence West along the south line of said Parcel to the Southwest corner of said Parcel; Thence North along the West lien of said Parcel to the Westerly line of North Fairmount Street; Thence Northerly along the Westerly line of North Fairmount Street to the south line of Parcel s2907-01a deeded to right of cooperative filed for record as Document 2014-06707 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner; thence North along the West line of said Parcel to the Northeast corner of Parcel s2907-04 deeded to Richard J. & Sandra J. Coussens Revocable Trust filed for record as Document 2018-00108 with the Office of the Recorder of Scott County, Iowa; Thence Westerly along the North line of said Parcel to the Southeast corner of Parcel s2907-01 deeded to Richard J. & Sandra J. Coussens Revocable Trust filed for record as Document 2018-00108 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner and the East line of Parcel s2907-07a deeded to James J. Ingram Trust filed for record as Document 2017-09841 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to its Southeast corner; Thence West along the south line of said Parcel to the Northeast corner of meadow brook 2<sup>nd</sup> Addition to the City of Davenport; Thence West along the North line of said Addition to the East line of Schroeder's 1<sup>st</sup> Addition; Thence North along the East line of said Schroeder's 1<sup>st</sup> Addition to the south line of lot 1 of said Addition; Thence West along the south line of said lot 1 and its Westerly extension to the West line of North Calvin Street; Thence south along the West line of North Calvin Street to the North line of meadow brook Addition to the City of Davenport; Thence West along the North line of said Addition to the East line of royal-tee 1<sup>st</sup> Addition to the City of Davenport; Thence North along the East line of said Addition and the East line of royal-tee 2<sup>nd</sup> Addition to the Southeast corner of lot 2 of said 2<sup>nd</sup> Addition; Thence West along the North line of said lot 2 and its Westerly extension to the West line of Emerald Drive; Thence south on the West line of emerald Drive to the south line of Gene Meyer 1<sup>st</sup> Addition to the City of Davenport; Thence West along the south line of said Addition to its Southwest corner and the Northeast corner of Eagle Crest condos known as Parcel s2903-01b deeded to Sodarock properties LLC filed for record as Document 2013-15134 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel and its Westerly extension to the Northwest corner of Parcel s2903a01 deeded to Sodarock properties LLC filed for record as Document 2016-00839 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel to its Northwest corner; Thence south along the West line of said Parcel and its Southerly extension to the Southeast

corner of Parcel s2903-14 deeded to Edith A. Erfling filed for record as Document 2014-25507 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner;

Thence North along the West line of said Parcel to the Southeast corner of Parcel s2901-01f deeded to scott a. Gall & Ranae Ralfs-Gall Revocable Trust filed for record as Document 2017-19183 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner; Thence North along the Westerly line of said Parcel to the Easterly extension of the North line of Parcel s2901-01d deeded to martin leal filed for record as Document 2008-14546 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel and its Easterly extension to the East line of Parcel s2901-02d deeded to Richard J. McGinnis filed for record as Document 2014-18811 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to its Southeast corner; Thence West along the south line of said Parcel and the south line of Parcel s2901-01c held in fee title by the Baptist church of Grandview to the East line of Wisconsin Avenue; Thence North along the East line of Wisconsin Avenue to the south line of West Locust Street; Thence East along the south line of West Locust Street a distance of 410 feet, more or less; Thence Northeast to the North line of West Locust Street and a point on the West line of Parcel t2049-01b deeded to Roger L. Spratt filed for record as Document 2012-31083 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence East along the North line of said Parcel to its Northeast corner and the West line of Parcel t2049-04 deeded to Jennifer D. Johnson filed for record as Document 2017-24428 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence south along the East line of said Parcel to the Northwest corner of Parcel t2049-05 deeded to David C. Dexter filed for record as Document 2016-35019 with the Office of the Recorder of Scott County, Iowa;

Thence East along the North line of said Parcel and its Easterly extension to the Northeast corner of Parcel t2051-01 deeded to Harold L Sheeder filed for record as Document 2018-05330 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to the Northwest corner of lot 2 of Hanlin's 2<sup>nd</sup> Addition to the City of Davenport; Thence East along the North line of said lot 2 to the West line of Oklahoma Avenue; Thence south along the West line of Oklahoma Avenue to the West extension of the North line of lot 33 of Hanlin's 2<sup>nd</sup> Addition; Thence East along the North line of said lot 33 and its Westerly extension to the East line of said Addition; Thence south along the East line of said Addition and its Southerly extension to the North line of West Locust Street; Thence East along the south line of West Locust Street to the West line of Gene Meyer 1<sup>st</sup> Addition to the City of Davenport; Thence Northerly to the North line of West Locust Street and the East line of Emeis Park Drive; Thence North along the East line of Emeis Park Drive to the south line of the replat of lots 1-6 of Hillebrand's Addition to the City of Davenport; Thence East along the south line of said Addition and its Easterly extension to the East line of emerald Drive; Thence North along the East line of emerald Drive to the

south line of the replat of lots 9-16 of Pinehurst 2<sup>nd</sup> Addition; Thence East along the south line of said Addition to the Southeast corner of said Addition; Thence North along the Westerly line of Parcel t2053-02a deeded to Marjorie Spranger filed for record as Document 2004-15356 with the Office of the Recorder of Scott County, Iowa; Thence Northerly along the Westerly line of said Parcel to its Northwest corner; Thence East along the North line of said Parcel to its Northwest corner; Thence south along the East line of said Parcel to the Southwest corner of Parcel t2055-02a deeded to John J. Cooksey filed for record as Document 1994-08207 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of North zenith Avenue;

Thence south along the West line of North zenith Avenue to the intersection of the Westerly extension of the North line of Parcel t2057-11 deeded to Timothy Shaffer filed for record as Document 2007-07288 with the Office of the Recorder of Scott County, Iowa; Thence East along said Northerly line and its Westerly extension of said Parcel to the West line of Parcel t2057-12 deeded to George A. Mast filed for record as Document 2009-21956 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of Parcel t2057-09 deeded to Richard Shaffer filed for record as Document 2005-38813 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of Parcel t2057-14a deeded to Donald E. Brentise filed for record as Document 2005-05815 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of Tuftee's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the south line of said Addition to West line of lot 2 of moon Addition to the City of Davenport; Thence south along the West line of said lot 2 to its Southwest corner; Thence East along the south line of said lot 2 to the West line of North Fairmount Street; Thence south along the West line of said North Fairmount Street to the Westerly extension of the North line of lots 1 thru 5, Inclusive, of embassy Parke Addition to the City of Davenport; Thence East along said North line and its Westerly extension of said lots to the West line of North Nevada Avenue; Thence south along the West line of North Nevada Avenue to the Westerly extension of the south line of lot 41 of block 1 of embassy Park Addition to the City of Davenport; Thence East along the said south line and its Westerly extension of said lot 41 to the West line of Parcel o2116a27 deeded to Brett Dreessen filed for record as Document 2010-04310 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence East along the North line of said Parcel to the its Northeast corner and the West line of North Michigan Avenue; Thence East along the south line of a public alley and its Westerly extension, said alley laying North of West Locust Street, to the East line of North Ohio Avenue and the Southwest corner of lot 62 of Mangel's 5<sup>th</sup> Addition to the City of Davenport; Thence East along the south line of said lot 62 to its Southeast corner; Thence North along the West line of said lot 62 to the Westerly extension of lot 78 of Mangel's 6<sup>th</sup> Addition to the City of Davenport; Thence East along said south line and its Westerly extension of said lot 78 to the West line of North Elsie Avenue; Thence south along the West line of North Elsie Avenue to the Westerly extension of the North line of lot 3 of

Park dale 2<sup>nd</sup> Addition to the City of Davenport; Thence East along said North line and its Westerly extension to its Northeast corner; Thence Northeasterly along the Easterly line of lot 4 of said Addition to the Southwest corner of Parcel o2115a11 held in fee title by the Davenport Community School District; Thence Easterly along the Southerly line of said Parcel to the Northwest corner of Bergert's 1<sup>st</sup> Addition; Thence south along the West line of said Addition to the Northwest corner of Parcel o2115d03a deeded to Lisa Swanson filed for record as Document 2002-26002 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel and its Easterly extension to the East line of North Clark Street; Thence North along the East line of North Clark Street to the North line of lot 1 of Harter's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said lot 1 and its Easterly extension to the West line of Parcel o2115c22 deeded to Steven k. Wagschal filed for record as Document 2012-17769 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of Spiess 1<sup>st</sup> Addition to the City of Davenport; Thence Easterly along the south line of said Speiss additon and the south line of laurel hill Addition to the City of Davenport as extended Easterly to the East line of Hillandale Road; Thence North along the East line of Hillandale Road to the south line of valley fair center 1<sup>st</sup> Addition to the City of Davenport; Thence Easterly along the Southerly and Westerly lines of said Addition to the West line of North Birchwood Avenue; Thence south along the West line of North Birchwood Avenue to the south line of West laurel Street; Thence East along the south line of West laurel Street to the West line of Berkeley heights Addition to the City of Davenport; Thence south along the West line of said Addition to its Southwest corner; Thence East along the south line of aforesaid Addition and its Easterly extension to the Easterly line of Jebens Avenue; Thence Northerly along the Easterly line of Jebens Avenue to the North line of Parcel o2114-03 deeded to Hari Om development LLC filed for record as Document 2015-11278 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence south along the East of aforesaid Parcel to the Southwest corner of Parcel o2113d03b deeded to St. Francis chateau LLC filed for record as Document 2013-10744 with the Office of the Recorder of Scott County, Iowa; Thence Easterly along its Southerly line to the West line of a public alley extending south from the intersection of North Linwood Avenue and West Pleasant Street; Thence south along the West line of said alley to the south line of a public alley laying North of West Locust Street; Thence East along the south line of said alley to the West line of Crescent Avenue; Thence south along the West line of crescent Avenue and its Southerly extension to the south line of West Locust Street; Thence East along the south line of West Locust Street to the West line of the Iowa Interstate railroad and the point of beginning.

G) Section of East Locust Street

Beginning at the intersection of the North line of East Locust Street and the East line of the Canadian Pacific Railroad; Thence Northerly along the East line of said railroad to the North line of Parcel d0050-13 deeded to Cyndra M. Losasso Revocable Trust filed for record as Document 2016-02163 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to the West line of mound Street; Thence south along the West line of mound Street to the Westerly extension of the south line of a public alley laying North of East Locust Street; Thence East along the south line of said alley and its Westerly extension to the West line of Duggleby Street; Thence Northeasterly to the Southwest corner of lot 1 of manor heights annex to the City of Davenport; Thence East along the south line of said lot 1 to the West line of Jersey Ridge Road; Thence Northeasterly to the Southwest corner of Parcel d0060-08 deeded to Jennifer I. Rice filed for record as Document 2006-37915 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to its Southeast corner; Thence North along the East line of said Parcel to the south line of manor heights 4<sup>th</sup> Addition to the City of Davenport; Thence Easterly along the Southerly line of said Addition to the Southwest corner of said Addition; Thence North along the West line of said Addition to the south line of a public alley laying south of East pleasant Street; Thence East along the south line of said alley to the West line of Parcel d0059-10a deeded to Deborah G. Dubiel filed for record as Document 1996-06975 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to its Southwest corner; Thence East along the south line of said Parcel to the East line of Parcel d0059-05a deeded to David A. And Tamara J. Mahl filed for record as Document 2002-54564 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to the south line of Parcel d0059-07 deeded to Lesa Buck filed for record as Document 2013-29972 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel and its Easterly extension to the East line of Lorton Avenue; Thence North along the East line of Lorton Avenue to the south line of a public alley laying North of East Locust Street; Thence East along the south line of said alley to the West line of Fernwood Avenue; Thence south along the West line of Fernwood Avenue and its Southerly extension to the south line of East Locust Street; Thence East along the south line of East Locust Street to the East line of Broadlawn Avenue; Thence continuing East along the south line of East Locust Street a distance of 82 feet, more or less; Thence Northeasterly to the North line of East Locust Street and the West line of white oaks Addition to the City of Davenport; Thence North along the West line of said Addition to its Northwest corner; Thence East along the North line of said Addition to the West line of Kimberly Road; Thence south along the West line of Kimberly Road to the North line of middle Road; Thence Southwesterly along the Northerly line of middle Road to the most Southerly corner of Parcel n2902b15 deeded to 3425 East Locust Street LLC filed for record as Document 2004-42174 with the Office of the Recorder of Scott County, Iowa; Thence Northerly and Westerly along the Westerly line of said Parcel to the East line of Broadlawn Avenue; Thence North along the East line of Broadlawn Avenue to the Easterly extension of



the south line of Parcel n2902b24 deeded to Richard M. Glowacki Revocable Trust filed for record as Document 2015-10852 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel and its Easterly extension to the Southwest corner of said Parcel; Thence Southerly to the North line of lot 21 of Denkmann's Addition to the City of Davenport; Thence West along the North line of said lot 21 and its Westerly extension to the West line of Eastmere Drive; Thence south along the West line of Eastmere Drive to the North line of East 18<sup>th</sup> Street place; Thence West along the North line of East 18<sup>th</sup> Street place to the East line of lot 4 of said Denkmann's Addition; Thence North along the East line of said lot 4 to its Northeast corner; Thence West along the North line of lots 4 and 3 of said Addition to the East line of Stacey heights 1<sup>st</sup> Addition to the City of Davenport; Thence North along the East line of said Addition to the North line of lot 3 of block 1 of said Addition; Thence West along the North line of said lot 3 of said Addition to the Southwest corner of said lot; Thence Westerly to the West line of Pineacre Avenue and North line of a public alley laying south of East Locust Street; Thence West along the North line of said alley to the East line of Ridgewood Avenue; Thence North along the East line of Ridgewood Avenue to the south line of East Locust Street; Thence West along the south line of East Locust Street to the East line of lot 1 of block 9 of mcclellan Park Addition to the City of Davenport; Thence south along the East line of said Parcel to its Southeast corner; Thence Westerly along the south line of said Parcel to the Easterly line of Jersey Ridge Road; Thence Northerly along the East line of Jersey Ridge Road to the south line of East Locust Street; Thence Northwesterly to the West line of Jersey Ridge Road and the North line of East Locust Street; Thence West along the North line of East Locust Street to the East line of said Canadian Pacific Railroad and the point of beginning.

#### H) Section of West Locust Industrial area

Beginning at the intersection of the West line of West lake Boulevard and the North line of West Locust Street; Thence West along the North line of West Locust Street to the East line of Buffalo Avenue; Thence North along the East line of buffalo Avenue to the North line of West lake business Park 2<sup>nd</sup> Addition to the City of Davenport; Thence East along the North line of aforesaid Addition and the North line of West lake business Park 3<sup>rd</sup> Addition as extended East to the West line of federal aid Interstate Route 280; Thence south along the West line of said Route 80 to the North line of West Locust Street; Thence West along the North line of West Locust Street to the West line of West lake Boulevard and the point of beginning.

City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn  
Wards: 6

**Action / Date**  
**COW8/15/2018**

Subject:

Second Consideration: Ordinance for Case No. REZ18-10: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company. [Ward

**6] PETITIONER HAS WITHDRAWN THIS ITEM; ITEM WILL NOT BE DISCUSSED AND THIS IS FOR YOUR INFORMATION ONLY**

Recommendation:

Adopt the Ordinance

Relationship to Goals:

Welcoming Neighborhoods

Background:

Passage of this Ordinance and Final Development Plan will allow for the development of a 304 unit, 19 building apartment complex.

At its July 31, 2018 meeting, the Plan and Zoning Commission voted 8-2 to recommend approval of the rezoning with the following conditions:

1. That the property be substantially developed in accordance with the "PUD" Planned Unit Development Concept Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;
3. Cost sharing for traffic signals shall be determined prior to the Council adopting the Ordinance approving the rezoning;
4. That a Special Exception be obtained from the Zoning Board of Adjustment to reduce the provided number of parking spaces below the minimum Zoning Ordinance required parking spaces; and
5. In the event that the "R-5M" Medium Density Dwelling District Planned Unit Development is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

The protest rate is 18.2%

See attachments for additional information.

**ATTACHMENTS:**

| Type              | Description                   |
|-------------------|-------------------------------|
| ▣ Ordinance       | Proposed Ordinance            |
| ▣ Cover Memo      | P&Z Letter                    |
| ▣ Backup Material | P&Z Staff Report              |
| ▣ Backup Material | Application                   |
| ▣ Backup Material | Traffic Study Part 1          |
| ▣ Backup Material | Traffic Study Part 2          |
| ▣ Backup Material | Developer Presentation to P&Z |
| ▣ Backup Material | Public Engagement Summary     |

**REVIEWERS:**

| Department                      | Reviewer       | Action   | Date               |
|---------------------------------|----------------|----------|--------------------|
| Community Development Committee | Berger, Bruce  | Approved | 8/8/2018 - 2:33 PM |
| City Clerk                      | Admin, Default | Approved | 8/9/2018 - 8:53 AM |

ORDINANCE NO.

ORDINANCE for Case No. REZ18-10: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company. [Ward 6]

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

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

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Southwest Quarter of said Section 9; thence South 02°-40'-15" East 503.00 feet along the east line of the Southwest Quarter of said Section 9 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 02°-40'-15" East 808.65 feet along the east line of the Southwest Quarter of said Section 9 to the northeast corner of O'sell's Addition to the City of Davenport, Iowa;

thence South 87°-35'-30" West 1316.46 feet along the north line of said O'sell's Addition to a point on the west line of the East Half of the Southwest Quarter of said Section 9;

thence North 02°-26'-50" West 799.43 feet along the west line of the East Half of the Southwest Quarter of said Section 9;

thence North 87°-11'-20" East 1313.33 feet to the point of beginning.

Containing 24.27 acres, more or less.

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

1. That the property be substantially developed in accordance with the "PUD" Planned Unit Development Concept Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;
3. Cost sharing for traffic signals shall be determined prior to the Council adopting the Ordinance approving the rezoning;
4. That a Special Exception be obtained from the Zoning Board of Adjustment to reduce the provided number of parking spaces below the minimum Zoning Ordinance required parking spaces; and
5. In the event that the "R-5M" Medium Density Dwelling District Planned Unit Development is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch, Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, CMC, Deputy City Clerk

Published in the *Quad City Times* on \_\_\_\_\_



August 1, 2018

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of July 31, 2018, the Plan and Zoning Commission considered Case No. REZ18-10: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company. [Ward 6]

Findings:

1. The residential use of the property would comply with the Davenport 2035 Residential General Future Land Use Map designation because it would be its own neighborhood, which is designated as a whole. Additionally, the residential use of the property would comply with the Davenport 2035 Regional Commercial Future Land Use Map designation it allows for limited uses.
2. The design and scale of the proposed residential use of the property as depicted on the "PUD" Planned Unit Development Concept Plan would help mitigate potential any negative impacts to surrounding residential property owners; and
3. The traffic impact study demonstrates that with right and left turn lanes at the entrances to the development and signalization at East 53rd Street and Lakeview Parkway additional traffic caused by the proposed development would not significantly impact East 53rd Street.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-10 to the City Council with a recommendation for approval subject to the following conditions:

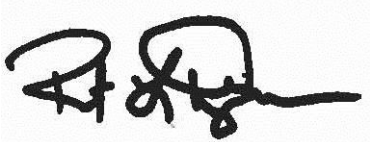
1. That the property be substantially developed in accordance with the "PUD" Planned Unit Development Concept Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;
3. Cost sharing for traffic signals shall be determined prior to the Council adopting the Ordinance approving the rezoning;

4. That a Special Exception be obtained from the Zoning Board of Adjustment to reduce the provided number of parking spaces below the minimum Zoning Ordinance required parking spaces; and

5. In the event that the "R-5M" Medium Density Dwelling District Planned Unit Development is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

The Commission voted 8-2 to forward the case to the City Council for its approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Inghram", with a long horizontal flourish extending to the right.

Robert Inghram, Chairperson  
City Plan and Zoning Commission



## PLAN AND ZONING COMMISSION

**Meeting Date:** July 31, 2018  
**Request:** Request to rezone 24.27 acres, more or less, of property located south of East 53<sup>rd</sup> Street immediately west of the Bettendorf City Border from “R-2 PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District to “R-5M PUD” Medium Density Dwelling District Planned Unit Development  
**Case No.:** REZ18-10  
**Applicant:** Jessica Tuttle, Thompson Thrift Development Company, Inc.  
**Ward:** Ward 6  
**Contact:** Matthew G. Flynn, AICP  
Senior Planning Manager  
matt.flynn@ci.davenport.ia.us  
563-888-2286

### Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-10 to the City Council with a recommendation for approval subject to the listed conditions.

### Introduction:

Case No. REZ18-10: Request Jessica Tuttle on behalf of Thompson Thrift Development Company, Inc., to rezone 24.5 acres, more or less, of property located south of east 53<sup>rd</sup> Street and west of the Bettendorf City Border from “R-2 PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District to “R-5M PUD” Medium Density Dwelling District Planned Unit Development. [Ward 6]

### **AREA CHARACTERISTICS:**



## **Background:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: *Residential General and Regional Commercial*

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

*Regional Commercial (RC)* - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

## **Discussion:**

### Proposed Concept Plan.

“PUD” Planned Unit Development requires approval of the zoning and associated Concept Plan and subsequent (or corresponding) approval of a Final Development Plan.

At a minimum, the Concept Plan for the project shall show the intended use of land, location and use of proposed structures, areas to be used for vehicular circulation, parking, and public uses such as schools, playgrounds, and parks.

The request proposes 304 apartment units in 19 two story buildings. Proposed residential density would be 12.53 units/acre. The development would be served by two private streets through the proposed commercial development to access East 53<sup>rd</sup> Street. No access is proposed from the three existing streets.

The Zoning Ordinance measures building height as the vertical distance from the grade to the mean height level between eaves and ridge for gable, hip and gambrel roofs. As such, building height is proposed to be slightly less than 27' 2". Measurement from the grade to the top of the roof is proposed to be 34' 6".

Proposed buildings would be set back at least 100 feet from the east, south and west property lines.

The request proposes 567 parking spaces. Parking would be over 100 feet from the east and west property lines and at least 37 feet from the south property lines. Please note that the Zoning Ordinance requires 2 parking spaces per residential unit, so required parking is 608 parking spaces. The applicant would need to obtain a Special Exception from the Zoning Board of Adjustment to reduced required parking. The new Zoning Ordinance, which is anticipated being adopted in Fall 2018 would require 1.5 parking spaces per residential unit.

Landscape buffering is shown surrounding the development. A six foot high fence would surround the development and entrances would be gated, granting only restricted access to residents and their guests.

In this case, the Final Development Plan is acting as the rezoning Concept Plan. It is staff's opinion that the Concept Plan achieves consistency with "PUD" Ordinance submittal requirements. The Concept Plan would compel the applicant to develop the property in this manner.

#### Rezoning history.

The subject and adjacent property was rezoned in 2011 to PDD and R-2(PUD). The residential component was envisioned as a single family residential subdivision that would not exceed the R-2(PUD) maximum density of 5.23 units per acre. The Concept Plan depicted 46 single-family residential home sites. The three streets that terminate at the edges of this property were proposed to be continued and serve individual lots within the future development. One roadway access to East 53<sup>rd</sup> Street was depicted.

The commercial portion of the subject property was controversial. Please see discussion as part of REZ18-11.

#### Proposed Traffic Impact from the Development.

The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53<sup>rd</sup> Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53<sup>rd</sup> Street and Lakeview Parkway at 75% build out of the development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53<sup>rd</sup> Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53<sup>rd</sup> Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53<sup>rd</sup> Street at both entrances during initial construction of the development. The signal would be installed when warranted.

#### Proposed Storm Water from the Development.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection determines the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow.

Additionally, the water quality volume would provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

In order to achieve consistency with these requirements, the development would contain two storm water detention systems. One system would outfall to the south and east and one system would outfall to the west and south. Stormwater, which outfalls into the City of Bettendorf would need to be reviewed and approved by the Engineering Department.

### **Public Input:**

Public meetings have been held on May 24, 2018 and June 21, 2018. Approximately 65-70 people attended each meeting. The June 21 meeting was intended to address issues that arose at the first meeting. Those concerns included building elevations, access, proximity of buildings to the property lines, stormwater management and the demand for higher end apartments in this area.

The City posted five signs were posted on June 26, 2018.

The City mailed 78 notices to surrounding property owners notifying them of the July 17, 2018 Plan and Zoning Commission public hearing. The Plan and Zoning Commission held a public hearing on July 17, 2018. Similar concerns from the surrounding property owners were raised. To date, staff has received 18 written protests.

The protest rate is less than 20%.

### **Recommendation:**

#### Consistency of the request with Davenport 2035.

As mentioned, the Davenport 2035 Future Land Use Designation are *Residential General and Regional Commercial*. Staff underlined language for emphasis, which will be discussed below the definitions.

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

*Regional Commercial (RC)* - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.



It is staff's opinion that the proposed development would be consistent with the RG Future Land Use Map designation because it would be its own neighborhood, which is designated as a whole. The rationale is that the proposed development would be served by two private streets through the proposed commercial development to East 53rd Street and that there would be no access from the three existing streets. Furthermore, landscape buffering is shown surrounding the development. A six foot high fence would surround the development and entrances would be gated, granting only restricted access to residents and their guests.

It is staff's opinion that the proposed development would be consistent with the RC Future Land Use map designation because it permits "although some residential, service and institutional uses may also be located within RC". This would be an enclosed, higher density residential development adjacent to a commercial development.

Notably, prior to the Davenport 2035 Land Use Plan Update in 2016, the portion of the property designed Regional Commercial was designed Neighborhood Commercial on Davenport 2025. The 2016 Regional Commercial designation was reflection of the East 53<sup>rd</sup> Street corridor improvements, which facilitate commercial development and the adjacent commercial development to the east.

If the rezoning is approved, staff may initiate an amendment to the Davenport 2035 Future Land Use Map to reflect the actual development of the property.

#### Compatibility of the proposed development with the surrounding area.

It is staff's opinion that the scale of the development and additional setbacks allow the development to be compatible with the surrounding residential property to west, south and east. As mentioned, the Zoning Ordinance measures building height as the vertical distance from the grade to the mean height level between eaves and ridge for gable, hip and gambrel roofs. As such, building height is proposed to be slightly less than 27' 2". Measurement from the grade to the top of the roof is proposed to be 34' 6". The majority of the homes surrounding the development are two-stories in height.

Additionally, buildings within the proposed development would be set back at least 100 feet from the east, south and west property lines.

#### Proposed Traffic Impact from the Development.

The City Traffic Engineer has reviewed the submitted traffic study and agrees with its findings, which concludes that East 53<sup>rd</sup> Street would maintain an acceptable level of service with signalization and left and right turns lanes at the intersection of East 53<sup>rd</sup> Street and Lakeview Parkway. The City Traffic Engineer is requesting that right and left turn lanes be constructed at the eastern entrance even though the traffic study found they were not warranted.

Findings:

#### Proposed Storm Water from the Development.

The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow. To summarize, the stormwater release rate would be comparable to the release rate of the property as currently developed.

Findings:

1. The residential use of the property would comply with the Davenport 2035 Residential General Future Land Use Map designation because it would be its own neighborhood, which is designated as a whole. Additionally, the residential use of the property would comply with the Davenport 2035 Regional Commercial Future Land Use Map designation it allows for limited uses.
2. The design and scale of the proposed residential use of the property as depicted on the "PUD" Planned Unit Development Concept Plan would help mitigate potential any negative impacts to surrounding residential property owners; and
3. The traffic impact study demonstrates that with right and left turn lanes at the entrances to the development and signalization at East 53<sup>rd</sup> Street and Lakeview Parkway additional traffic caused by the proposed development would not significantly impact East 53<sup>rd</sup> Street.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be substantially developed in accordance with the "PUD" Planned Unit Development Concept Plan;
2. That right and left turn lanes be constructed on East 53<sup>rd</sup> Street at both entrances during the initial phase of construction;
3. That a Special Exception be obtained from the Zoning Board of Adjustment to reduce the provided number of parking spaces below the minimum Zoning Ordinance required parking spaces; and
4. In the event that the "R-5M" Medium Density Dwelling District Planned Unit Development is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

# Zoning Map Amendment Application

226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
[Planning@ci.davenport.ia.us](mailto:Planning@ci.davenport.ia.us)

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

**Property Address\*** 4607 East 53rd Street, Davenport, Iowa

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

## Applicant (Primary Contact)\*\*

Name: Jessica Tuttle  
Company: Thompson Thrift Development, Inc.  
Address: 111 Monument Circle, Suite 1600  
City/State/Zip: Indianapolis, IN 46204  
Phone: 317-853-5459  
Email: jtuttle@watermarkapartments.com

## Owner (if different from Applicant)

Name: Sophie Foster  
Company: SOPHIE FOSTER REVOC TRUST  
Address: 6590 GOLF COURSE RD  
City/State/Zip: BETTENDORF IA 52722  
Phone: 563-355-3048  
Email: NA

## Engineer (if applicable)

Name: Drew Walker  
Company: Kimley-Horn  
Address: 1001 Warrenville Road, Suite 350  
City/State/Zip: Lisle, IL 60532  
Phone: 630-487-5569  
Email: jtuttle@watermarkapartments.com

## Architect (if applicable)

Name: Dan Moriarity  
Company: Studio M  
Address: 2 West Main Street  
City/State/Zip: Carmel, IN 46032  
Phone: (317) 810-1502  
Email: dmoriarity@studiomarchitecture.net

## Attorney (if applicable)

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

## Application Form Type:

### Plan and Zoning Commission

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

### Zoning Board of Adjustment

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

### Design Review Board

Certificate of Design Approval ☐  
Demolition Request in the Downtown ☐

### Historic Preservation Commission

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

### Administrative

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

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

**Request:**Existing Zoning: Proposed Zoning Map Amendment: Total Land Area:  Acres Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

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

**Formal Procedure:**

## (1) Application:

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

## (2) Public Notice for the Plan and Zoning Commission public hearing:

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

## (3) Plan and Zoning Commission's consideration of the request:

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

## (4) City Council's consideration of the request:

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

Applicant: Jessica Tuttle

Date: 06/19/2018

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

Received by: Matt Flynn

Date: 6/19/2018

Planning staff

Date of the Public Hearing: 7/19/2018

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

### Authorization to Act as Applicant

I, Ms. Sophie Foster  
authorize Thompson Thrift Development, Inc. d/b/a Watermark Apartments  
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the  
property located at 4607 East 53rd Street, Davenport, Iowa.

Sophie Foster

Signature(s)\*

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





Sophie Foster Traffic Study  
E 53<sup>rd</sup> St and Lakeview Pkwy  
**Traffic Data Development**  
May 2, 2018

## I. Introduction

A private developer is considering development of a multi-tenant complex in Davenport, IA on a mostly agricultural parcel. The parcel, as shown in Figure A, is situated on East 53<sup>rd</sup> Street between Amesbury Drive and the east city limit (Dove Court). The posted speed on E. 53<sup>rd</sup> St. is 45mph. For the purpose of this study the assumption is the multi-tenant development will consist of a car wash & detail center, retail, sit-down and drive-thru restaurants, drive-in bank, 3 single tenant 1-story office buildings and completion of the multi-family apartment subdivision to the south. Refer to Exhibit A for a depiction of the proposed multi-tenant development.

The result of this study finds that a right turn lane for eastbound 53<sup>rd</sup> to southbound Lakeview Parkway (West Entrance) is warranted at 27% build out of the development. In addition, a left turn deceleration lane for westbound E. 53<sup>rd</sup> St. to southbound Lakeview Parkway (West Entrance) is warranted at 35% build out of the development. Finally, a warrant check for traffic signals according the Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD) finds that the West Entrance improvements meet the warrant for traffic signals for both Warrant 1, Eight-Hour Volume and Warrant 3 Peak Hour Volume. These warrants would be met at roughly 76% build-out.

Furthermore, similar calculations find that no left-turn or right-turn are required at the proposed East Entrance, nor are signals warranted.

## II. Traffic Forecasts

Projected traffic for the site was estimated using rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, 2017, traffic counts taken in October of 2016 and ADT data from the Iowa Department of Transportation (IADOT) website.

### Exhibit B

30<sup>th</sup> maximum hour (Peak Hr) is traditionally identified as a weekday in May or October. No seasonal adjustment to the counts was therefore required. A comparison of the IADOT counts and Bi-State counts found that both the 2010 and the 2014 ADT coincided on 53<sup>rd</sup> Street between Utica Ridge and 18<sup>th</sup> Street. Counts were taken for the turning movements on Amesbury Drive and Lakeview Parkway in order to complete a Traffic Map of all the existing movements along E. 53<sup>rd</sup> St. through the study area. Refer to Exhibit B for the Traffic Map.



### Exhibit C

Exhibit B traffic was then projected forward to the expected construction year of the development of 2018. To determine the percent increase per year, a comparison of 2005 to 2010 IADOT counts and 2010 to 2014 IADOT counts was considered. The percent increase ranged from 1.5% to 3.6% from 2005 to 2010 and 1.5% to 6.0% from 2010 to 2014. For this study a 3% increase per year was used. Exhibit C shows the resulting traffic project forward to 2018.

### Exhibit D

After all existing traffic has been projected forward to 2018, we considered the new vehicle trips that will be generated by the proposed mixed-use development.

Figure B shows the total vehicle trips that will be generated using data from the publication Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, 2017. This data is included in the Appendix.

According to the ITE Manual, this falls within the parameters of a mixed-use development. Therefore, deductions were considered for internal capture of trips. Figure C demonstrates this mixed-use Internal capture.

Figure D then demonstrates the assumptions made for distribution of the new traffic to and from the development from all connecting streets. Based on the 2014 ADT (See Appendix), 55% of the existing traffic is west of the development and 45% east. We further assumed 2% of the 55% western volume is from/to Lakeview Parkway and 1% of the 45% eastern volume is from/to the private drive directly north of the proposed east entrance to the development.

Figure E applies the assumptions to the trips shown in Figure D to the volumes from Figure C.

Exhibit D then shows the trip ends from Figure E.

Exhibit E is then the resulting traffic projections along the corridor of E. 53<sup>rd</sup> St. in 2018 after all considerations, combining Exhibits B & C).

### III. Conclusion

#### West Entrance

With a posted speed of 45mph and four lanes of traffic, E. 53<sup>rd</sup> St. will be considered a four-lane expressway with a design speed of 50mph. In accordance with the Iowa DOT Office of Design, Design Manual, a right turn lane may be warranted if the right turn traffic flow is greater than 30vph measured over a minimum of 15 minutes and approach volume is greater than 400 vehicles per hour. The right turn movement forecasted volume at Lakeview Pkwy is 108 a.m. and 103 p.m. as shown on Exhibit E. The approach volume is 978 a.m. and 1,125 p.m. Therefore, the right turn is warranted at full build out of the development.

Furthermore, the right turn lane will would be warranted at 27% build out of the development,  $(30\text{vph} / 108\text{vph} = 27\%)$ .

Similarly, a left turn deceleration lane may be warranted if left turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and approach volume is greater than 400 vehicles per hour. The left turn movement forecasted volume at Lakeview Pkwy is 82 a.m. and 86 p.m. as shown on Exhibit E. The approach volume is 1,317 a.m. and 1,787 p.m. Therefore, the left turn deceleration lane is warranted at full build out of the development.

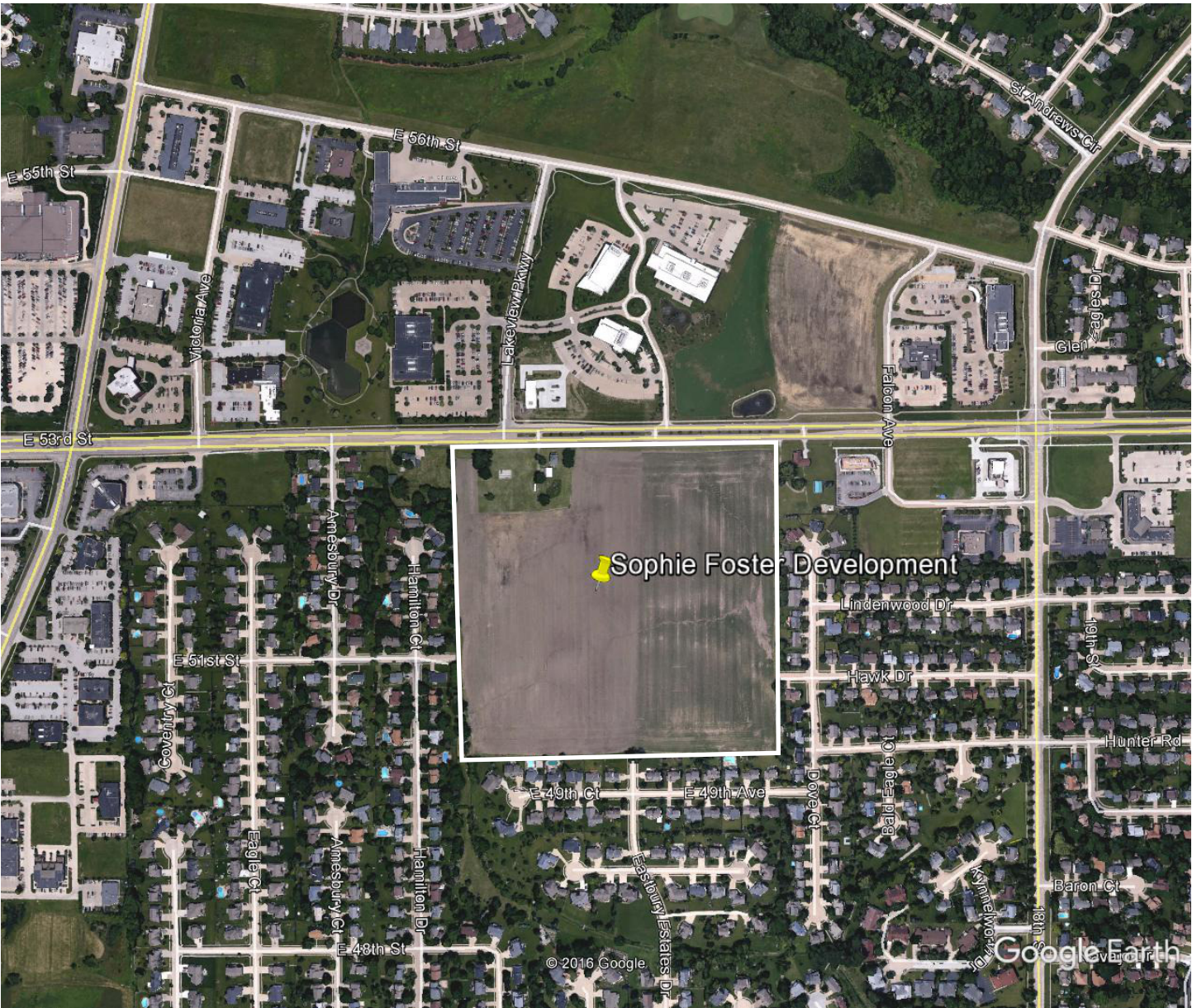
Furthermore, the left turn deceleration lane will would be warranted at 35% build out of the development,  $(30\text{vph} / 86\text{vph} = 35\%)$ .

#### East Entrance

Right-turn and left-turn deceleration lanes are not required since the turning volume in both cases will be lower than 30vph at full build-out (25 rights and 22 lefts).



FIGURE A



**FIGURE B**

**TRIP GENERATION**  
**Sophie Foster Development**  
**5/2/2018**

| ITE LAND-<br>USE CODE | TYPE                                      | SIZE<br>(SQFT) | EACH | AVE TRIP<br>GENERATIO<br>N AM RATE | AVE TRIP<br>GENERATIO<br>N PM RATE | AM DIST |     | PM DIST |     | AM PEAK HOUR |     |       | PM PEAK HOUR |     |       |
|-----------------------|-------------------------------------------|----------------|------|------------------------------------|------------------------------------|---------|-----|---------|-----|--------------|-----|-------|--------------|-----|-------|
|                       |                                           |                |      |                                    |                                    | IN      | OUT | IN      | OUT | IN           | OUT | TOTAL | IN           | OUT | TOTAL |
| 220                   | MULTIFAMILY<br>HOUSE (LOW<br>RISE)        | 10             | 28   | 0.46                               | 0.56                               | 23%     | 77% | 63%     | 37% | 30           | 99  | 129   | 99           | 58  | 157   |
| 715                   | SINGLE TENANT<br>OFFICE                   | 6,000          | 3    | 1.78                               | 1.71                               | 89%     | 11% | 15%     | 85% | 29           | 4   | 33    | 5            | 26  | 31    |
| 815                   | DISCOUNT<br>STORE                         | 10,500         | 1    | 1.17                               | 4.83                               | 69%     | 31% | 50%     | 50% | 8            | 5   | 13    | 25           | 26  | 51    |
| 912                   | DRIVE-IN BANK                             | 2,400          | 1    | 9.50                               | 20.45                              | 58%     | 42% | 50%     | 50% | 13           | 10  | 23    | 25           | 25  | 50    |
| 932                   | HIGH-TURNOVER<br>(SIT-DOWN)<br>RESTAURANT | 3,000          | 1    | 9.94                               | 9.77                               | 55%     | 45% | 62%     | 38% | 16           | 14  | 30    | 18           | 12  | 30    |
| 932                   | HIGH-TURNOVER<br>(SIT-DOWN)<br>RESTAURANT | 6,000          | 1    | 9.94                               | 9.77                               | 55%     | 45% | 62%     | 38% | 33           | 27  | 60    | 36           | 23  | 59    |
| 934                   | FAST FOOD WITH<br>DRIVE-THRU              | 6,000          | 1    | 40.19                              | 32.67                              | 51%     | 49% | 52%     | 48% | 123          | 119 | 242   | 102          | 95  | 197   |
| 945                   | GAS/SERVICE<br>W/CONVENIENCE<br>MARKET    | 4,800          | 1    | 90.61                              | 78.73                              | 50%     | 50% | 50%     | 50% | 217          | 218 | 435   | 189          | 189 | 378   |
| 949                   | CAR WASH AND<br>DETAIL CENTER             | 3              | 1    | 8.60                               | 13.60                              | 63%     | 37% | 49%     | 51% | 16           | 10  | 26    | 20           | 21  | 41    |
|                       | TOTAL TRIPS<br>GENERATED                  |                |      |                                    |                                    |         |     |         |     | 485          | 506 | 991   | 519          | 475 | 994   |

| NCHRP 684 Internal Trip Capture Estimation Tool |                           |                      |          |
|-------------------------------------------------|---------------------------|----------------------|----------|
| <b>Project Name:</b>                            | Sophie Foster Development | <b>Organization:</b> | IMEG     |
| <b>Project Location:</b>                        | Davenport, IA             | <b>Performed By:</b> | CJS      |
| <b>Scenario Description:</b>                    |                           | <b>Date:</b>         | 5/1/2018 |
| <b>Analysis Year:</b>                           | 2019                      | <b>Checked By:</b>   |          |
| <b>Analysis Period:</b>                         | AM Street Peak Hour       | <b>Date:</b>         |          |

| Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate) |                                         |          |             |                                      |          |         |
|------------------------------------------------------------------------------|-----------------------------------------|----------|-------------|--------------------------------------|----------|---------|
| Land Use                                                                     | Development Data (For Information Only) |          |             | Estimated Vehicle-Trips <sup>3</sup> |          |         |
|                                                                              | ITE LUCs <sup>1</sup>                   | Quantity | Units       | Total                                | Entering | Exiting |
| Office                                                                       | 715                                     | 6,000    | 1000 sf GFA | 33                                   | 29       | 4       |
| Retail                                                                       | 815                                     | 10,500   | 1000 sf GFA | 13                                   | 8        | 5       |
| Restaurant                                                                   | 932                                     | 15,000   | 1000 sf GFA | 332                                  | 172      | 160     |
| Cinema/Entertainment                                                         |                                         |          |             | 0                                    |          |         |
| Residential                                                                  | 220                                     | 280      | DU          | 129                                  | 30       | 99      |
| Hotel                                                                        |                                         |          |             | 0                                    |          |         |
| All Other Land Uses <sup>2</sup>                                             | 912,945,949                             | 7,200    | 1000 sf GFA | 484                                  | 246      | 238     |
|                                                                              |                                         |          |             | 991                                  | 485      | 506     |

| Table 2-A: Mode Split and Vehicle Occupancy Estimates |                        |           |                 |                        |           |                 |
|-------------------------------------------------------|------------------------|-----------|-----------------|------------------------|-----------|-----------------|
| Land Use                                              | Entering Trips         |           |                 | Exiting Trips          |           |                 |
|                                                       | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized |
| Office                                                |                        |           |                 |                        |           |                 |
| Retail                                                |                        |           |                 |                        |           |                 |
| Restaurant                                            |                        |           |                 |                        |           |                 |
| Cinema/Entertainment                                  |                        |           |                 |                        |           |                 |
| Residential                                           |                        |           |                 |                        |           |                 |
| Hotel                                                 |                        |           |                 |                        |           |                 |
| All Other Land Uses <sup>2</sup>                      |                        |           |                 |                        |           |                 |

| Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance) |                  |        |            |                      |             |       |
|---------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                             | Destination (To) |        |            |                      |             |       |
|                                                                           | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                    |                  |        |            |                      |             |       |
| Retail                                                                    |                  |        |            |                      |             |       |
| Restaurant                                                                |                  |        |            |                      |             |       |
| Cinema/Entertainment                                                      |                  |        |            |                      |             |       |
| Residential                                                               |                  |        |            |                      |             |       |
| Hotel                                                                     |                  |        |            |                      |             |       |

| Table 4-A: Internal Person-Trip Origin-Destination Matrix* |                  |        |            |                      |             |       |
|------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                              | Destination (To) |        |            |                      |             |       |
|                                                            | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                     |                  | 1      | 2          | 0                    | 0           | 0     |
| Retail                                                     | 1                |        | 1          | 0                    | 1           | 0     |
| Restaurant                                                 | 4                | 1      |            | 0                    | 2           | 0     |
| Cinema/Entertainment                                       | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                | 1                | 1      | 20         | 0                    |             | 0     |
| Hotel                                                      | 0                | 0      | 0          | 0                    | 0           |       |

| Table 5-A: Computations Summary           |       |          |         |
|-------------------------------------------|-------|----------|---------|
|                                           | Total | Entering | Exiting |
| All Person-Trips                          | 991   | 485      | 506     |
| Internal Capture Percentage               | 7%    | 7%       | 7%      |
| External Vehicle-Trips <sup>5</sup>       | 921   | 450      | 471     |
| External Transit-Trips <sup>5</sup>       | 0     | 0        | 0       |
| External Non-Motorized Trips <sup>6</sup> | 0     | 0        | 0       |

| Table 6-A: Internal Trip Capture Percentages by Land Use |                |               |
|----------------------------------------------------------|----------------|---------------|
| Land Use                                                 | Entering Trips | Exiting Trips |
| Office                                                   | 21%            | 75%           |
| Retail                                                   | 38%            | 60%           |
| Restaurant                                               | 13%            | 4%            |
| Cinema/Entertainment                                     | N/A            | N/A           |
| Residential                                              | 10%            | 22%           |
| Hotel                                                    | N/A            | N/A           |

|                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.                                                                                                                                                                         |
| <sup>2</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.                                                                                                                                               |
| <sup>3</sup> Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i> ).                                                                                                                                                                                 |
| <sup>4</sup> Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete. |
| <sup>5</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.                                                                                                                                                                                            |
| <sup>6</sup> Person-Trips                                                                                                                                                                                                                                                                               |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                                                                                                                                                               |
| Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1                                                                                                                                                                                                                    |



|                         |                           |
|-------------------------|---------------------------|
| <b>Project Name:</b>    | Sophie Foster Development |
| <b>Analysis Period:</b> | AM Street Peak Hour       |

| <b>Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends</b> |                               |               |               |                              |               |               |
|-----------------------------------------------------------------------|-------------------------------|---------------|---------------|------------------------------|---------------|---------------|
| Land Use                                                              | Table 7-A (D): Entering Trips |               |               | Table 7-A (O): Exiting Trips |               |               |
|                                                                       | Veh. Occ.                     | Vehicle-Trips | Person-Trips* | Veh. Occ.                    | Vehicle-Trips | Person-Trips* |
| Office                                                                | 1.00                          | 29            | 29            | 1.00                         | 4             | 4             |
| Retail                                                                | 1.00                          | 8             | 8             | 1.00                         | 5             | 5             |
| Restaurant                                                            | 1.00                          | 172           | 172           | 1.00                         | 160           | 160           |
| Cinema/Entertainment                                                  | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |
| Residential                                                           | 1.00                          | 30            | 30            | 1.00                         | 99            | 99            |
| Hotel                                                                 | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |

| <b>Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)</b> |                  |        |            |                      |             |       |
|-------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                             | Destination (To) |        |            |                      |             |       |
|                                                                                           | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                    |                  | 1      | 3          | 0                    | 0           | 0     |
| Retail                                                                                    | 1                |        | 1          | 0                    | 1           | 0     |
| Restaurant                                                                                | 50               | 22     |            | 0                    | 6           | 5     |
| Cinema/Entertainment                                                                      | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                                               | 2                | 1      | 20         | 0                    |             | 0     |
| Hotel                                                                                     | 0                | 0      | 0          | 0                    | 0           |       |

| <b>Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)</b> |                  |        |            |                      |             |       |
|------------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                                  | Destination (To) |        |            |                      |             |       |
|                                                                                                | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                         |                  | 3      | 40         | 0                    | 0           | 0     |
| Retail                                                                                         | 1                |        | 86         | 0                    | 1           | 0     |
| Restaurant                                                                                     | 4                | 1      |            | 0                    | 2           | 0     |
| Cinema/Entertainment                                                                           | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                                                    | 1                | 1      | 34         | 0                    |             | 0     |
| Hotel                                                                                          | 1                | 0      | 10         | 0                    | 0           |       |

| <b>Table 9-A (D): Internal and External Trips Summary (Entering Trips)</b> |                       |          |       |                         |                      |                            |
|----------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Destination Land Use                                                       | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                            | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                     | 6                     | 23       | 29    | 23                      | 0                    | 0                          |
| Retail                                                                     | 3                     | 5        | 8     | 5                       | 0                    | 0                          |
| Restaurant                                                                 | 23                    | 149      | 172   | 149                     | 0                    | 0                          |
| Cinema/Entertainment                                                       | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                                | 3                     | 27       | 30    | 27                      | 0                    | 0                          |
| Hotel                                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                           | 0                     | 246      | 246   | 246                     | 0                    | 0                          |

| <b>Table 9-A (O): Internal and External Trips Summary (Exiting Trips)</b> |                       |          |       |                         |                      |                            |
|---------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Origin Land Use                                                           | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                           | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                    | 3                     | 1        | 4     | 1                       | 0                    | 0                          |
| Retail                                                                    | 3                     | 2        | 5     | 2                       | 0                    | 0                          |
| Restaurant                                                                | 7                     | 153      | 160   | 153                     | 0                    | 0                          |
| Cinema/Entertainment                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                               | 22                    | 77       | 99    | 77                      | 0                    | 0                          |
| Hotel                                                                     | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                          | 0                     | 238      | 238   | 238                     | 0                    | 0                          |

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A                                              |
| <sup>2</sup> Person-Trips                                                                                                                                |
| <sup>3</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                |

| <b>NCHRP 684 Internal Trip Capture Estimation Tool</b> |                           |                      |          |
|--------------------------------------------------------|---------------------------|----------------------|----------|
| <b>Project Name:</b>                                   | Sophie Foster Development | <b>Organization:</b> | IMEG     |
| <b>Project Location:</b>                               | Davenport, IA             | <b>Performed By:</b> | CJS      |
| <b>Scenario Description:</b>                           |                           | <b>Date:</b>         | 5/1/2018 |
| <b>Analysis Year:</b>                                  | 2019                      | <b>Checked By:</b>   |          |
| <b>Analysis Period:</b>                                | PM Street Peak Hour       | <b>Date:</b>         |          |

| <b>Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)</b> |                                         |          |             |                                      |          |         |
|-------------------------------------------------------------------------------------|-----------------------------------------|----------|-------------|--------------------------------------|----------|---------|
| Land Use                                                                            | Development Data (For Information Only) |          |             | Estimated Vehicle-Trips <sup>3</sup> |          |         |
|                                                                                     | ITE LUCs <sup>1</sup>                   | Quantity | Units       | Total                                | Entering | Exiting |
| Office                                                                              | 715                                     | 6,000    | 1000 sf GFA | 31                                   | 5        | 26      |
| Retail                                                                              | 815                                     | 10,500   | 1000 sf GFA | 51                                   | 25       | 26      |
| Restaurant                                                                          | 932                                     | 15,000   | 1000 sf GFA | 286                                  | 156      | 130     |
| Cinema/Entertainment                                                                |                                         |          |             | 0                                    |          |         |
| Residential                                                                         | 220                                     | 280      | DU          | 157                                  | 99       | 58      |
| Hotel                                                                               |                                         |          |             | 0                                    |          |         |
| All Other Land Uses <sup>2</sup>                                                    | 912,945,949                             | 7,200    | 1000 sf GFA | 469                                  | 234      | 235     |
|                                                                                     |                                         |          |             | 994                                  | 519      | 475     |

| <b>Table 2-P: Mode Split and Vehicle Occupancy Estimates</b> |                        |           |                 |                        |           |                 |
|--------------------------------------------------------------|------------------------|-----------|-----------------|------------------------|-----------|-----------------|
| Land Use                                                     | Entering Trips         |           |                 | Exiting Trips          |           |                 |
|                                                              | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized |
| Office                                                       |                        |           |                 |                        |           |                 |
| Retail                                                       |                        |           |                 |                        |           |                 |
| Restaurant                                                   |                        |           |                 |                        |           |                 |
| Cinema/Entertainment                                         |                        |           |                 |                        |           |                 |
| Residential                                                  |                        |           |                 |                        |           |                 |
| Hotel                                                        |                        |           |                 |                        |           |                 |
| All Other Land Uses <sup>2</sup>                             |                        |           |                 |                        |           |                 |

| <b>Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)</b> |                  |        |            |                      |             |       |
|----------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                    | Destination (To) |        |            |                      |             |       |
|                                                                                  | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                           |                  | 500    | 250        |                      | 700         |       |
| Retail                                                                           |                  |        |            |                      | 1000        |       |
| Restaurant                                                                       |                  |        |            |                      | 1000        |       |
| Cinema/Entertainment                                                             |                  |        |            |                      |             |       |
| Residential                                                                      |                  | 1000   | 1000       |                      |             |       |
| Hotel                                                                            |                  |        |            |                      |             |       |

| <b>Table 4-P: Internal Person-Trip Origin-Destination Matrix*</b> |                  |        |            |                      |             |       |
|-------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                     | Destination (To) |        |            |                      |             |       |
|                                                                   | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                            |                  | 2      | 1          | 0                    | 1           | 0     |
| Retail                                                            | 0                |        | 8          | 0                    | 6           | 0     |
| Restaurant                                                        | 1                | 13     |            | 0                    | 16          | 0     |
| Cinema/Entertainment                                              | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                       | 2                | 2      | 9          | 0                    |             | 0     |
| Hotel                                                             | 0                | 0      | 0          | 0                    | 0           |       |

| <b>Table 5-P: Computations Summary</b>    |       |          |         |
|-------------------------------------------|-------|----------|---------|
|                                           | Total | Entering | Exiting |
| All Person-Trips                          | 994   | 519      | 475     |
| Internal Capture Percentage               | 12%   | 12%      | 13%     |
| External Vehicle-Trips <sup>5</sup>       | 872   | 458      | 414     |
| External Transit-Trips <sup>5</sup>       | 0     | 0        | 0       |
| External Non-Motorized Trips <sup>6</sup> | 0     | 0        | 0       |

| <b>Table 6-P: Internal Trip Capture Percentages by Land Use</b> |                |               |
|-----------------------------------------------------------------|----------------|---------------|
| Land Use                                                        | Entering Trips | Exiting Trips |
| Office                                                          | 60%            | 15%           |
| Retail                                                          | 68%            | 54%           |
| Restaurant                                                      | 12%            | 23%           |
| Cinema/Entertainment                                            | N/A            | N/A           |
| Residential                                                     | 23%            | 22%           |
| Hotel                                                           | N/A            | N/A           |

|                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.                                        |
| <sup>2</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.              |
| <sup>3</sup> Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i> ).                                                |
| <sup>4</sup> Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made. |
| <sup>5</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.                                                           |
| <sup>6</sup> Person-Trips                                                                                                                                              |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                              |
| Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1                                                                                   |

|                         |                           |
|-------------------------|---------------------------|
| <b>Project Name:</b>    | Sophie Foster Development |
| <b>Analysis Period:</b> | PM Street Peak Hour       |

| <b>Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends</b> |                               |               |               |                              |               |               |
|-----------------------------------------------------------------------|-------------------------------|---------------|---------------|------------------------------|---------------|---------------|
| Land Use                                                              | Table 7-P (D): Entering Trips |               |               | Table 7-P (O): Exiting Trips |               |               |
|                                                                       | Veh. Occ.                     | Vehicle-Trips | Person-Trips* | Veh. Occ.                    | Vehicle-Trips | Person-Trips* |
| Office                                                                | 1.00                          | 5             | 5             | 1.00                         | 26            | 26            |
| Retail                                                                | 1.00                          | 25            | 25            | 1.00                         | 26            | 26            |
| Restaurant                                                            | 1.00                          | 156           | 156           | 1.00                         | 130           | 130           |
| Cinema/Entertainment                                                  | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |
| Residential                                                           | 1.00                          | 99            | 99            | 1.00                         | 58            | 58            |
| Hotel                                                                 | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |

| <b>Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)</b> |                  |        |            |                      |             |       |
|-------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                             | Destination (To) |        |            |                      |             |       |
|                                                                                           | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                    |                  | 5      | 1          | 0                    | 1           | 0     |
| Retail                                                                                    | 1                |        | 8          | 1                    | 6           | 1     |
| Restaurant                                                                                | 4                | 53     |            | 10                   | 22          | 9     |
| Cinema/Entertainment                                                                      | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                                               | 2                | 19     | 9          | 0                    |             | 2     |
| Hotel                                                                                     | 0                | 0      | 0          | 0                    | 0           |       |

| <b>Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)</b> |                  |        |            |                      |             |       |
|------------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                                  | Destination (To) |        |            |                      |             |       |
|                                                                                                | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                         |                  | 2      | 3          | 0                    | 4           | 0     |
| Retail                                                                                         | 2                |        | 45         | 0                    | 46          | 0     |
| Restaurant                                                                                     | 2                | 13     |            | 0                    | 16          | 0     |
| Cinema/Entertainment                                                                           | 0                | 1      | 5          |                      | 4           | 0     |
| Residential                                                                                    | 3                | 2      | 17         | 0                    |             | 0     |
| Hotel                                                                                          | 0                | 1      | 8          | 0                    | 0           |       |

| <b>Table 9-P (D): Internal and External Trips Summary (Entering Trips)</b> |                       |          |       |                         |                      |                            |
|----------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Destination Land Use                                                       | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                            | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                     | 3                     | 2        | 5     | 2                       | 0                    | 0                          |
| Retail                                                                     | 17                    | 8        | 25    | 8                       | 0                    | 0                          |
| Restaurant                                                                 | 18                    | 138      | 156   | 138                     | 0                    | 0                          |
| Cinema/Entertainment                                                       | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                                | 23                    | 76       | 99    | 76                      | 0                    | 0                          |
| Hotel                                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                           | 0                     | 234      | 234   | 234                     | 0                    | 0                          |

| <b>Table 9-P (O): Internal and External Trips Summary (Exiting Trips)</b> |                       |          |       |                         |                      |                            |
|---------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Origin Land Use                                                           | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                           | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                    | 4                     | 22       | 26    | 22                      | 0                    | 0                          |
| Retail                                                                    | 14                    | 12       | 26    | 12                      | 0                    | 0                          |
| Restaurant                                                                | 30                    | 100      | 130   | 100                     | 0                    | 0                          |
| Cinema/Entertainment                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                               | 13                    | 45       | 58    | 45                      | 0                    | 0                          |
| Hotel                                                                     | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                          | 0                     | 235      | 235   | 235                     | 0                    | 0                          |

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P                                              |
| <sup>2</sup> Person-Trips                                                                                                                                |
| <sup>3</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                |

**FIGURE C**  
**Table 7.1**  
**Sophie Foster Development**

| Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development |                         |              |              |
|-------------------------------------------------------------------------------------------------|-------------------------|--------------|--------------|
| Land Use Pairs                                                                                  |                         | Weekday      |              |
|                                                                                                 |                         | AM Peak Hour | PM Peak Hour |
| From OFFICE                                                                                     | To Office               | 0.0%         | 0.0%         |
|                                                                                                 | To Retail               | 28.0%        | 18.2%        |
|                                                                                                 | To Restaurant           | 63.0%        | 3.9%         |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 1.0%         | 2.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 0.0%         |
| From RETAIL                                                                                     | To Office               | 29.0%        | 2.0%         |
|                                                                                                 | To Retail               | 0.0%         | 0.0%         |
|                                                                                                 | To Restaurant           | 13.0%        | 29.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 4.0%         |
|                                                                                                 | To Residential          | 14.0%        | 24.2%        |
|                                                                                                 | To Hotel                | 0.0%         | 5.0%         |
| From RESTAURANT                                                                                 | To Office               | 31.0%        | 3.0%         |
|                                                                                                 | To Retail               | 14.0%        | 41.0%        |
|                                                                                                 | To Restaurant           | 0.0%         | 0.0%         |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 8.0%         |
|                                                                                                 | To Residential          | 4.0%         | 16.7%        |
|                                                                                                 | To Hotel                | 3.0%         | 7.0%         |
| From CINEMA/ENTERTAINMENT                                                                       | To Office               | 0.0%         | 2.0%         |
|                                                                                                 | To Retail               | 0.0%         | 21.0%        |
|                                                                                                 | To Restaurant           | 0.0%         | 31.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 0.0%         | 8.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 2.0%         |
| From RESIDENTIAL                                                                                | To Office               | 2.0%         | 4.0%         |
|                                                                                                 | To Retail               | 1.0%         | 31.9%        |
|                                                                                                 | To Restaurant           | 20.0%        | 16.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 0.0%         | 0.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 3.0%         |
| From HOTEL                                                                                      | To Office               | 75.0%        | 0.0%         |
|                                                                                                 | To Retail               | 14.0%        | 16.0%        |
|                                                                                                 | To Restaurant           | 9.0%         | 68.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 0.0%         | 2.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 0.0%         |

**FIGURE C**  
**Table 7.2**  
**Sophie Foster Development**

| Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development |                           |              |              |
|------------------------------------------------------------------------------------------------------|---------------------------|--------------|--------------|
| Land Use Pairs                                                                                       |                           | Weekday      |              |
|                                                                                                      |                           | AM Peak Hour | PM Peak Hour |
| To OFFICE                                                                                            | From Office               | 0.0%         | 0.0%         |
|                                                                                                      | From Retail               | 4.0%         | 31.0%        |
|                                                                                                      | From Restaurant           | 14.0%        | 30.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 6.0%         |
|                                                                                                      | From Residential          | 3.0%         | 57.0%        |
|                                                                                                      | From Hotel                | 3.0%         | 0.0%         |
| To RETAIL                                                                                            | From Office               | 32.0%        | 7.3%         |
|                                                                                                      | From Retail               | 0.0%         | 0.0%         |
|                                                                                                      | From Restaurant           | 8.0%         | 50.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 4.0%         |
|                                                                                                      | From Residential          | 17.0%        | 7.6%         |
|                                                                                                      | From Hotel                | 4.0%         | 2.0%         |
| To RESTAURANT                                                                                        | From Office               | 23.0%        | 2.0%         |
|                                                                                                      | From Retail               | 50.0%        | 29.0%        |
|                                                                                                      | From Restaurant           | 0.0%         | 0.0%         |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 3.0%         |
|                                                                                                      | From Residential          | 20.0%        | 10.6%        |
|                                                                                                      | From Hotel                | 6.0%         | 5.0%         |
| To CINEMA/ENTERTAINMENT                                                                              | From Office               | 0.0%         | 1.0%         |
|                                                                                                      | From Retail               | 0.0%         | 26.0%        |
|                                                                                                      | From Restaurant           | 0.0%         | 32.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                      | From Residential          | 0.0%         | 0.0%         |
|                                                                                                      | From Hotel                | 0.0%         | 0.0%         |
| To RESIDENTIAL                                                                                       | From Office               | 0.0%         | 4.0%         |
|                                                                                                      | From Retail               | 2.0%         | 46.0%        |
|                                                                                                      | From Restaurant           | 5.0%         | 16.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 4.0%         |
|                                                                                                      | From Residential          | 0.0%         | 0.0%         |
|                                                                                                      | From Hotel                | 0.0%         | 0.0%         |
| To HOTEL                                                                                             | From Office               | 0.0%         | 0.0%         |
|                                                                                                      | From Retail               | 0.0%         | 17.0%        |
|                                                                                                      | From Restaurant           | 4.0%         | 71.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 1.0%         |
|                                                                                                      | From Residential          | 0.0%         | 12.0%        |
|                                                                                                      | From Hotel                | 0.0%         | 0.0%         |

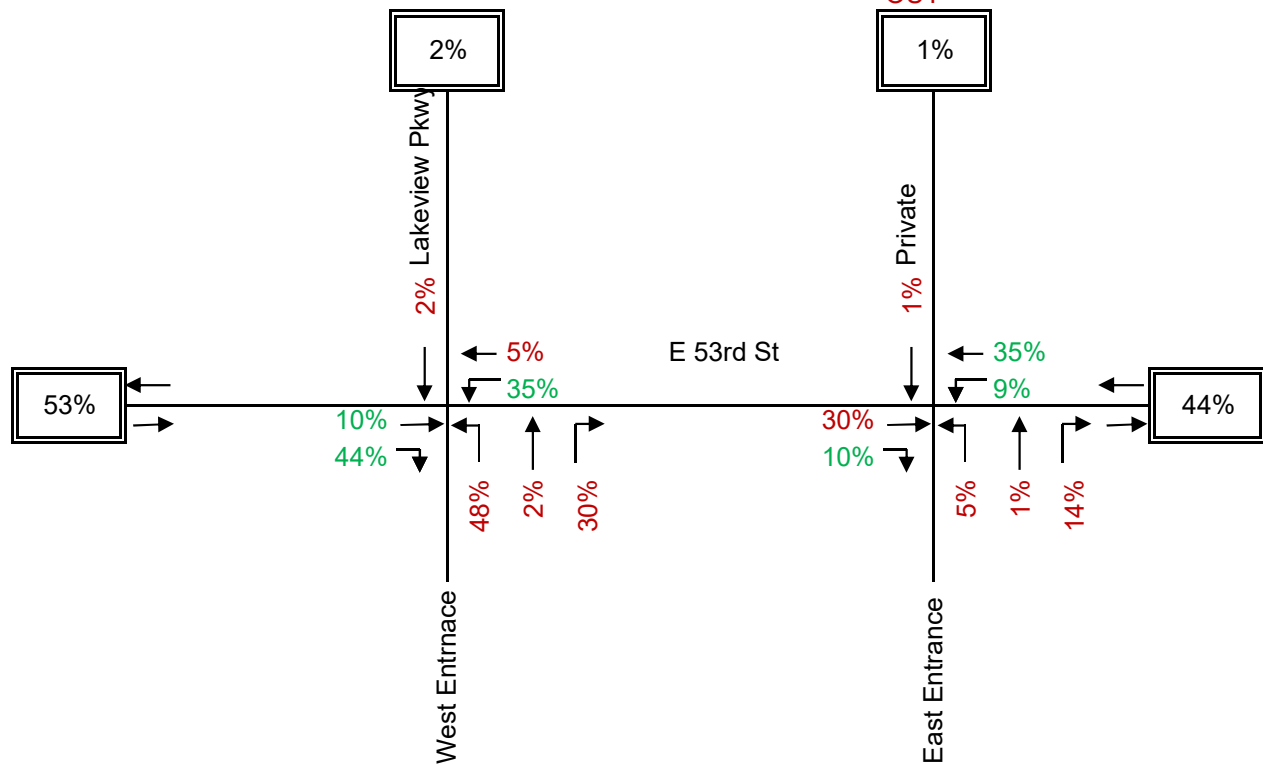
FIGURE D

TRIP END DISTRIBUTION  
Sophie Foster Development

Date: 5/2/2018

LEGEND

IN  
OUT





# FIGURE E

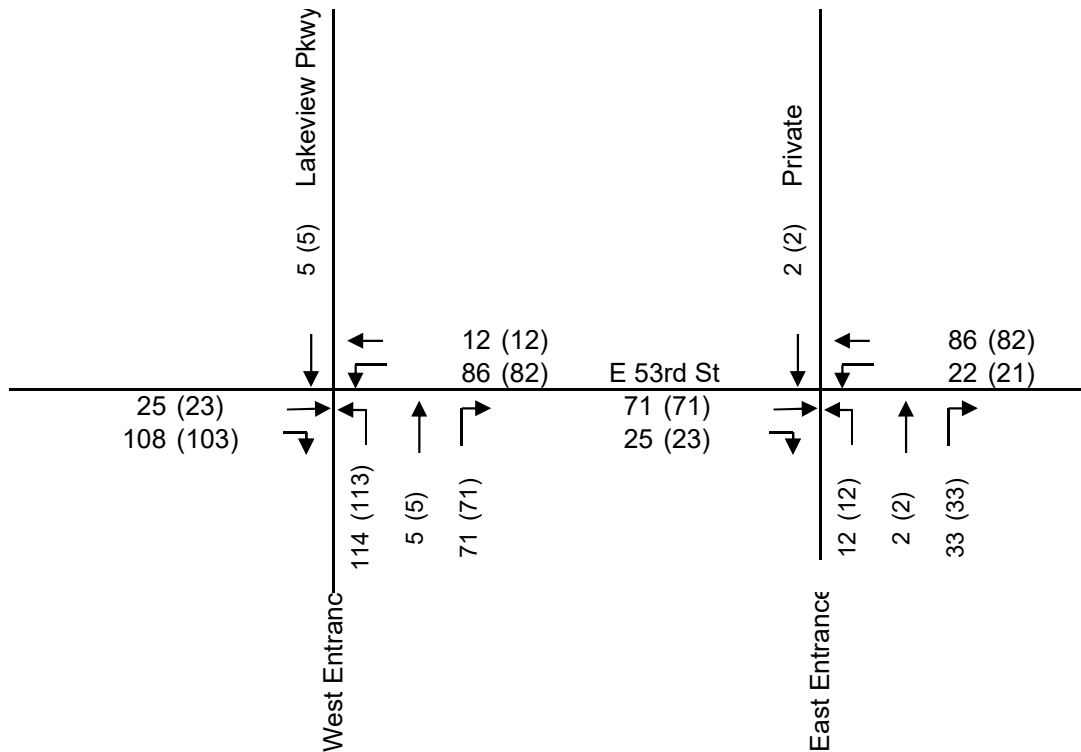
## TRIP END DISTRIBUTION Sophie Foster Development

After Deduction for Internal Capture

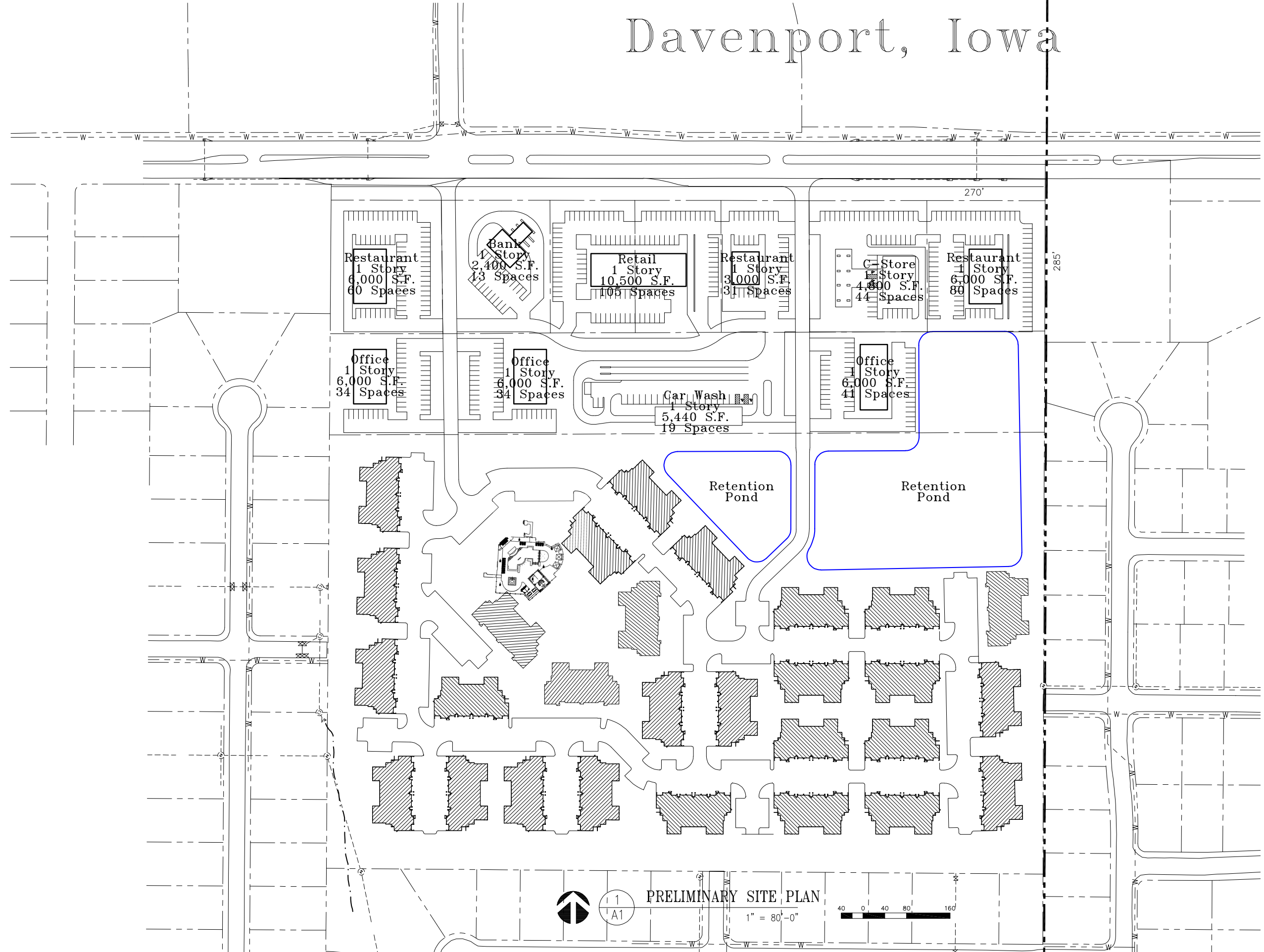
Date: 5/2/2018

|    | IN  | OUT |
|----|-----|-----|
| AM | 246 | 238 |
| PM | 234 | 235 |

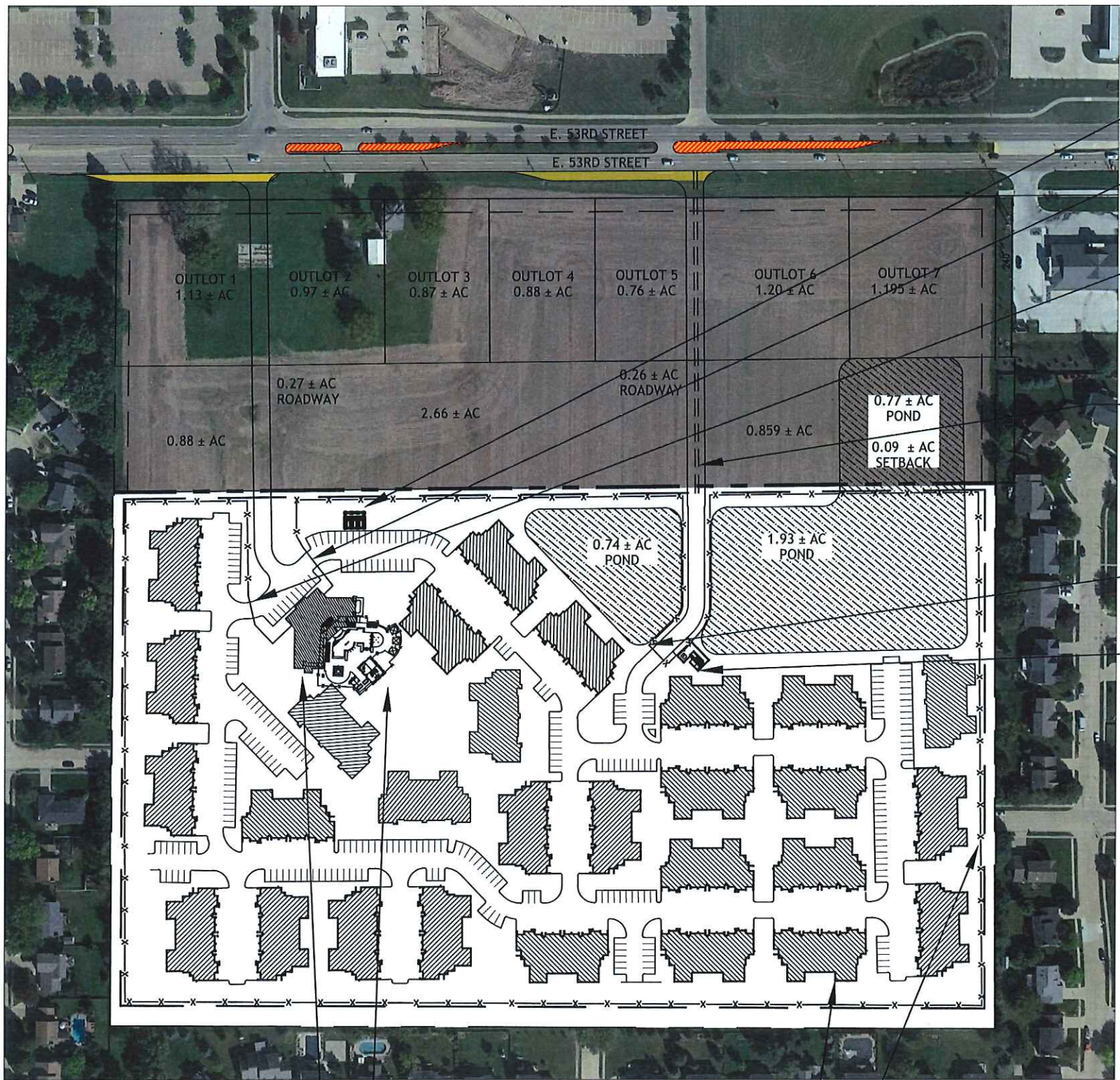
LEGEND  
AM (PM)



# East 53rd Street Retail Davenport, Iowa







CLUBHOUSE

POOL DECK AND DOG PARK

2-STORY BIG HOUSE GARAGE

2-STORY BIG HOUSE NON GARAGE

MAIL KIOSK

VEHICLE GATE

VEHICLE GATE

12" DIP WATER & 8" PVC SEWER

VEHICLE GATE

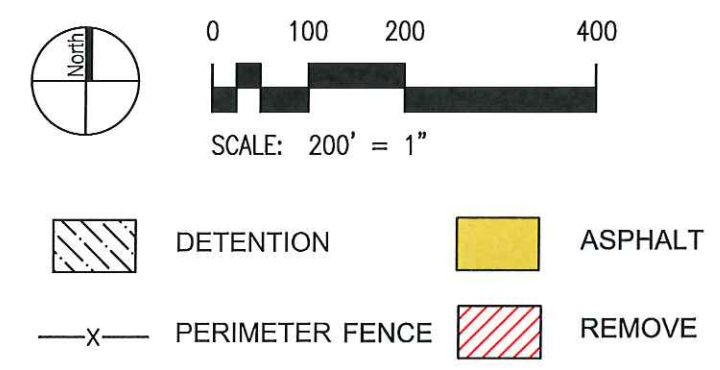
TRASH ENCLOSURE WITH RECYCLE

**WATERMARK**  
**DAVENPORT, IA**  
**DENSITY STUDY (RFP) | 18-0326**  
(24) 2 STORY "BIG HOUSE GARAGE" BUILDINGS  
(4) 2 STORY "BIG HOUSE" BUILDINGS  
(1) CLUBHOUSE

**MULTI FAMILY SITE SUMMARY**

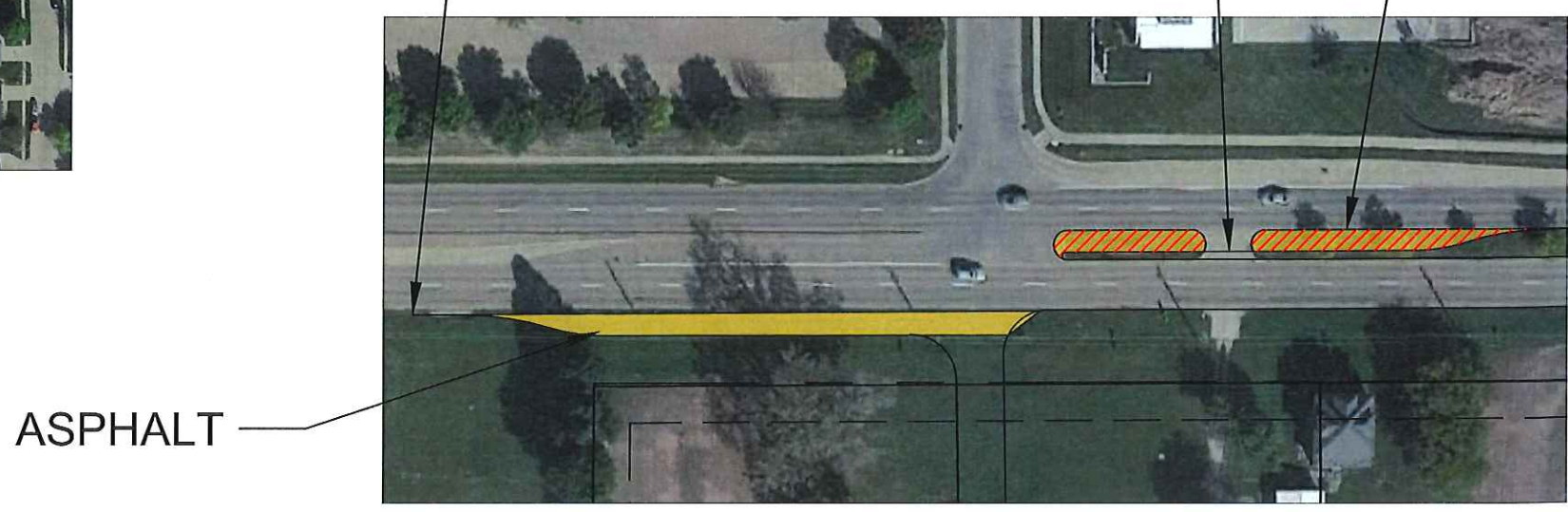
|              |                              |
|--------------|------------------------------|
| SITE AREA:   | 24.18 ± ACRES                |
| TOTAL UNITS: | 296 UNITS                    |
| DENSITY:     | 12.24 UNITS/ACRE             |
| PARKING:     | 514 SPACES (1.74 RATIO)      |
| - SURFACE:   | 274 SURFACE SPACES           |
| - GARAGES:   | 240 ATTACHED GARAGES         |
| DETENTION:   | 3.54 ACRE WET POND FOOTPRINT |

**RETAIL SITE SUMMARY**  
SITE AREA: 12.91 ± ACRES

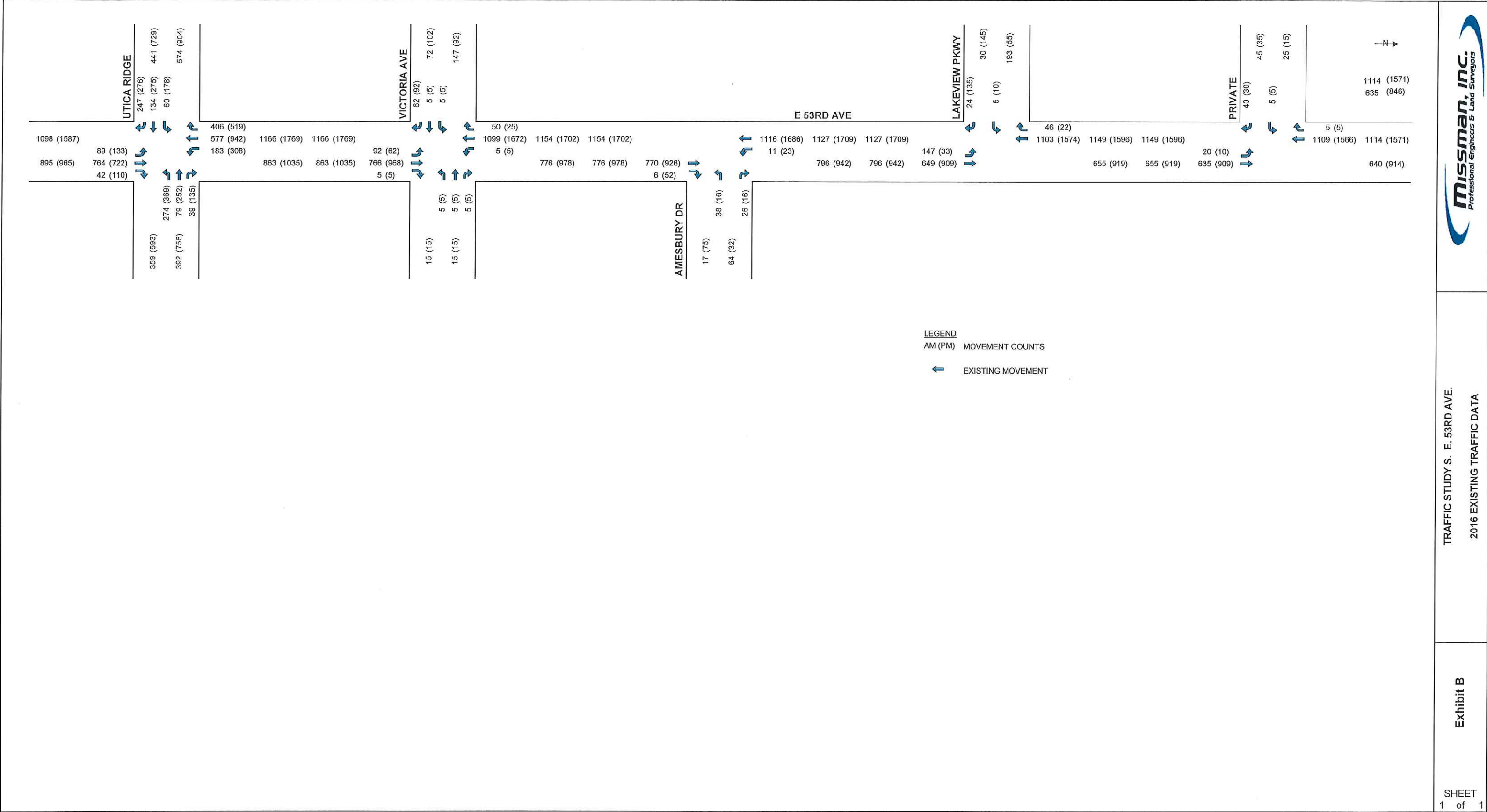


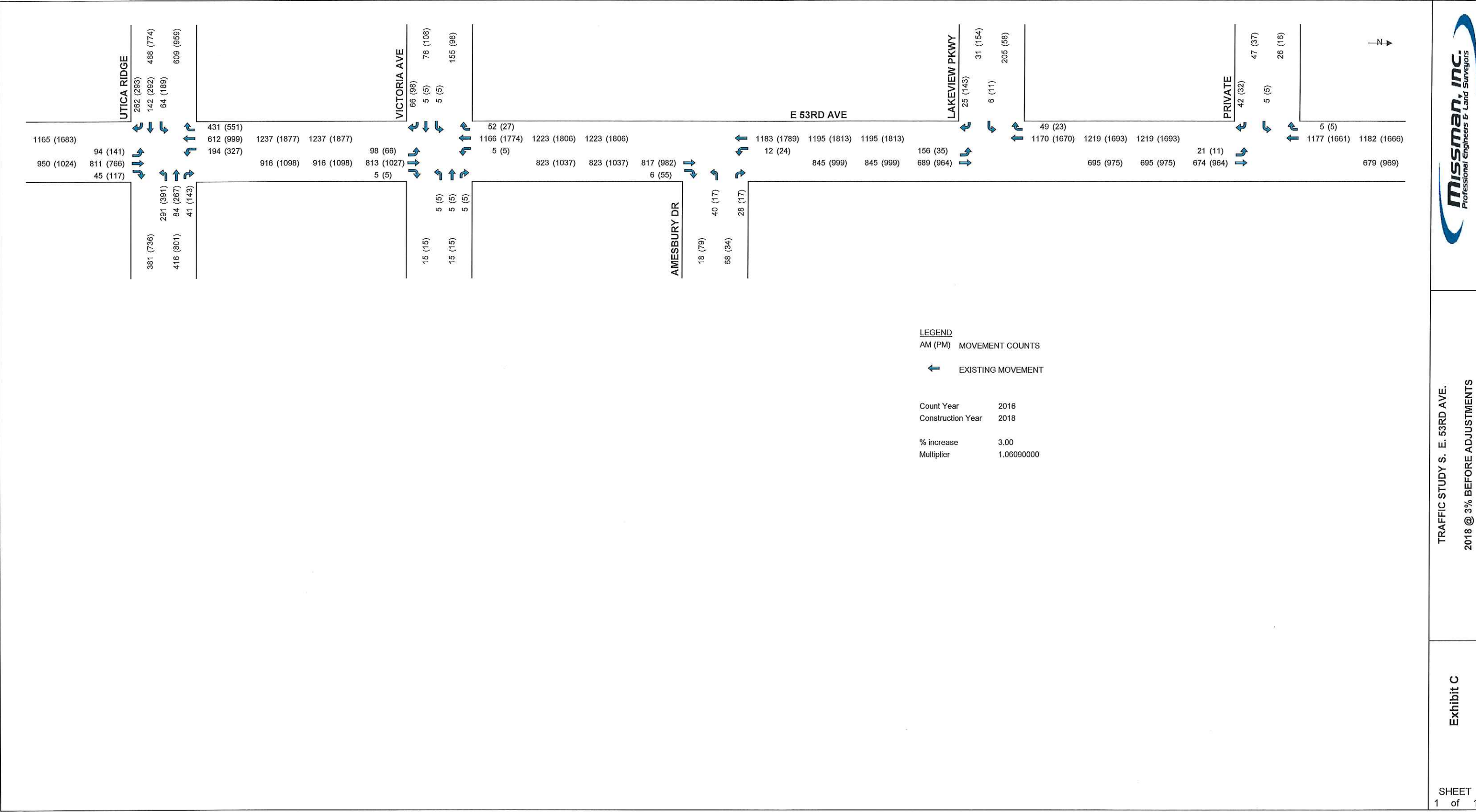
REMOVE CURRENT MEDIAN

NEW DECELERATION LANE







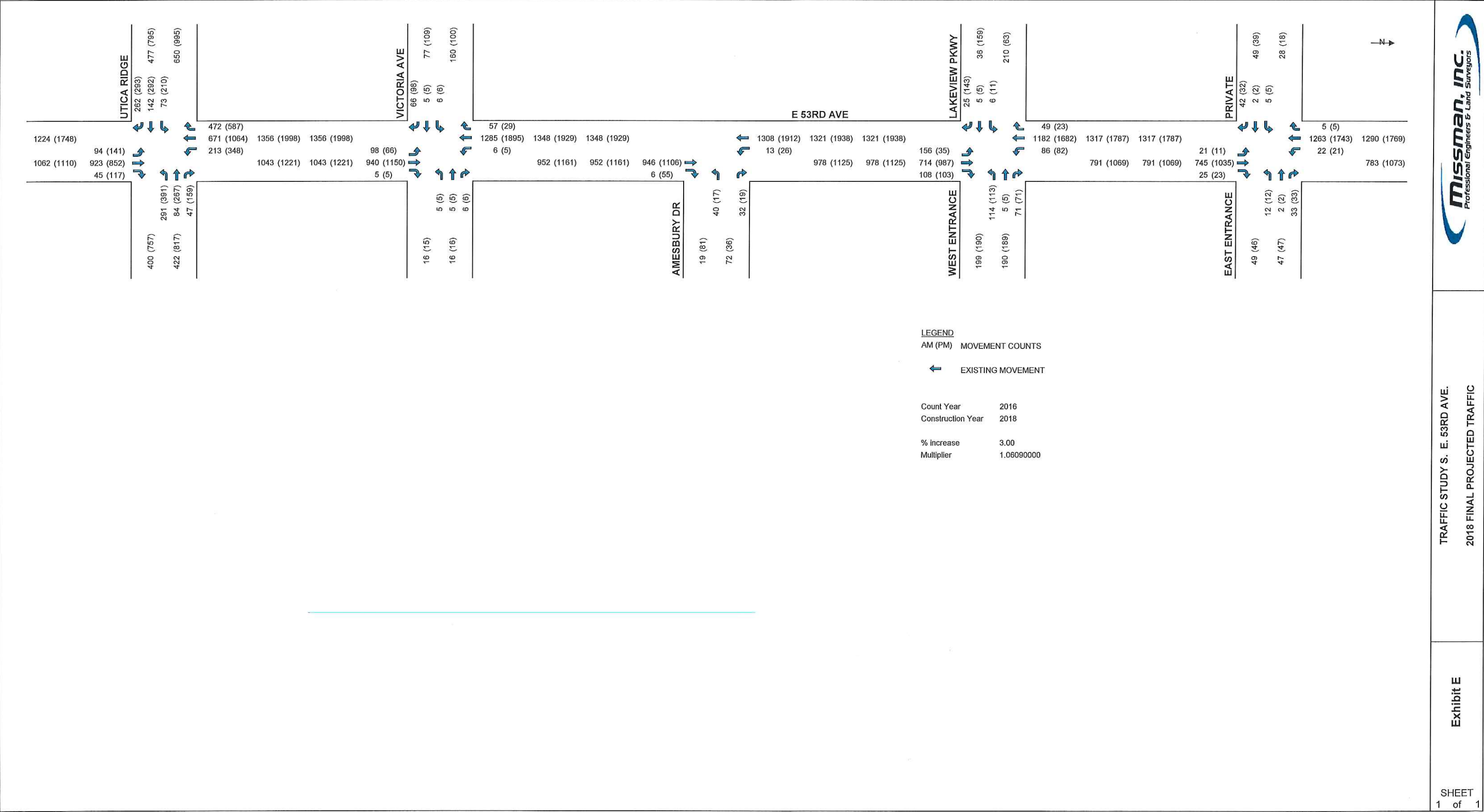


TRAFFIC STUDY S. E. 53RD AVE.  
2018 @ 3% BEFORE ADJUSTMENTS

Exhibit C

SHEET  
1 of 1









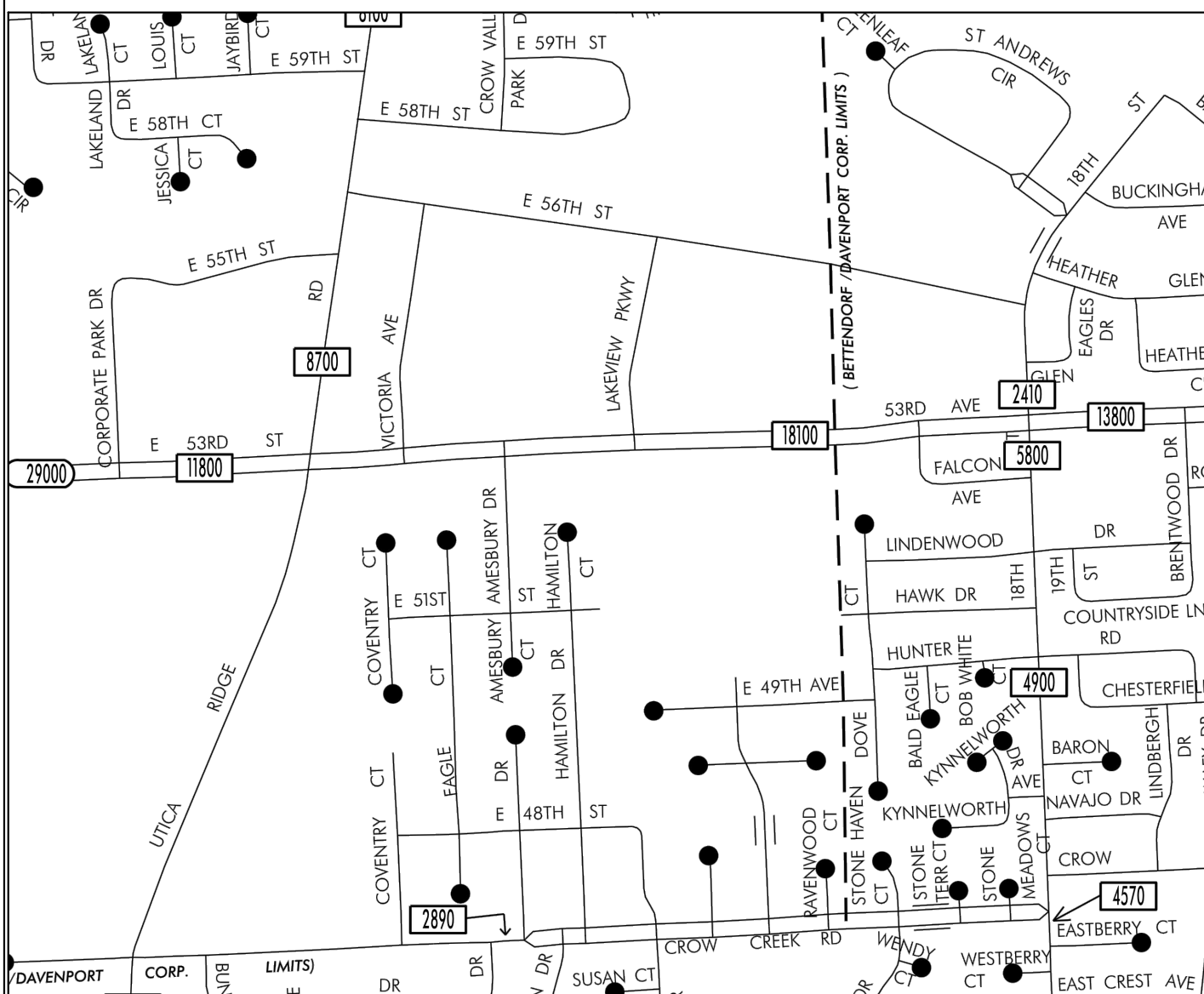
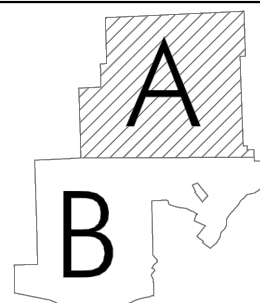
## APPENDIX

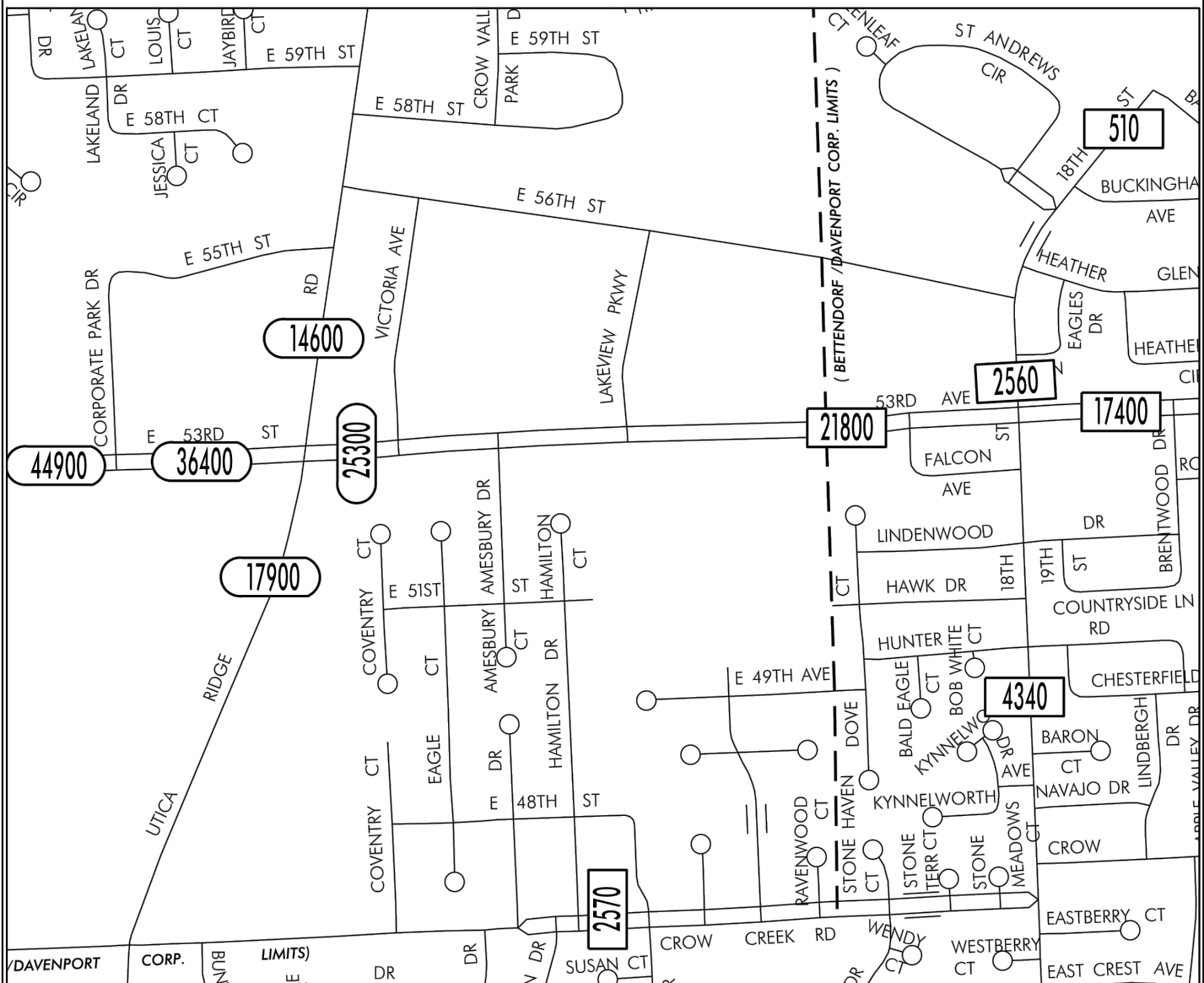
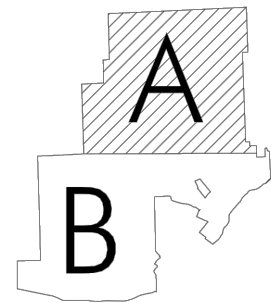
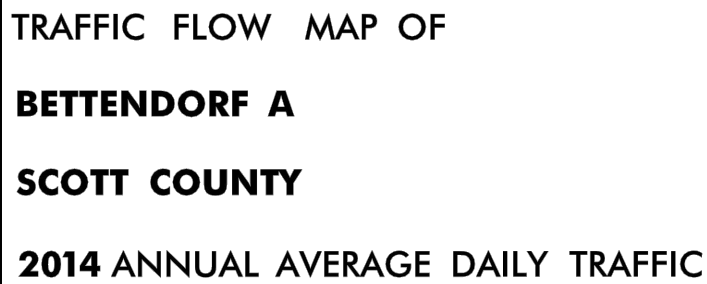


## BETTENDORF A

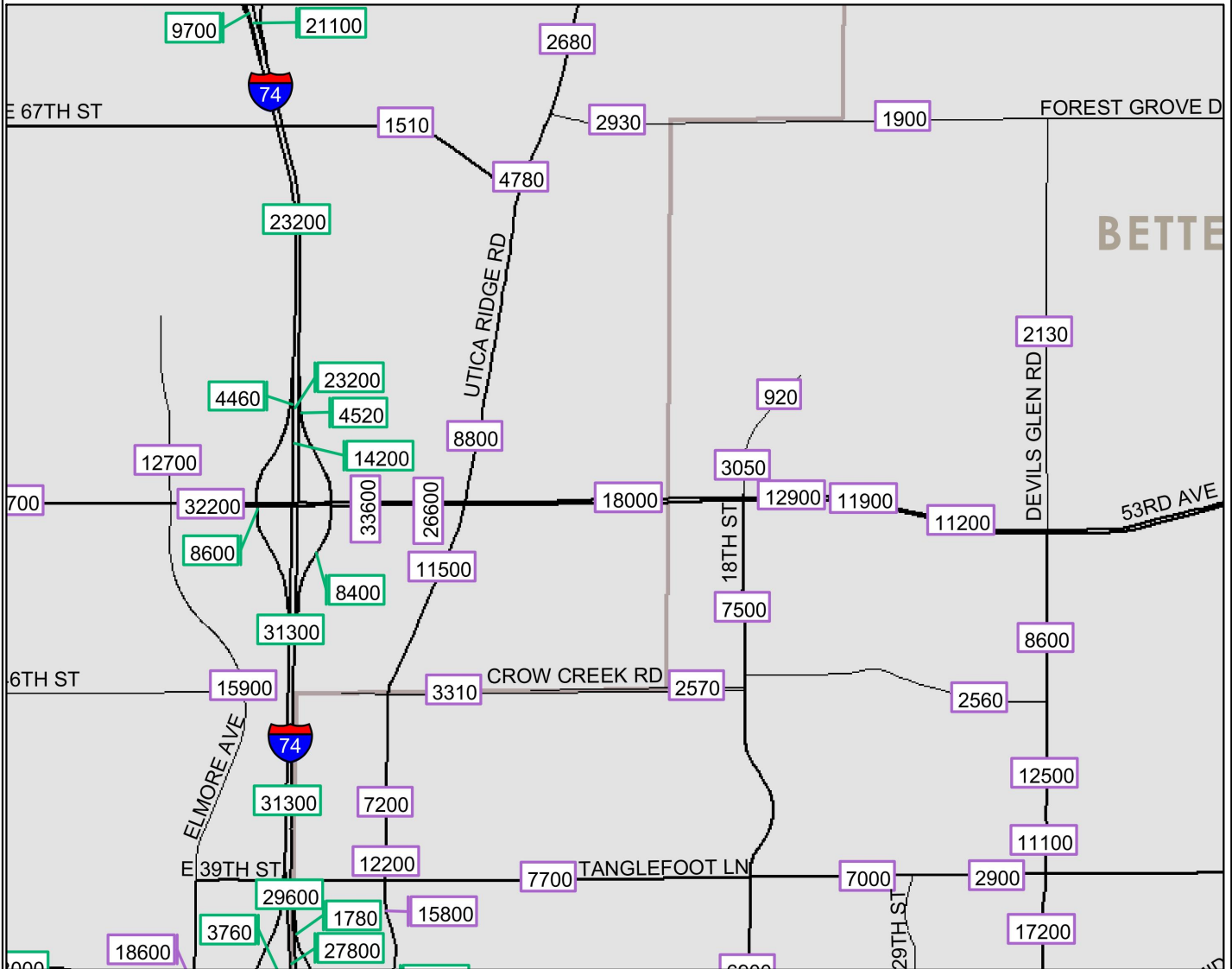
## SCOTT COUNTY

## 2010 ANNUAL AVERAGE DAILY TRAFFIC





# QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Count



## Legend

### Traffic Count Symbols

|                     |                                         |
|---------------------|-----------------------------------------|
| 12345 Illinois 2008 | 12345 Iowa 2008                         |
| 12345 Illinois 2007 | 12345 Iowa 2006                         |
| 12345 Illinois 2006 | 12345 Rock Island Arsenal November 2005 |

### Other Symbols

|  |                      |
|--|----------------------|
|  | Rivers/Water Bodies  |
|  | Corporate Boundaries |
|  | County Boundaries    |

Map prepared by Bi-State Regional Commission, February 2010

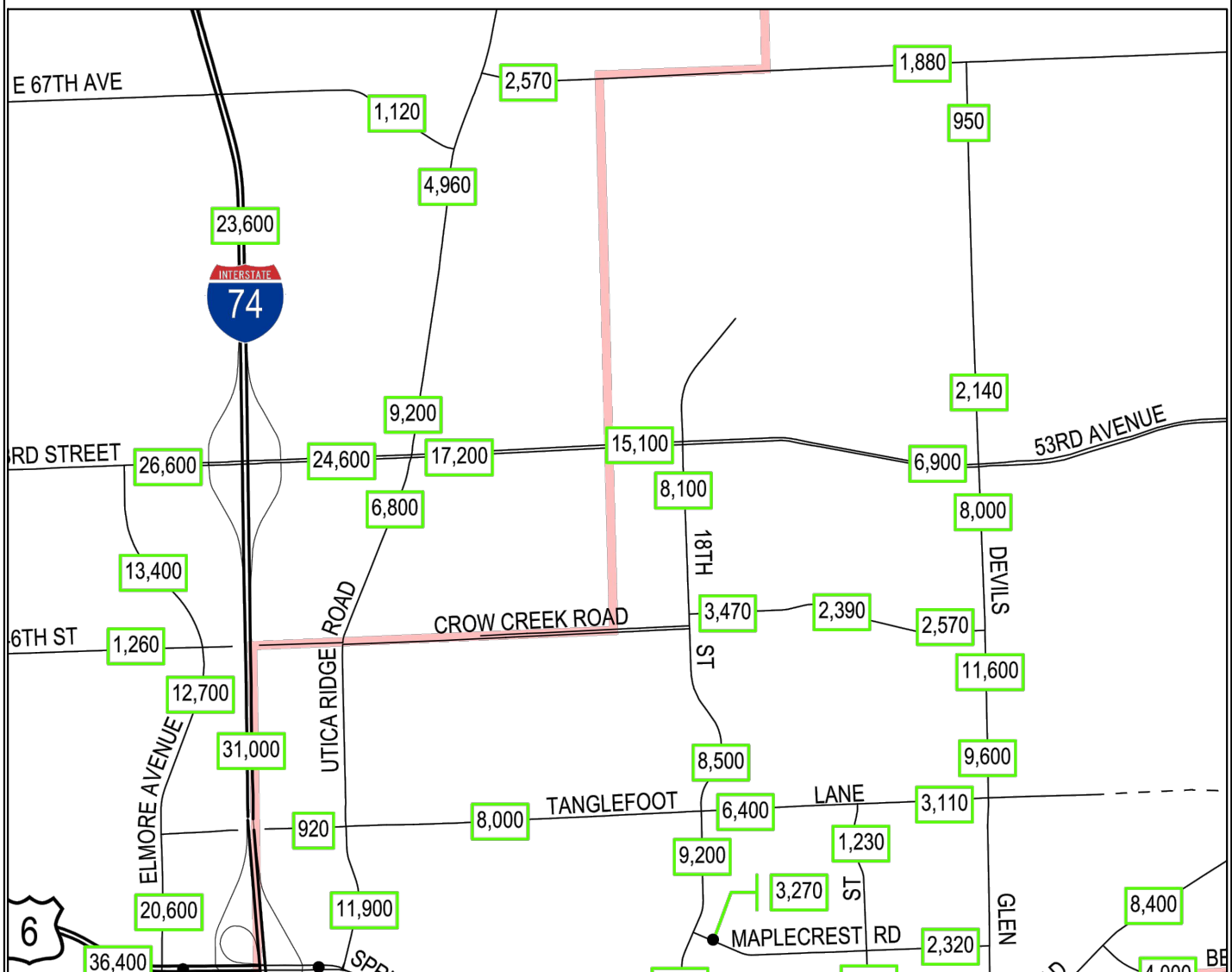
Data Sources: Illinois Department of Transportation;  
Iowa Department of Transportation;  
Rock Island Arsenal.

Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>

# QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Volume



## LEGEND

5,000 - 2003 AADT, Illinois DOT

5,000 - 2002 AADT, Iowa DOT

5,000 - 2001 AADT, Illinois DOT

5,000 - 1998 AADT, Iowa DOT

Map Prepared by Bi-State Regional Commission, June 2005

DATA SOURCE: Illinois Department of Transportation; Iowa Department of Transportation

Disclaimer: This map is for reference only. Data provided is derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown herein.



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>

# Iowa Department of Transportation

## Turning Movement Traffic Count Summary

### Annualized Daily Traffic For All Vehicles

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

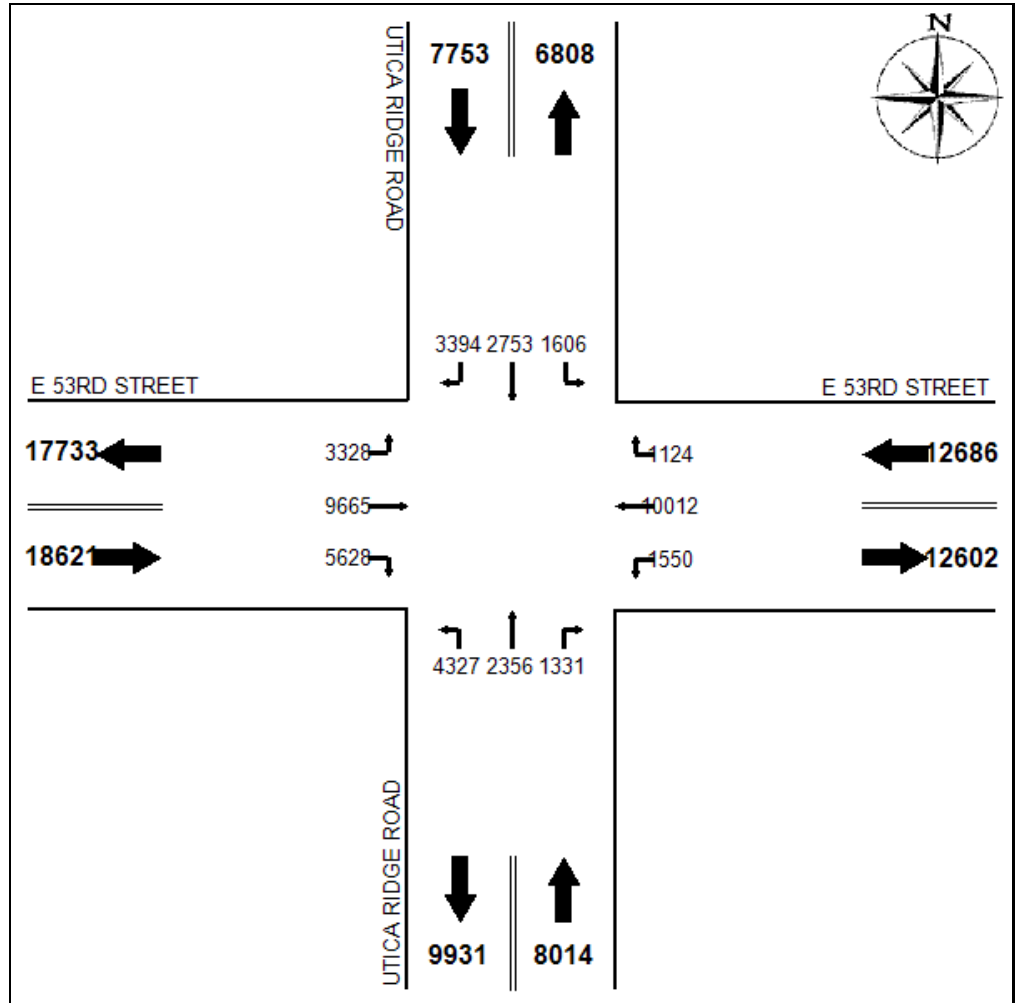
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** 1.980  
**Pass Class Factor:** 2.001  
**SU Class Factor:** 1.908  
**Combo Class Factor:** 1.716



#### Raw Data-All Vehicles:

|       | N Leg |     |     | E Leg |     |     | S Leg |     |     | W Leg |     |     |
|-------|-------|-----|-----|-------|-----|-----|-------|-----|-----|-------|-----|-----|
|       | L     | T   | R   | L     | T   | R   | L     | T   | R   | L     | T   | R   |
| 07:00 | 56    | 126 | 232 | 83    | 720 | 39  | 258   | 74  | 36  | 172   | 543 | 382 |
| 08:00 | 54    | 147 | 195 | 109   | 624 | 52  | 242   | 84  | 63  | 189   | 537 | 391 |
| 11:00 | 117   | 180 | 235 | 113   | 667 | 85  | 324   | 205 | 90  | 239   | 612 | 348 |
| 12:00 | 142   | 226 | 282 | 127   | 780 | 101 | 341   | 207 | 134 | 259   | 709 | 389 |
| 15:00 | 131   | 208 | 238 | 99    | 718 | 90  | 301   | 183 | 100 | 273   | 658 | 348 |
| 16:00 | 137   | 231 | 258 | 119   | 821 | 93  | 352   | 188 | 116 | 246   | 891 | 469 |
| 17:00 | 167   | 259 | 260 | 125   | 680 | 103 | 347   | 237 | 127 | 290   | 887 | 489 |



**Iowa Department of Transportation**  
**Turning Movement Traffic Count Summary**  
 Vehicle Type: Passenger Vehicles

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

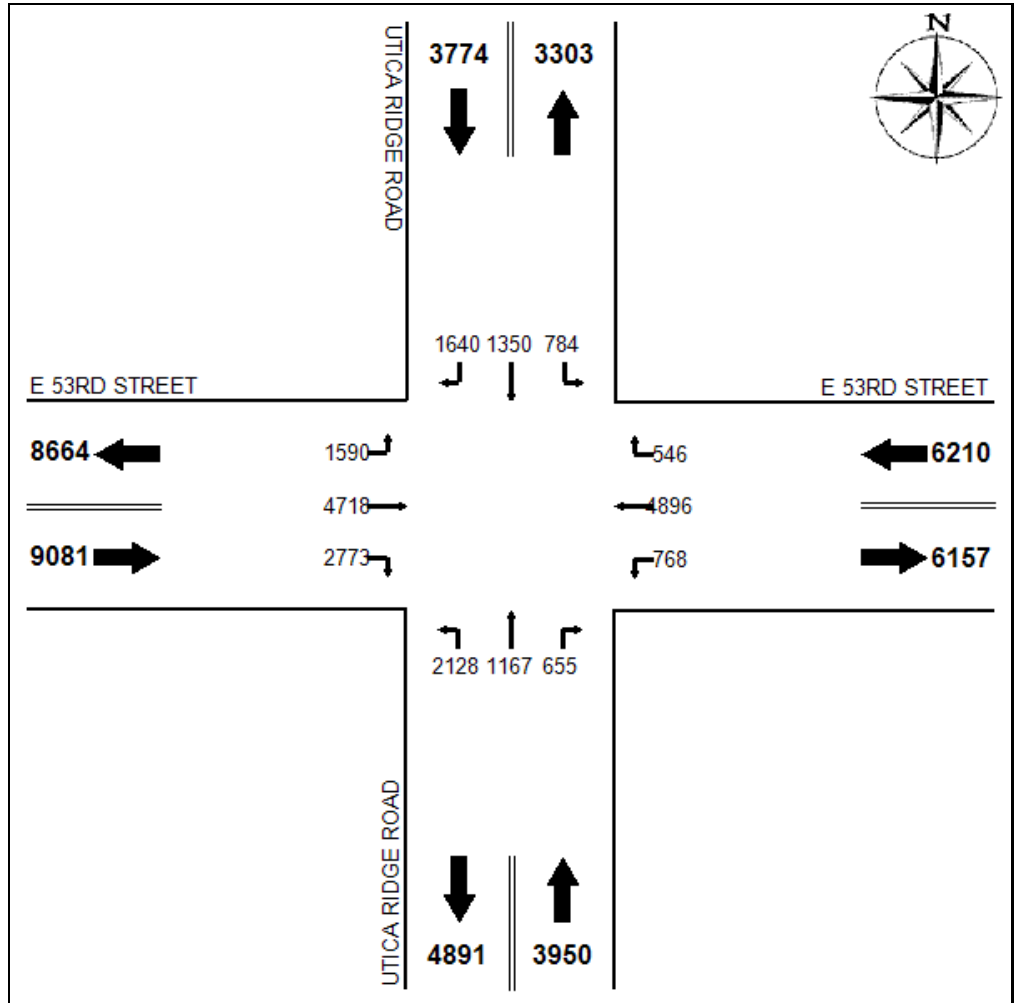
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** N/A  
**Pass Class Factor:** N/A  
**SU Class Factor:** N/A  
**Combo Class Factor:** N/A

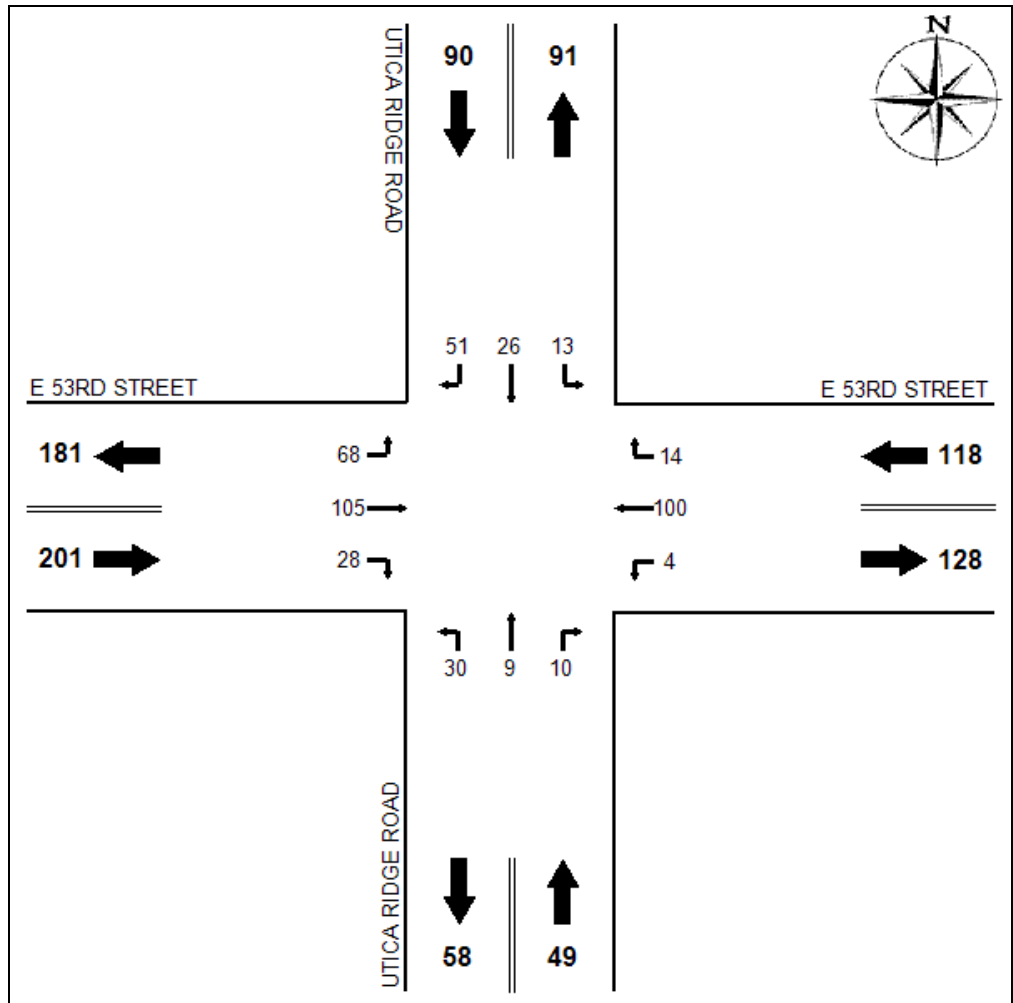


**Raw Data-Passenger Vehicles:**

|              | N Leg |     |     | E Leg |     |     | S Leg |     |     | W Leg |     |     |
|--------------|-------|-----|-----|-------|-----|-----|-------|-----|-----|-------|-----|-----|
|              | L     | T   | R   | L     | T   | R   | L     | T   | R   | L     | T   | R   |
| <b>07:00</b> | 55    | 121 | 228 | 83    | 707 | 39  | 256   | 73  | 35  | 159   | 526 | 375 |
| <b>08:00</b> | 49    | 144 | 186 | 105   | 603 | 49  | 231   | 84  | 63  | 171   | 502 | 383 |
| <b>11:00</b> | 113   | 177 | 220 | 111   | 653 | 82  | 318   | 200 | 88  | 222   | 588 | 338 |
| <b>12:00</b> | 137   | 223 | 272 | 126   | 751 | 96  | 334   | 205 | 131 | 249   | 694 | 385 |
| <b>15:00</b> | 129   | 204 | 234 | 99    | 702 | 88  | 296   | 182 | 99  | 265   | 647 | 344 |
| <b>16:00</b> | 137   | 226 | 246 | 119   | 810 | 91  | 349   | 187 | 113 | 237   | 880 | 465 |
| <b>17:00</b> | 164   | 255 | 254 | 125   | 670 | 101 | 344   | 236 | 126 | 287   | 881 | 483 |

**Iowa Department of Transportation**  
**Turning Movement Traffic Count Summary**  
 Vehicle Type: Single-Unit Trucks

|                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Station Number:</b><br>82147332099                                                                                       |
| <b>Count Date:</b><br>Thursday, July 24, 2014                                                                               |
| <b>County:</b><br>Scott                                                                                                     |
| <b>Location Description:</b><br>E 53rd St & Utica Ridge Road                                                                |
| <b>Volume Factor:</b> N/A<br><b>Pass Class Factor:</b> N/A<br><b>SU Class Factor:</b> N/A<br><b>Combo Class Factor:</b> N/A |



**Raw Data-Single-Unit Trucks:**

|       | N Leg |   |    | E Leg |    |   | S Leg |   |   | W Leg |    |   |
|-------|-------|---|----|-------|----|---|-------|---|---|-------|----|---|
|       | L     | T | R  | L     | T  | R | L     | T | R | L     | T  | R |
| 07:00 | 0     | 4 | 1  | 0     | 12 | 0 | 2     | 0 | 1 | 11    | 16 | 3 |
| 08:00 | 3     | 3 | 9  | 1     | 19 | 1 | 9     | 0 | 0 | 16    | 31 | 5 |
| 11:00 | 4     | 3 | 13 | 2     | 12 | 3 | 5     | 4 | 2 | 14    | 20 | 6 |
| 12:00 | 2     | 3 | 10 | 1     | 25 | 4 | 5     | 2 | 3 | 10    | 14 | 3 |
| 15:00 | 2     | 4 | 3  | 0     | 13 | 2 | 4     | 1 | 1 | 8     | 10 | 4 |
| 16:00 | 0     | 5 | 9  | 0     | 11 | 2 | 3     | 1 | 2 | 6     | 9  | 2 |
| 17:00 | 2     | 4 | 6  | 0     | 8  | 2 | 2     | 1 | 1 | 3     | 5  | 5 |

**Iowa Department of Transportation**  
**Turning Movement Traffic Count Summary**  
 Vehicle Type: Combination Trucks

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

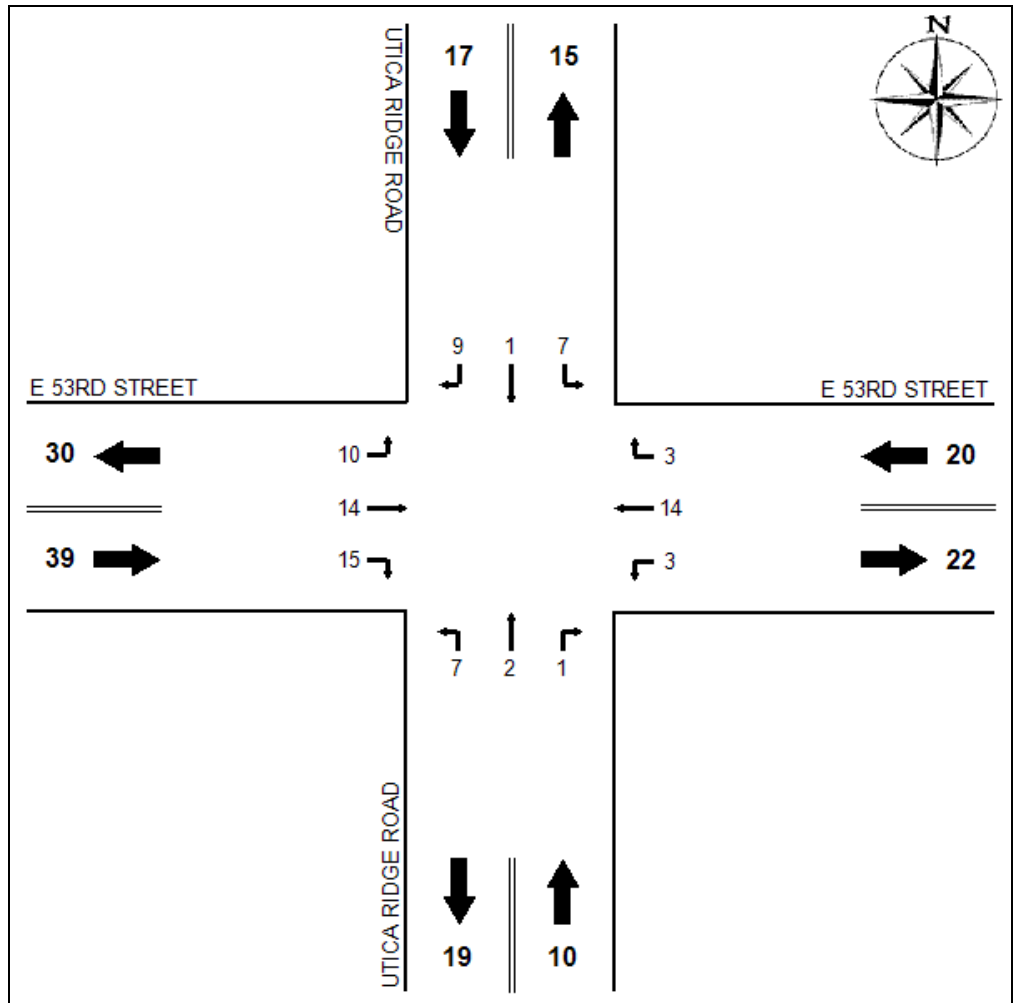
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** N/A  
**Pass Class Factor:** N/A  
**SU Class Factor:** N/A  
**Combo Class Factor:** N/A



**Raw Data-Combination Trucks:**

|       | N Leg |   |   | E Leg |   |   | S Leg |   |   | W Leg |   |   |
|-------|-------|---|---|-------|---|---|-------|---|---|-------|---|---|
|       | L     | T | R | L     | T | R | L     | T | R | L     | T | R |
| 07:00 | 1     | 1 | 3 | 0     | 1 | 0 | 0     | 1 | 0 | 2     | 1 | 4 |
| 08:00 | 2     | 0 | 0 | 3     | 2 | 2 | 2     | 0 | 0 | 2     | 4 | 3 |
| 11:00 | 0     | 0 | 2 | 0     | 2 | 0 | 1     | 1 | 0 | 3     | 4 | 4 |
| 12:00 | 3     | 0 | 0 | 0     | 4 | 1 | 2     | 0 | 0 | 0     | 1 | 1 |
| 15:00 | 0     | 0 | 1 | 0     | 3 | 0 | 1     | 0 | 0 | 0     | 1 | 0 |
| 16:00 | 0     | 0 | 3 | 0     | 0 | 0 | 0     | 0 | 1 | 3     | 2 | 2 |
| 17:00 | 1     | 0 | 0 | 0     | 2 | 0 | 1     | 0 | 0 | 0     | 1 | 1 |

| YEAR 2014: E 53RD STREET AT UTICA RIDGE ROAD |            |     |     |           |     |     |            |     |     |           |     |     |      |
|----------------------------------------------|------------|-----|-----|-----------|-----|-----|------------|-----|-----|-----------|-----|-----|------|
|                                              | SOUTHBOUND |     |     | WESTBOUND |     |     | NORTHBOUND |     |     | EASTBOUND |     |     |      |
|                                              | L          | T   | R   | L         | T   | R   | L          | T   | R   | L         | T   | R   |      |
| 7:00 AM                                      | 56         | 126 | 232 | 83        | 720 | 39  | 258        | 74  | 36  | 172       | 543 | 382 | 2721 |
| 8:00 AM                                      | 54         | 147 | 195 | 109       | 624 | 52  | 242        | 84  | 63  | 189       | 537 | 391 | 2687 |
| 11:00 AM                                     | 117        | 180 | 235 | 113       | 667 | 85  | 324        | 205 | 90  | 239       | 612 | 348 | 3215 |
| 12:00 PM                                     | 142        | 226 | 282 | 127       | 780 | 101 | 341        | 207 | 134 | 259       | 709 | 389 | 3697 |
| 3:00 PM                                      | 131        | 208 | 238 | 99        | 718 | 90  | 301        | 183 | 100 | 273       | 658 | 348 | 3347 |
| 4:00 PM                                      | 137        | 231 | 258 | 119       | 821 | 93  | 352        | 188 | 116 | 246       | 891 | 469 | 3921 |
| 5:00 PM                                      | 167        | 259 | 260 | 125       | 680 | 103 | 347        | 237 | 127 | 290       | 887 | 489 | 3971 |

|         |     |     |     |      |
|---------|-----|-----|-----|------|
| AM PEAK | 414 | 842 | 368 | 1097 |
|         |     | 812 |     |      |

|       |      |      |      |      |       |      |      |      |      |      |      |      |
|-------|------|------|------|------|-------|------|------|------|------|------|------|------|
|       | 804  | 1377 | 1700 | 775  | 5010  | 563  | 2165 | 1178 | 666  | 1668 | 4837 | 2816 |
| 2.001 | 1609 | 2755 | 3402 | 1551 | 10025 | 1127 | 4332 | 2357 | 1333 | 3338 | 9679 | 5635 |

|          |             |             |             |             |
|----------|-------------|-------------|-------------|-------------|
| PM PEAK  | 686         | 908         | 711         | 1666        |
| ADT      | 7753        | 12668       | 8014        | 18621       |
| % OF ADT | 11.30174927 | 13.95154185 | 11.27144866 | 11.17707083 |
|          |             | 974         |             |             |

| YEAR 2016: E 53RD STREET AT UTICA RIDGE ROAD @ 3% GROWTH RATE |            |     |     |           |     |     |            |     |     |           |     |     |      |
|---------------------------------------------------------------|------------|-----|-----|-----------|-----|-----|------------|-----|-----|-----------|-----|-----|------|
|                                                               | SOUTHBOUND |     |     | WESTBOUND |     |     | NORTHBOUND |     |     | EASTBOUND |     |     |      |
|                                                               | L          | T   | R   | L         | T   | R   | L          | T   | R   | L         | T   | R   |      |
| 7:00 AM                                                       | 60         | 134 | 247 | 89        | 764 | 42  | 274        | 79  | 39  | 183       | 577 | 406 | 2894 |
| 8:00 AM                                                       | 58         | 156 | 207 | 116       | 663 | 56  | 257        | 90  | 67  | 201       | 570 | 415 | 2856 |
| 11:00 AM                                                      | 125        | 191 | 250 | 120       | 708 | 91  | 344        | 218 | 96  | 254       | 650 | 370 | 3417 |
| 12:00 PM                                                      | 151        | 240 | 300 | 135       | 828 | 108 | 362        | 220 | 143 | 275       | 753 | 413 | 3928 |
| 3:00 PM                                                       | 139        | 221 | 253 | 106       | 762 | 96  | 320        | 195 | 107 | 290       | 699 | 370 | 3558 |
| 4:00 PM                                                       | 146        | 246 | 274 | 127       | 871 | 99  | 374        | 200 | 124 | 261       | 946 | 498 | 4166 |
| 5:00 PM                                                       | 178        | 275 | 276 | 133       | 722 | 110 | 369        | 252 | 135 | 308       | 942 | 519 | 4219 |

**Wednesday October 19th - Amesbury Drive AM**

|             | 1 - Left Out | 2 - Right Out | 3 - Left In | 4 - Right In |    |
|-------------|--------------|---------------|-------------|--------------|----|
| 6:00 - 6:15 | 5            | 2             | 0           | 1            |    |
| 6:16 - 6:30 | 1            | 0             | 1           | 0            |    |
| 6:31 - 6:45 | 6            | 4             | 0           | 1            |    |
| 6:46 - 7:00 | 9            | 9             | 5           | 1            | 45 |
| 7:01 - 7:15 | 15           | 3             | 0           | 1            | 56 |
| 7:16 - 7:30 | 6            | 7             | 2           | 3            | 72 |
| 7:31 - 7:45 | 8            | 7             | 4           | 1            | 81 |
| 7:46 - 8:00 | 5            | 6             | 4           | 3            | 75 |
| 8:01 - 8:15 | 4            | 3             | 1           | 2            | 66 |
| 8:16 - 8:30 | 3            | 5             | 1           | 4            | 61 |
| 8:31 - 8:45 | 7            | 4             | 0           | 3            | 55 |
| 8:46 - 9:00 | 2            | 6             | 0           | 6            | 51 |

**Wednesday October 19th - Amesbury Drive PM**

|             | 1 - Left Out | 2 - Right Out | 3 - Left In | 4 - Right In |     |
|-------------|--------------|---------------|-------------|--------------|-----|
| 3:00 - 3:15 | 1            | 4             | 5           | 6            |     |
| 3:16 - 3:30 | 4            | 4             | 3           | 4            |     |
| 3:31 - 3:45 | 3            | 3             | 3           | 8            |     |
| 3:46 - 4:00 | 5            | 1             | 4           | 8            | 66  |
| 4:01 - 4:15 | 3            | 1             | 6           | 7            | 67  |
| 4:16 - 4:30 | 1            | 5             | 3           | 15           | 76  |
| 4:31 - 4:45 | 2            | 5             | 9           | 15           | 90  |
| 4:46 - 5:00 | 6            | 4             | 4           | 11           | 97  |
| 5:01 - 5:15 | 7            | 2             | 7           | 11           | 107 |
| 5:16 - 5:30 | 3            | 1             | 3           | 13           | 103 |
| 5:31 - 5:45 | 8            | 4             | 3           | 12           | 99  |
| 5:46 - 6:00 | 3            | 3             | 5           | 4            | 89  |

**Wednesday October 19th - Lakeview Parkway AM**

|             | 1 - Right Out | 2 - Left Out | 3 - Right In | 4 - Left In |     |
|-------------|---------------|--------------|--------------|-------------|-----|
| 6:00 - 6:15 | 5             | 0            | 4            | 9           |     |
| 6:16 - 6:30 | 3             | 2            | 10           | 17          |     |
| 6:31 - 6:45 | 6             | 2            | 7            | 11          |     |
| 6:46 - 7:00 | 2             | 2            | 13           | 40          | 133 |
| 7:01 - 7:15 | 6             | 1            | 8            | 20          | 150 |
| 7:16 - 7:30 | 7             | 1            | 11           | 45          | 182 |
| 7:31 - 7:45 | 9             | 2            | 14           | 42          | 223 |
| 7:46 - 8:00 | 9             | 0            | 20           | 69          | 264 |
| 8:01 - 8:15 | 6             | 0            | 8            | 39          | 282 |
| 8:16 - 8:30 | 13            | 2            | 9            | 25          | 267 |
| 8:31 - 8:45 | 16            | 2            | 4            | 24          | 246 |
| 8:46 - 9:00 | 9             | 2            | 9            | 17          | 185 |

**Wednesday October 19th - Lakeview Parkway PM**

|             | 1 - Right Out | 2 - Left Out | 3 - Right In | 4 - Left In |     |
|-------------|---------------|--------------|--------------|-------------|-----|
| 3:00 - 3:15 | 18            | 5            | 4            | 12          |     |
| 3:16 - 3:30 | 20            | 1            | 2            | 9           |     |
| 3:31 - 3:45 | 15            | 4            | 3            | 15          |     |
| 3:46 - 4:00 | 13            | 2            | 11           | 5           | 139 |
| 4:01 - 4:15 | 34            | 2            | 3            | 4           | 143 |
| 4:16 - 4:30 | 23            | 4            | 8            | 5           | 151 |
| 4:31 - 4:45 | 47            | 2            | 7            | 11          | 181 |
| 4:46 - 5:00 | 30            | 3            | 5            | 11          | 199 |
| 5:01 - 5:15 | 35            | 1            | 2            | 6           | 200 |
| 5:16 - 5:30 | 18            | 1            | 8            | 8           | 195 |
| 5:31 - 5:45 | 14            | 2            | 7            | 17          | 168 |
| 5:46 - 6:00 | 8             | 1            | 4            | 6           | 138 |



Iowa DOT and BiState compare well 2010 vs 2010

2005-2010 % increase/year 1.5 - 3.6

2010-2014 % increase/year 1.5 - 6.0

use 3% increase per year

563

### PREDICTING PERCENT INCREASE IN TRAFFIC

| Bi-State       | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     |
|----------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| Original Count | 2005 | 24600   | 2005 | 17200   | 2005 | 8000    | 2005 | 6800    | 2005 | 15100   |
| New Count      | 2010 | 26600   | 2010 | 18000   | 2010 | 8600    | 2010 | 11500   | 2010 | 18000   |
|                | 5    | 1.0813  | 5    | 1.04651 | 5    | 1.075   | 5    | 1.69118 | 5    | 1.19205 |
| % Increase     |      | 1.57558 |      | 0.91339 |      | 1.45692 |      | 11.0805 |      | 3.57599 |
| IowaDOT        | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     |
| Original Count | 2010 | 18100   | 2010 | 2410    | 2010 | 13800   |      |         |      |         |
| New Count      | 2014 | 21800   | 2014 | 2560    | 2014 | 17400   |      |         |      |         |
|                | 4    | 1.20442 | 4    | 1.06224 | 4    | 1.26087 |      |         |      |         |
| % Increase     |      | 4.75976 |      | 1.52096 |      | 5.96624 |      |         |      |         |

**Use 3% increase per year**

PEAK HOUR SPLITS ON E. 53rd ST.  
USING UTICA IADOT COUNTS AS COMPARISON.

ADT 25,300  $\times 0.10 =$  2,530 VPH PEAK HOUR

45/55 SPLIT @ EAST LEG OF UTICA

←

→

2014-2016  $(1.03)^2 = 1.0609$

2016 ADT

$25,300 (1.0609) = 26,840$  AM PM

← 1,166 1,769 410 / 60

→ 863 1,035 42 / 58

2,029 2,804

0.0756 0.1045

58 65

—  
42 35

WEST OF  
FALCON AVE  
2014 ADT

2016:  $21,800 \times (1.0609) = 23,128$

← 1014 1571

→ 735 846

1,749 2,417

## Land Use: 220

### Multifamily Housing (Low-Rise)

#### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

#### Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

***It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.***

#### **Source Numbers**

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

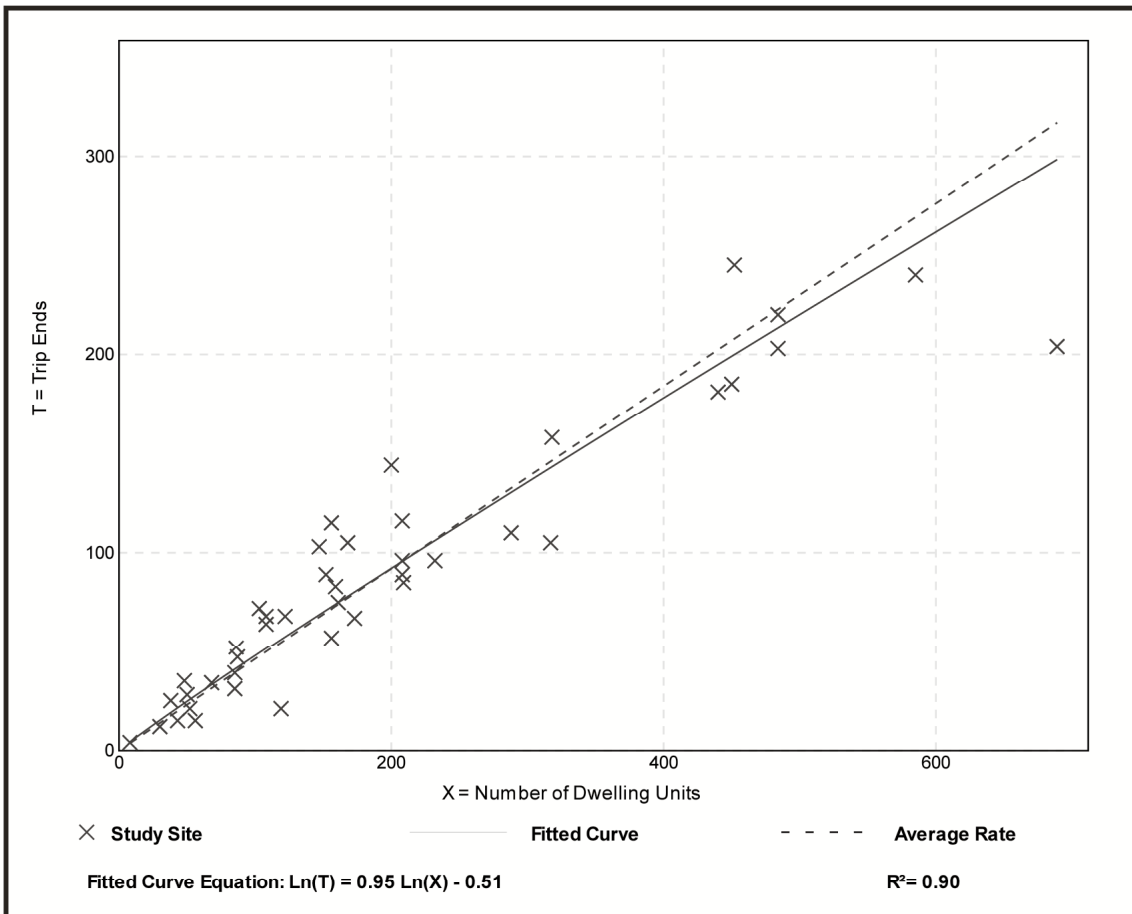
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.46         | 0.18 - 0.74    | 0.12               |

### Data Plot and Equation





## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

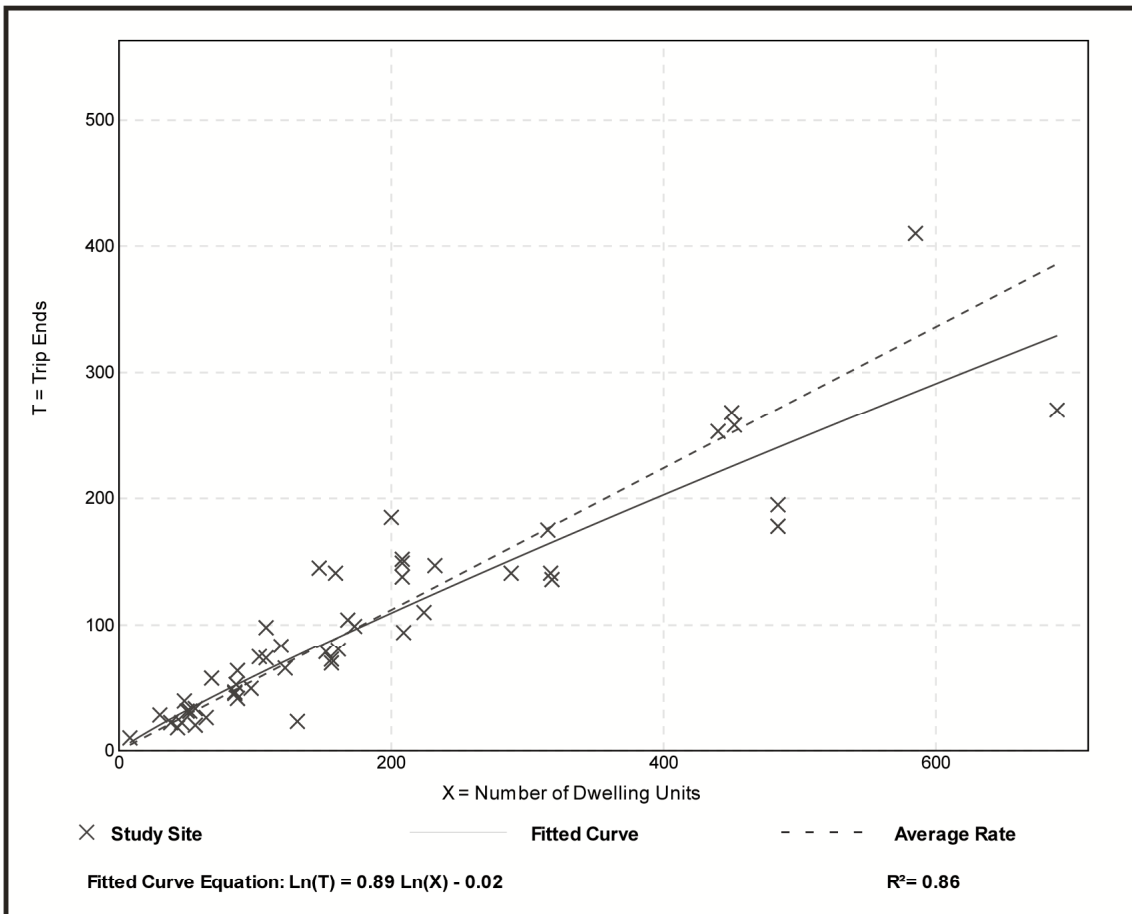
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.56         | 0.18 - 1.25    | 0.16               |

### Data Plot and Equation



## **Land Use: 715**

### **Single Tenant Office Building**

#### **Description**

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), small office building (Land Use 712), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are related uses.

#### **Additional Data**

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Kansas, Maryland, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

#### **Source Numbers**

212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510, 701

## Single Tenant Office Building (715)

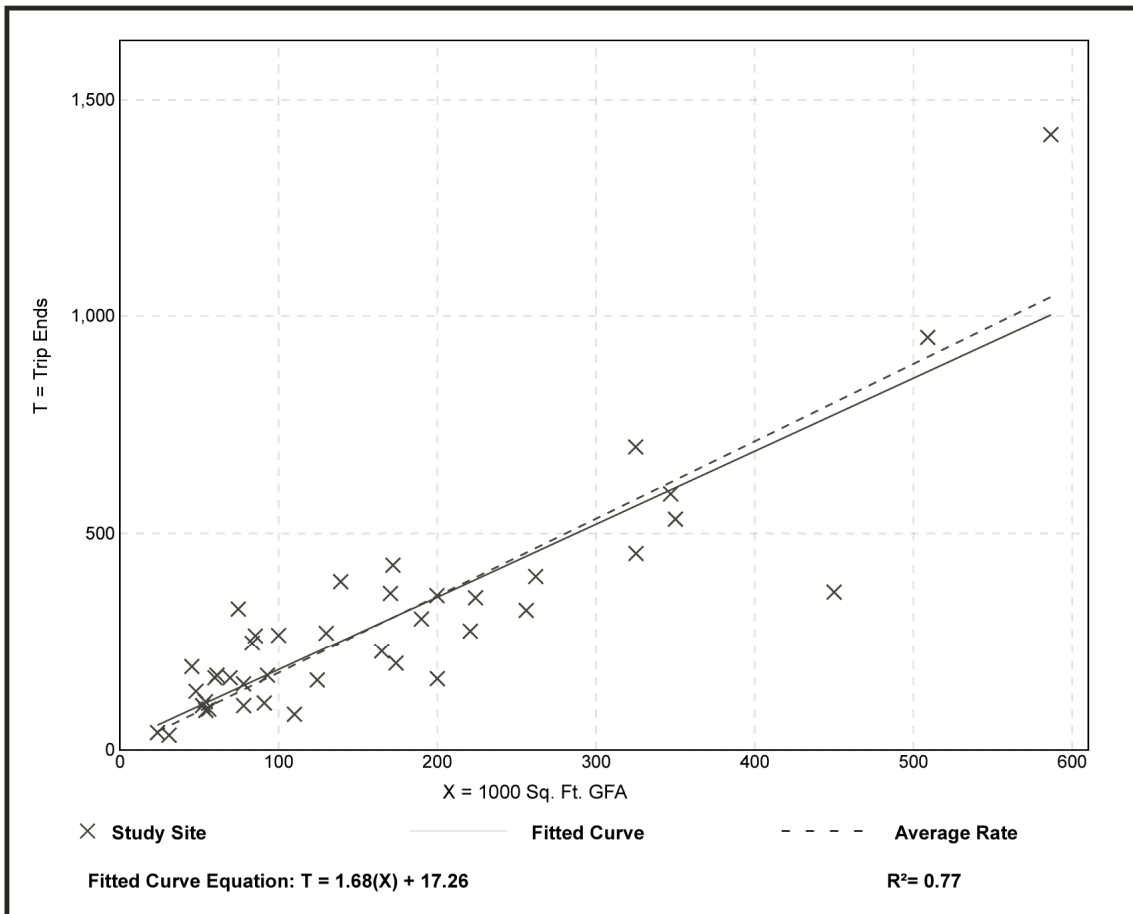
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 41  
1000 Sq. Ft. GFA: 168  
Directional Distribution: 89% entering, 11% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.78         | 0.75 - 4.37    | 0.67               |

### Data Plot and Equation



## Single Tenant Office Building (715)

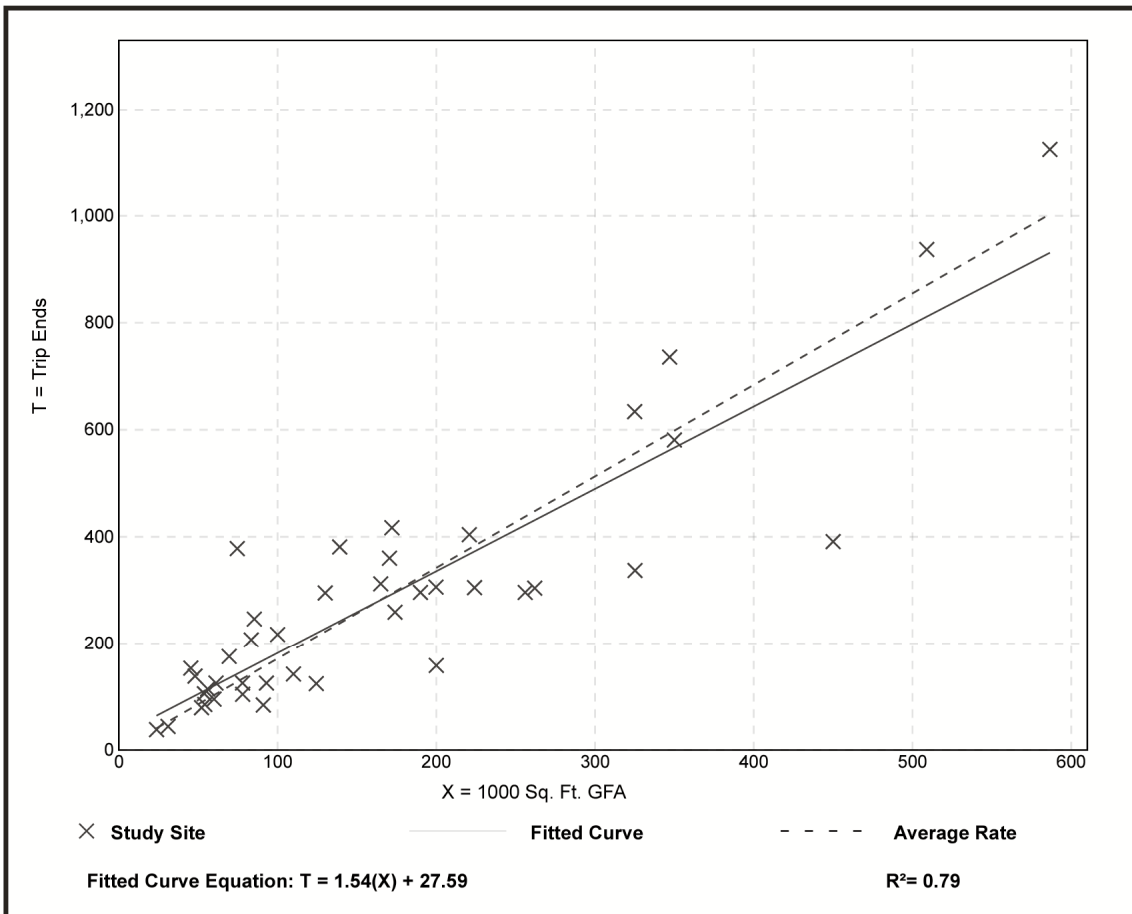
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 41  
1000 Sq. Ft. GFA: 168  
Directional Distribution: 15% entering, 85% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.71         | 0.79 - 5.07    | 0.64               |

### Data Plot and Equation



## Land Use: 815

### Free-Standing Discount Store

#### Description

A discount store is similar to a free-standing discount superstore described in Land Use 813 with the exception that it does not contain a full-service grocery department. It is also similar to a department store described in Land Use 875 with the exception that it generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center and/or service station. Free-standing discount stores are also sometimes found as separate parcels within a retail complex, with or without their own dedicated parking. Free-standing discount superstore (Land Use 813), variety store (Land Use 814) and department store (Land Use 875) are related uses.

#### Additional Data

Time-of-day data are limited for this land use. For the sites with vehicle counts over a several hour period, the weekday site peak hour ranged between 11:00 a.m. and 5:00 p.m. and the Saturday site peak hour ranged between 11:00 a.m. and 4:00 p.m.

Garden centers contained within the principal outside faces of the exterior building walls were included in the gross square floor areas reported. Outdoor or fenced-in areas outside the principal outside faces of the exterior building walls were excluded.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, South Dakota, and Wisconsin.

***To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space and service stations in trip generation data submissions.***

#### Source Numbers

305, 340, 353, 358, 376, 386, 417, 504, 528, 579, 588, 595, 630, 735, 842, 946, 960

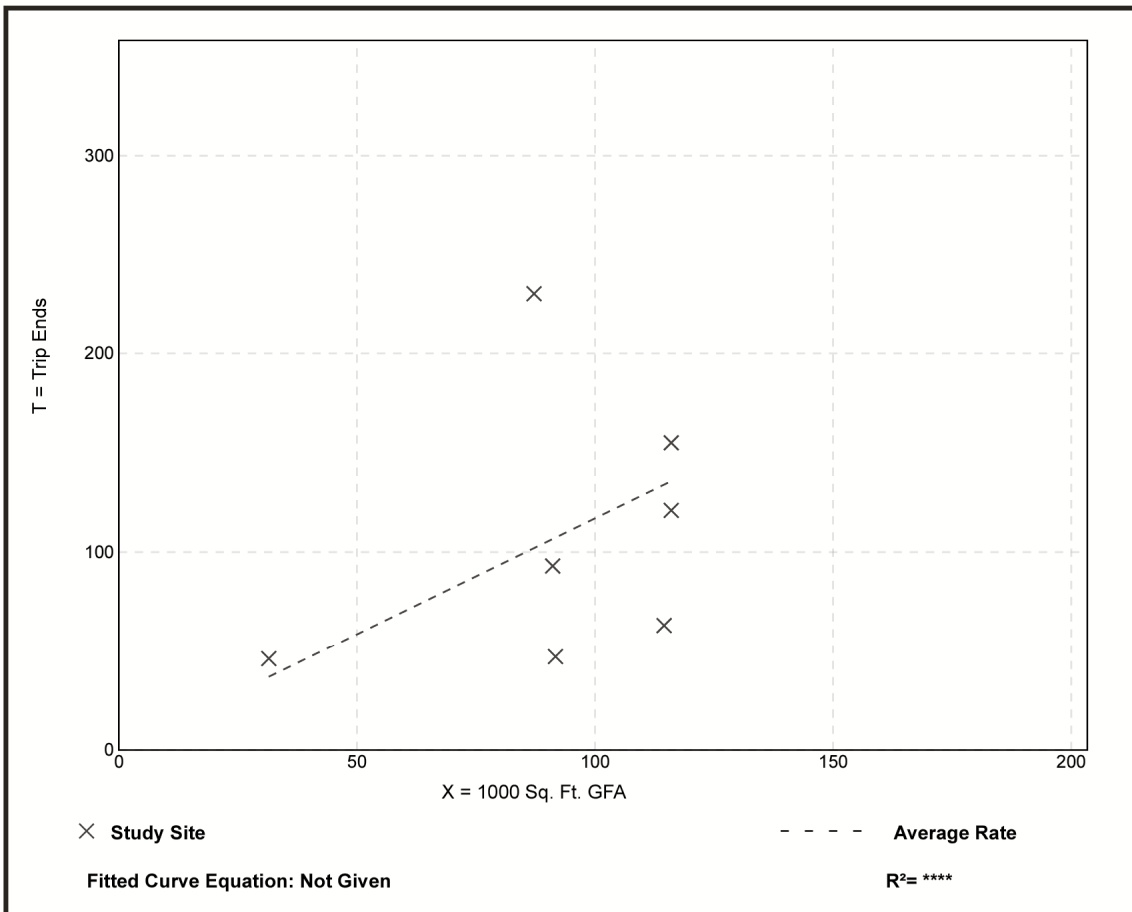
## Free-Standing Discount Store (815)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 7  
 1000 Sq. Ft. GFA: 93  
 Directional Distribution: 69% entering, 31% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.17         | 0.51 - 2.64    | 0.71               |

### Data Plot and Equation





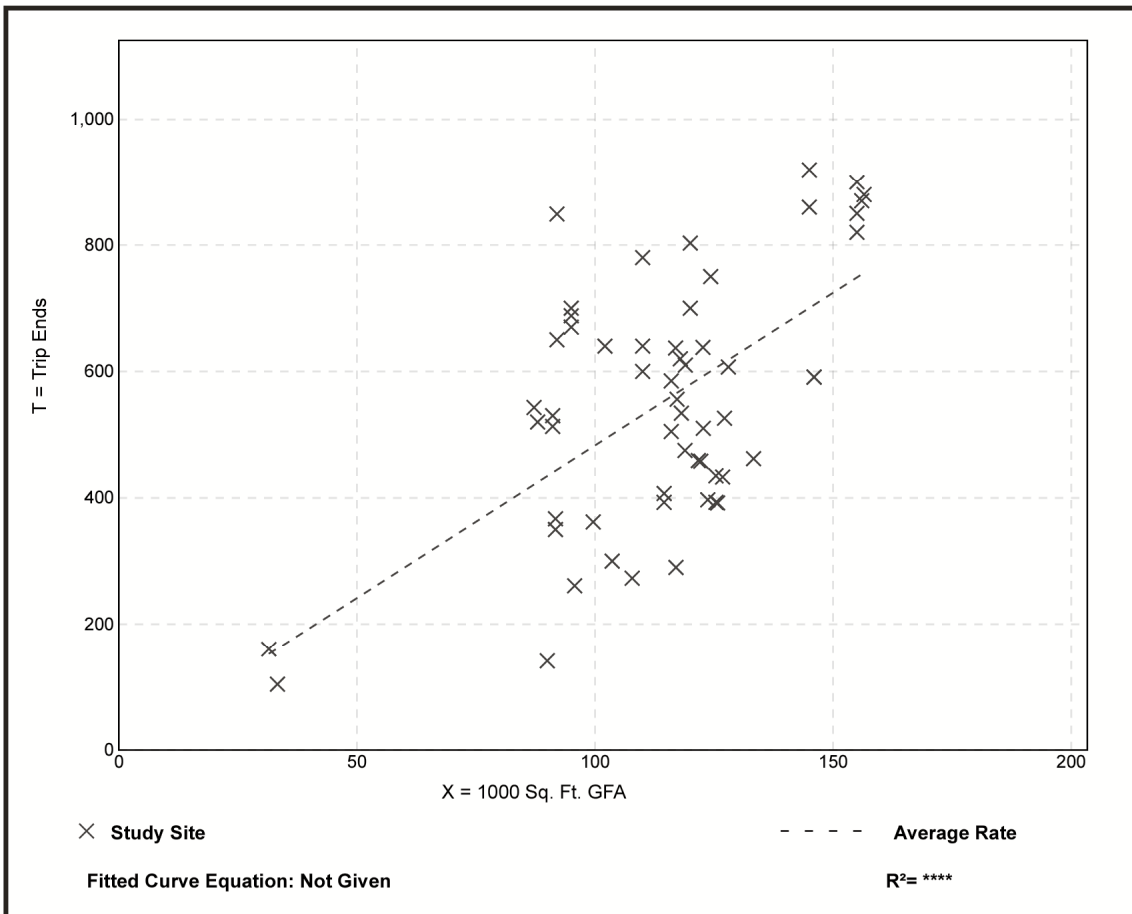
## Free-Standing Discount Store (815)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 57  
 1000 Sq. Ft. GFA: 114  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 4.83         | 1.57 - 9.23    | 1.44               |

### Data Plot and Equation



## Land Use: 912

### Drive-in Bank

#### Description

A drive-in bank provides banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs). Walk-in bank (Land Use 911) is a related use.

#### Additional Data

The independent variable, drive-in lanes, refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

Time-of-day distribution data for this land use are presented in Appendix A. For the 18 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 12:45 and 1:45 p.m., respectively.

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

***To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.***

#### Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961

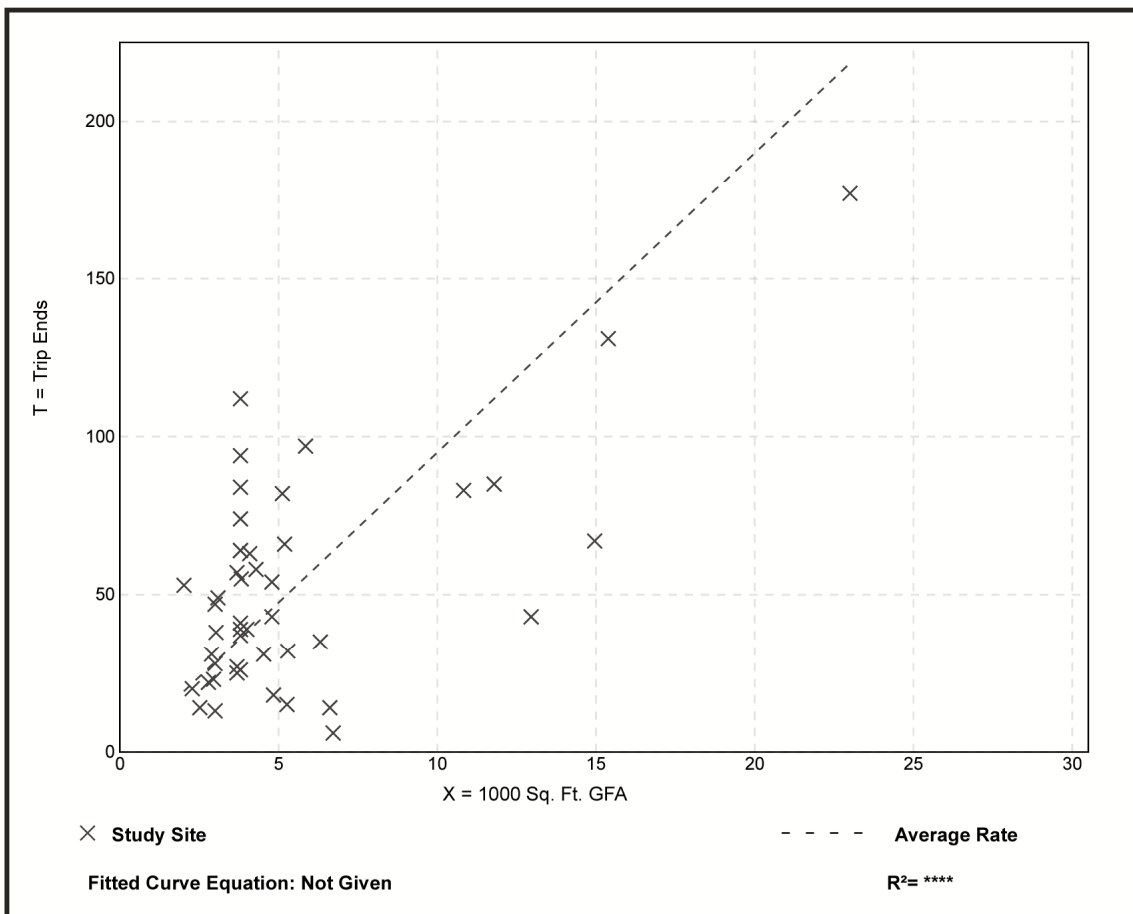
## Drive-in Bank (912)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 46  
 1000 Sq. Ft. GFA: 5  
 Directional Distribution: 58% entering, 42% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.50         | 0.89 - 29.47   | 5.85               |

### Data Plot and Equation



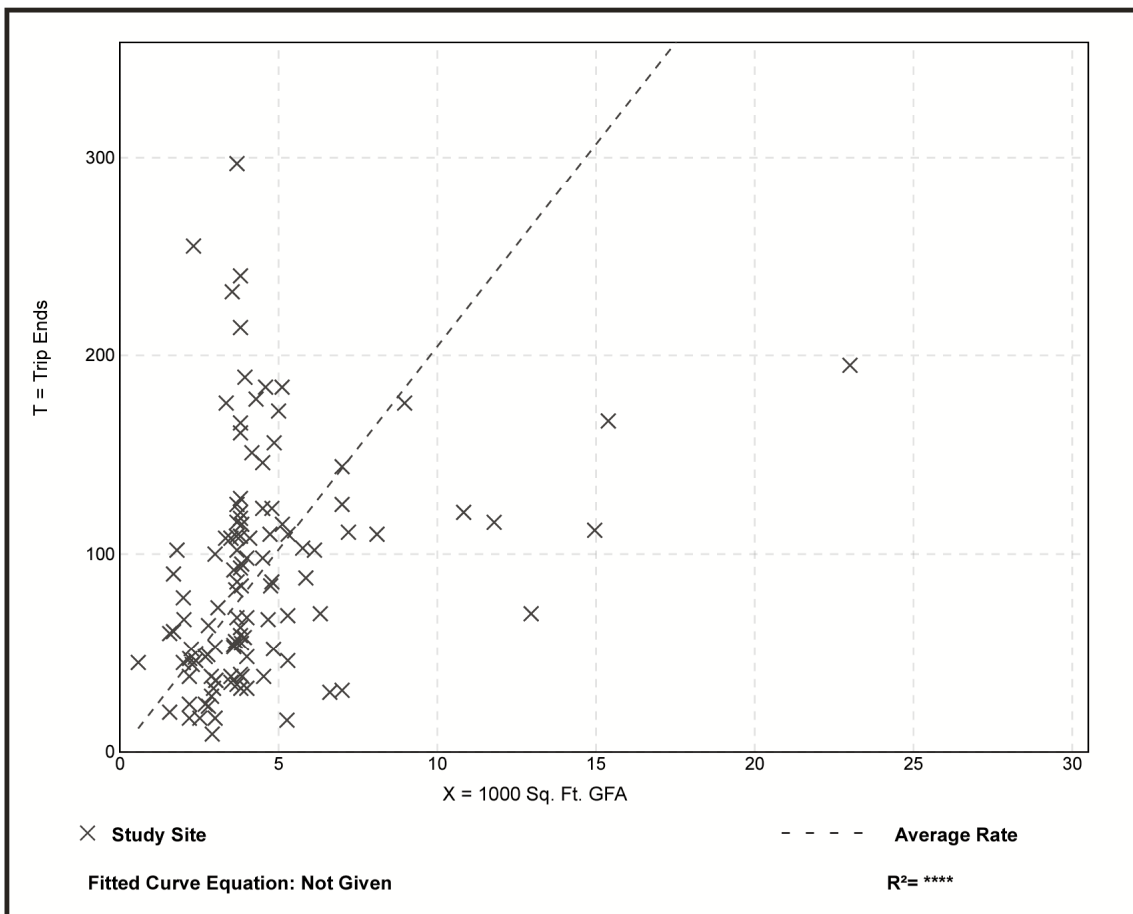
## Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 115  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 20.45        | 3.04 - 109.91  | 15.01              |

### Data Plot and Equation



## Land Use: 932

### High-Turnover (Sit-Down) Restaurant

#### Description

This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### Additional Data

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 38 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Texas, Vermont, and Wisconsin.

#### Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 944, 961, 962, 977

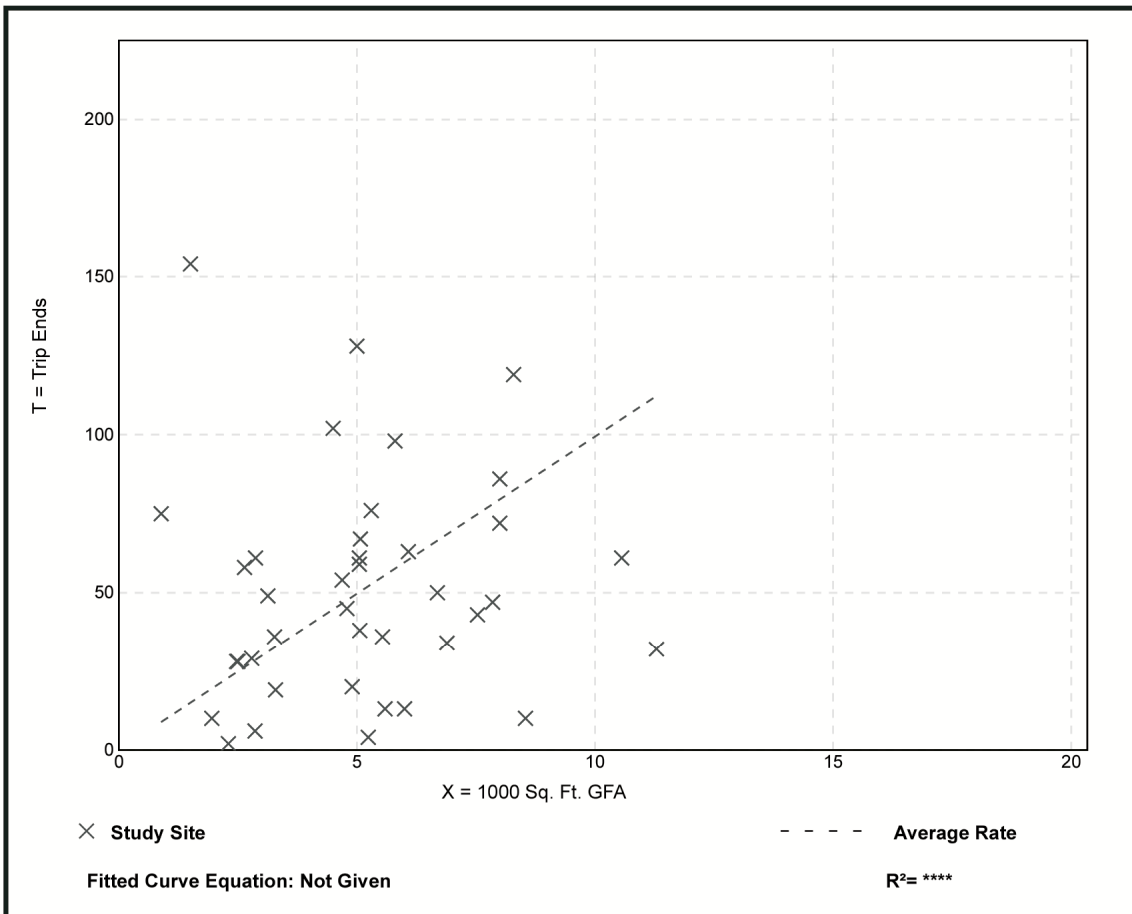
## High-Turnover (Sit-Down) Restaurant (932)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 39  
 1000 Sq. Ft. GFA: 5  
 Directional Distribution: 55% entering, 45% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.94         | 0.76 - 102.39  | 11.33              |

### Data Plot and Equation



## High-Turnover (Sit-Down) Restaurant (932)

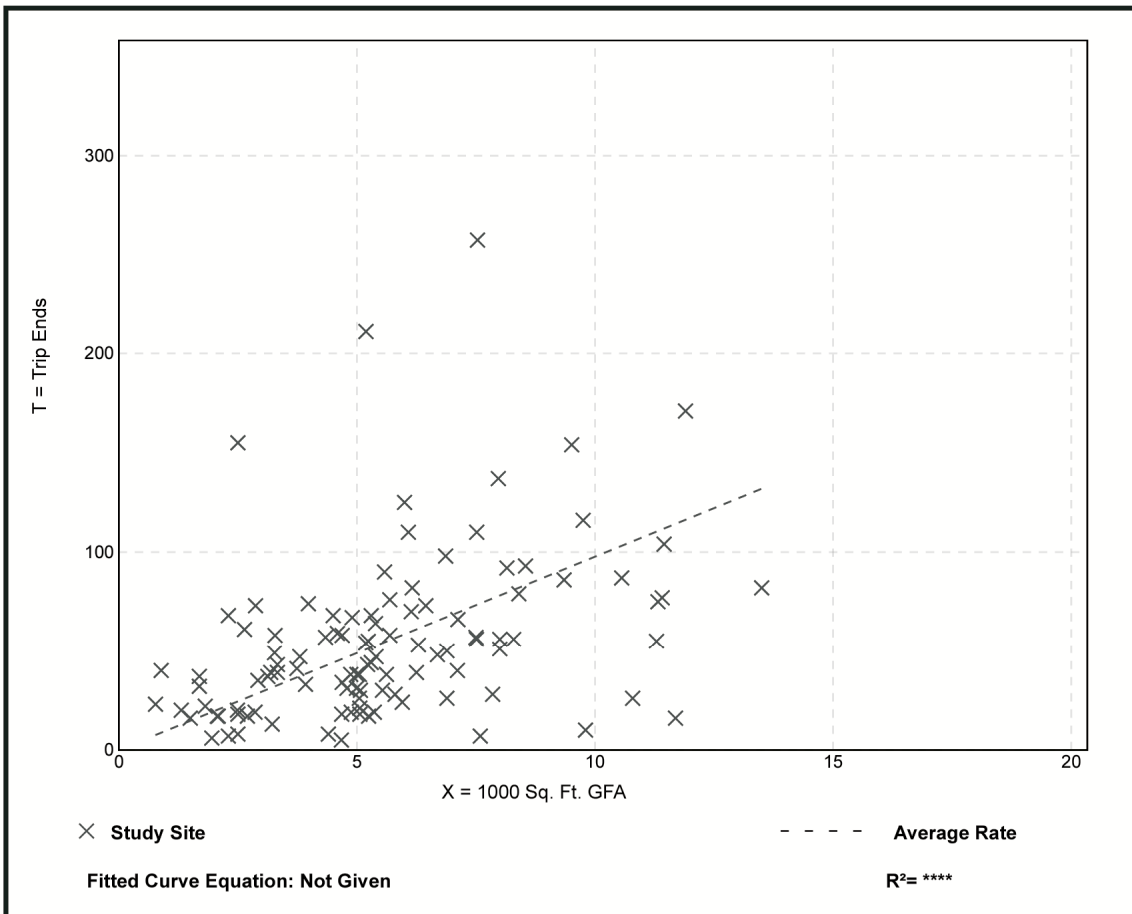
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban  
Number of Studies: 107  
1000 Sq. Ft. GFA: 6  
Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.77         | 0.92 - 62.00   | 7.37               |

### Data Plot and Equation





## Land Use: 934

### Fast-Food Restaurant with Drive-Through Window

#### Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### Additional Data

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 46 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

#### Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

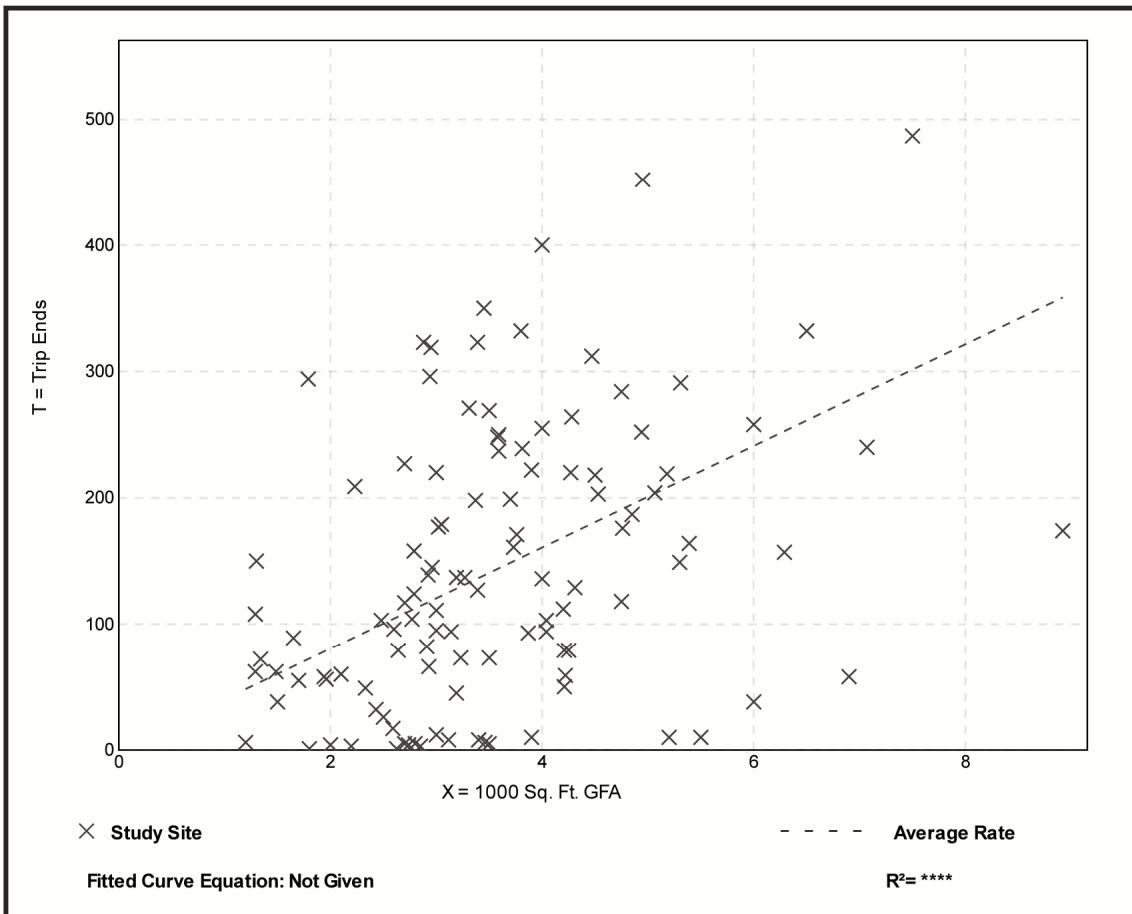
## Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 111  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 51% entering, 49% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 40.19        | 0.38 - 164.25  | 28.78              |

### Data Plot and Equation



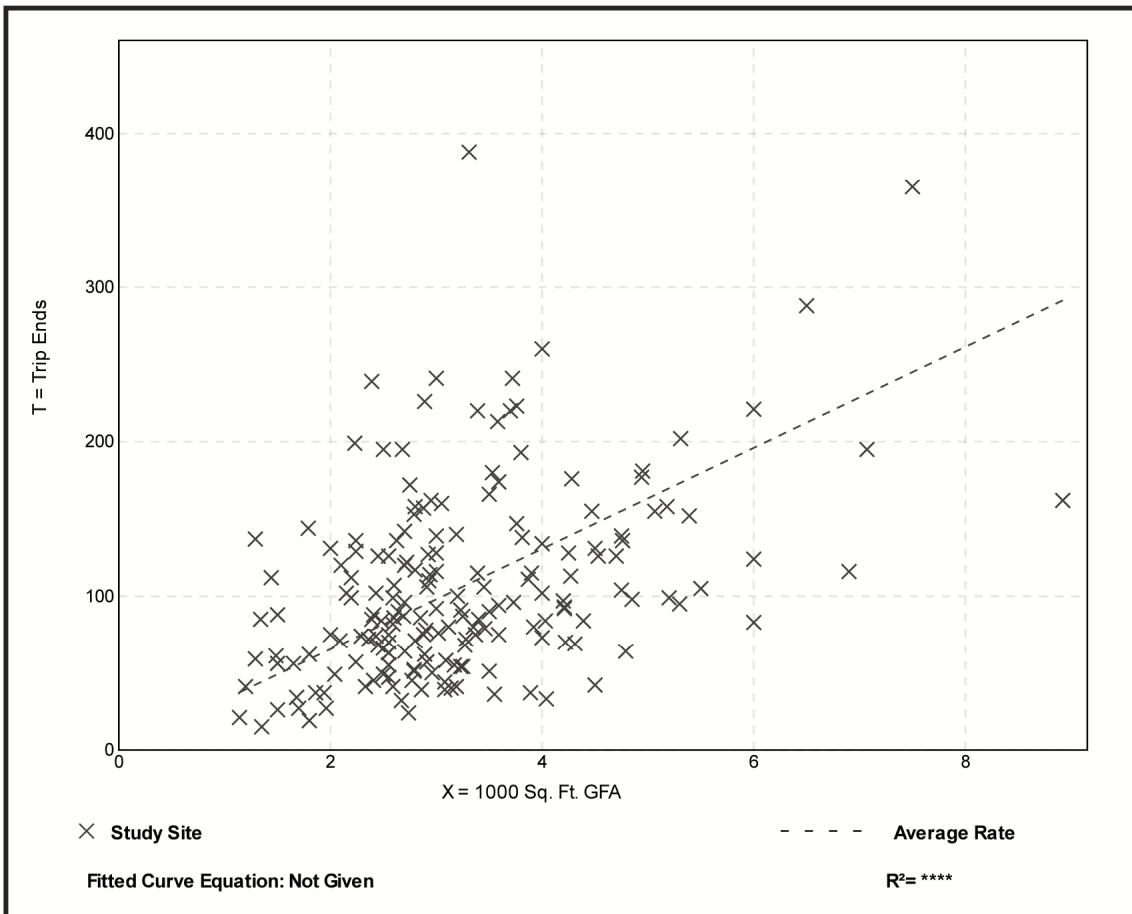
## Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 185  
 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 52% entering, 48% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 32.67        | 8.17 - 117.22  | 17.87              |

### Data Plot and Equation



## **Land Use 945:**

### **Gasoline/Service Station with Convenience Market**

#### **Description**

This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles and may have a car wash. Some commonly sold convenience items are newspapers, coffee or other beverages, and snack items that are usually consumed in the car. The sites included in this land use category have the following two specific characteristics:

- The number of vehicle fueling positions divided by the gross floor area of the convenience market (in 1,000s of square feet) is greater than a value of 4.0
- The gross floor area of the convenience market is between 2,000 and 6,000 gross square feet

Convenience market (Land Use 851), convenience market with gasoline pumps (Land Use 853), gasoline/service station (Land Use 944), truck stop (Land Use 950), and super convenience market/gas station (Land Use 960) are related uses.

#### **Additional Data**

The independent variable, vehicle fueling positions, is defined as the maximum number of vehicles that can be fueled simultaneously.

Gasoline/service stations in this land use include “pay-at-the-pump” and traditional fueling stations. The weekday peak hours of the generator typically coincided with the peak hours of the adjacent street traffic.

Time-of-day distribution data for this land use are presented in Appendix A. For the 14 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 3:30 and 4:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CA), California, Connecticut, Florida, Indiana, Iowa, Kentucky, Maryland, Minnesota, New Hampshire, New Jersey, Pennsylvania, South Dakota, Texas, Utah, and Wisconsin.

#### **Source Numbers**

221, 245, 274, 340, 350, 351, 359, 385, 440, 617, 813, 844, 850, 864, 865, 882, 883, 888, 938, 954, 960, 962, 977

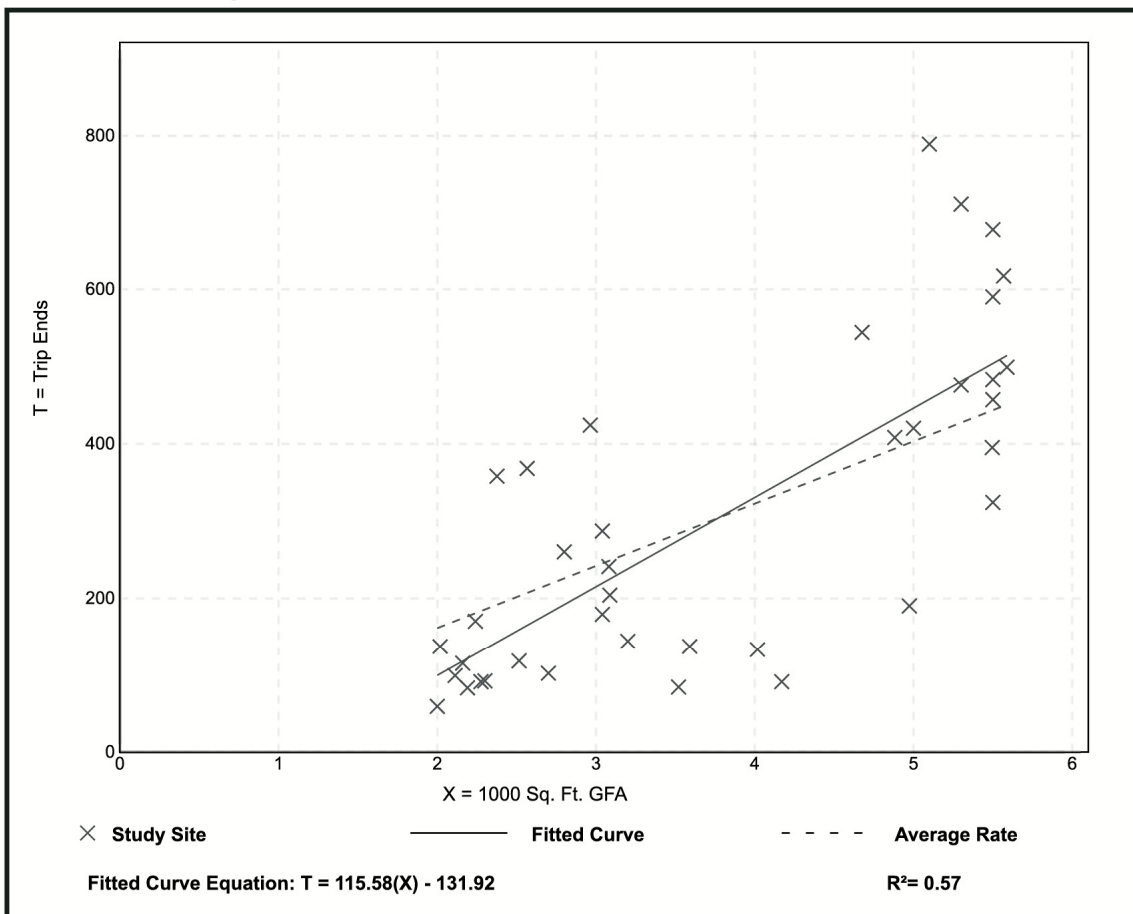
## Gasoline/Service Station With Convenience Market (945)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 38  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 80.61        | 21.82 - 154.71 | 37.09              |

### Data Plot and Equation



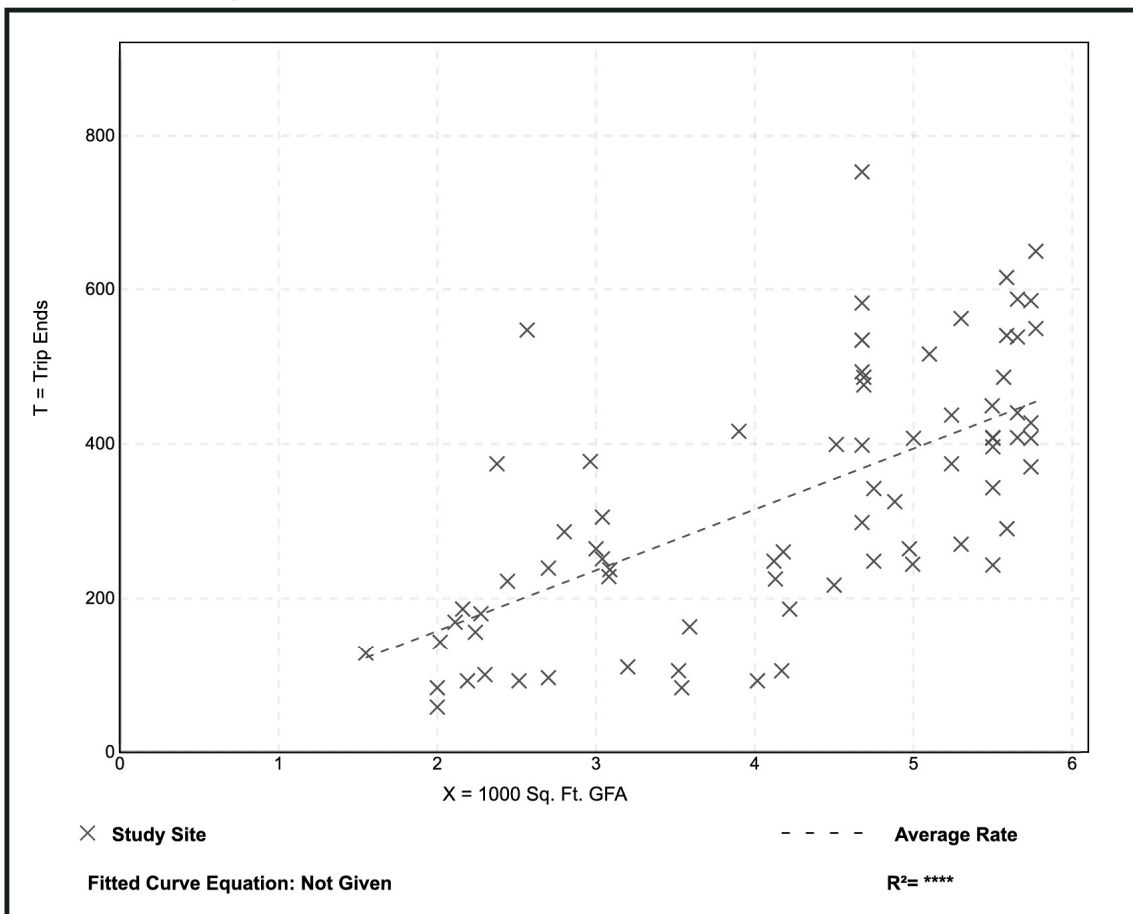
## Gasoline/Service Station With Convenience Market (945)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 76  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 78.73        | 22.90 - 213.17 | 30.46              |

### Data Plot and Equation



## **Land Use: 949**

### **Car Wash and Detail Center**

#### **Description**

A car wash and detail center is a facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. Self-service car wash (Land Use 947) and automated car wash (Land Use 948) are related uses.

#### **Additional Data**

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:00 a.m. and 12:00 p.m. and 2:15 and 3:15 p.m., respectively.

The site was surveyed in the 2010s in Minnesota.

#### **Source Number**

866



## Car Wash and Detail Center (949)

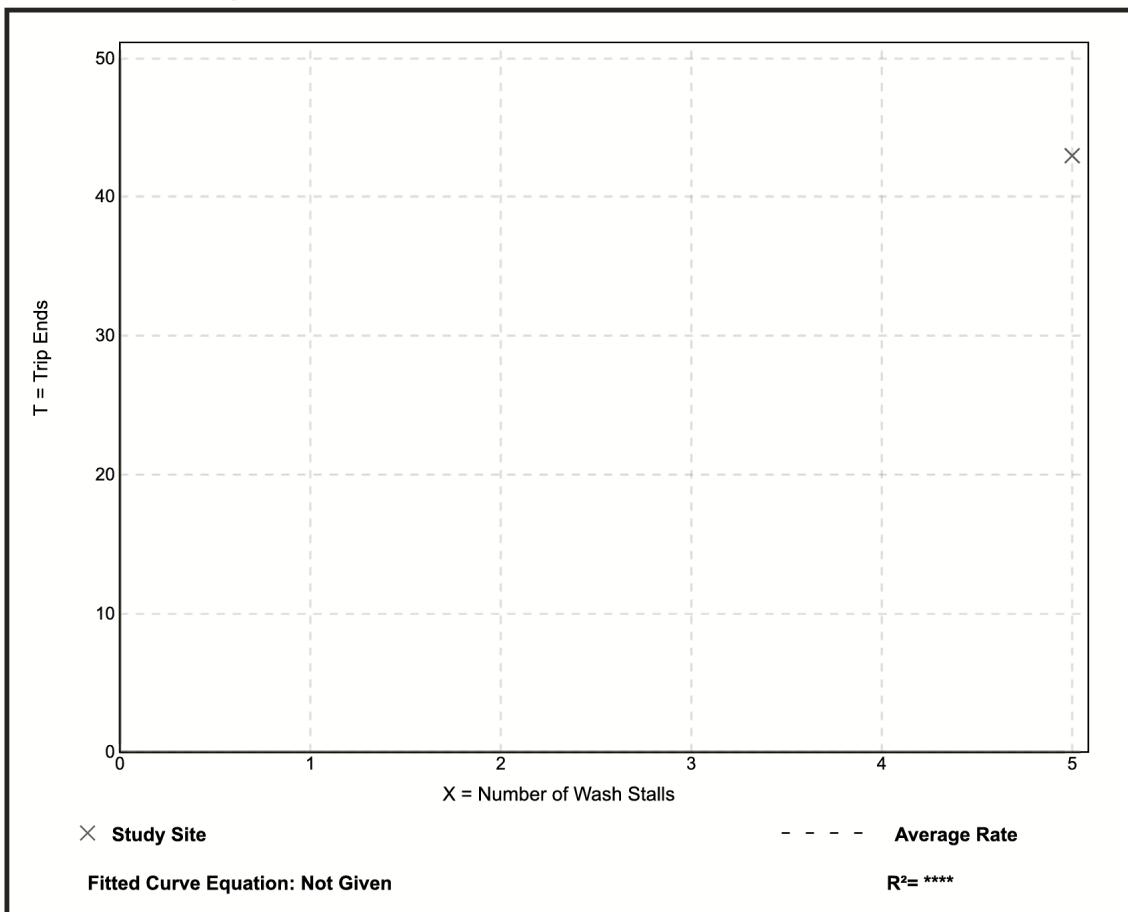
**Vehicle Trip Ends vs:** Wash Stalls  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 1  
 Avg. Num. of Wash Stalls: 5  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Wash Stall

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 8.60         | 8.60 - 8.60    | *                  |

### Data Plot and Equation

*Caution – Small Sample Size*



## Car Wash and Detail Center (949)

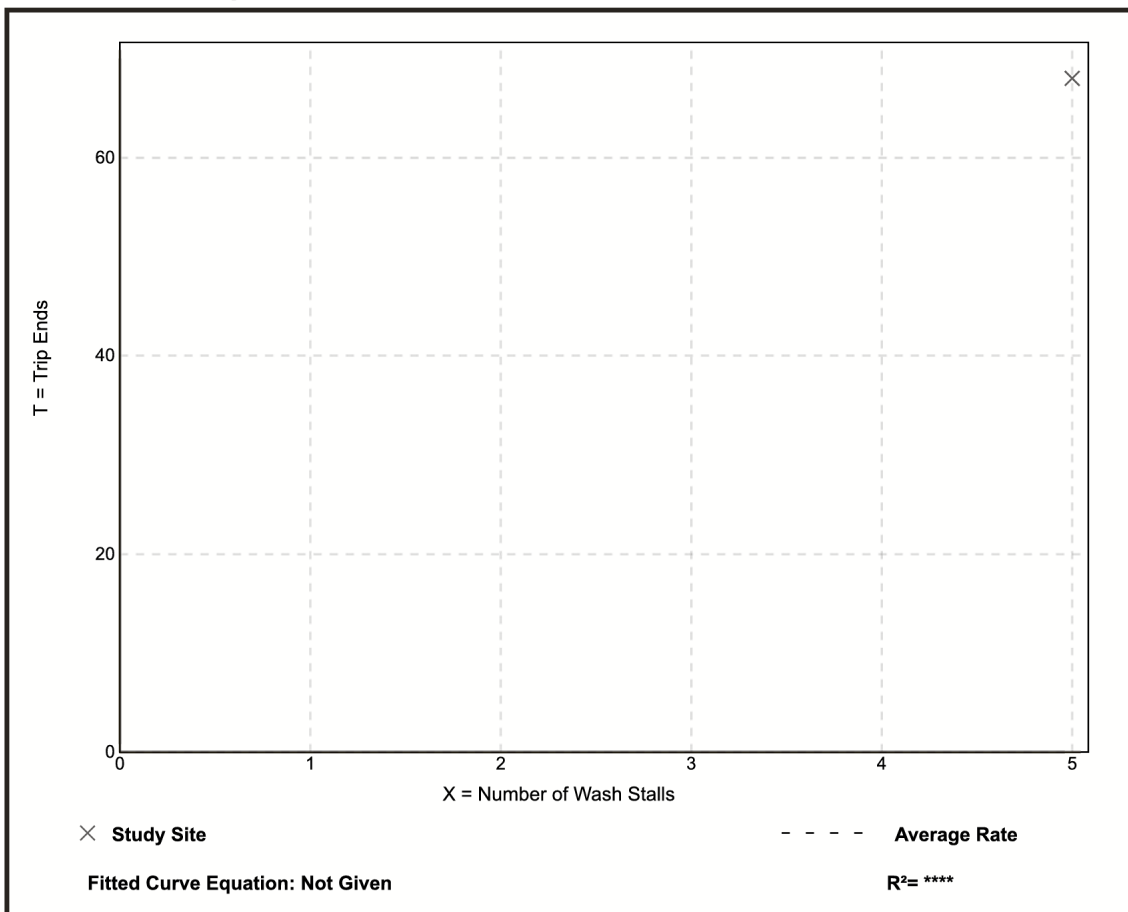
**Vehicle Trip Ends vs:** Wash Stalls  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 1  
 Avg. Num. of Wash Stalls: 5  
 Directional Distribution: 49% entering, 51% exiting

### Vehicle Trip Generation per Wash Stall

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 13.60        | 13.60 - 13.60  | *                  |

### Data Plot and Equation

*Caution – Small Sample Size*



WEST ENTRANCE

E. 53RD ST POSTED SPEED OVER 40 MPH: USE 70% COLUMN

PEAK HOUR 978 + 137 = 2295  
AM 888 + 1293 = 2231  
PM 1125 + 1787 = 2912  
1010 + 1690 = 2700

8TH MAX HOUR = 55% OF PEAK HOUR

AM 55(2231) = 1,227 1,262  
PM 55(2700) = 1,485 1,602  
2912

LAKEVIEW

NB

AM PEAK 93 190  
PM PEAK 388 189

AM 8TH MAX HOUR = 0.55(93) = 52 105  
PM 8TH MAX HOUR = 0.55(388) = 214 104  
189

WARRANT 1, Eight-hour Vehicular

CONDITION A Met in PM AT 76% Build-out  
A Met in AM AT 76% Build-out

80/105 = 76  
80/104 = 76

WARRANT 3, PEAK HOUR

A, PM TWSC DELAY 500.7  
6234.3  $\frac{500.7}{\text{veh}} = 103 \frac{\text{min}}{\text{veh}} = \text{METRIC}$

@ 87% 1 Met 8 vehicles  
Build-out 2 Met Rt & Lt Turners > 100 hr  
100 vph = 57% 3 Met Total entering Traffic = 3,128 7 800  
174 vph 3,200

B. Final 4C > 40 MPH ON MAJOR STREET

AM / PM AM / PM WARRANT MET @ 38% Build-out  
95%

80/214 = 38%  
100/105 = 95%

PM

100/104 = 95%



EAST ENTRANCE

E. 53rd St.

PEAK HOUR

$$\text{AM } 791 + 1290 = 2,081$$

$$\text{PM } 1069 + 1769 = 2,838$$

8TH MAX HOUR = 55% OF PEAK HOUR

$$\text{AM: } .55(2,081) = 1,145$$

$$\text{PM: } .55(2,838) = 1,561$$

EAST ENTRANCE

NB

AM PEAK 47

PM PEAK 47

$$\text{AM 8TH HR} = 0.55(47) = 26$$

$$\text{PM 8TH HR} = 0.55(47) = 26$$

WARRANT 1, EIGHT-HOUR VEHICULAR

NOT MET  $\Rightarrow$  LESS THAN 60 vph

WARRANT 3, PEAK HOUR

NOT MET  $\Rightarrow$  LESS THAN 75 vph



### WEST ENTRANCE

#### Right-turn warrants

Per Chapter 6 of the Iowa DOT design manual

$$30 \text{ vph} / 108 \text{ vph at full buildout} = 27\%$$

$\therefore$  @ 27% build out the right-turn is warranted.

#### LEFT-TURN WARRANT

Per Chapter 6

$$30 \text{ vph} / 86 \text{ vph at full buildout} = 35\%$$

$\therefore$  @ 35% buildout the left-turn lane is warranted

### EAST ENTRANCE

#### Right-turn warrant

30 vph min. <sup>AM PM</sup> 25 (23) ACTUAL  $\therefore \Rightarrow$  NOT MET

#### Left-turn warrant

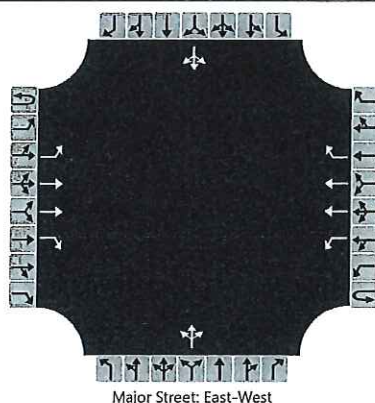
30 vph min. 22 (21) Actual  $\therefore$  NOT MET



# HCS7 Two-Way Stop-Control Report

| General Information      |                           | Site Information           |                          |
|--------------------------|---------------------------|----------------------------|--------------------------|
| Analyst                  | CJS                       | Intersection               | 53rd Street and Lakeview |
| Agency/Co.               | Devenport, IA             | Jurisdiction               | Devenport, IA            |
| Date Performed           | 5/2/18                    | East/West Street           | E. 53rd Street           |
| Analysis Year            | 2018                      | North/South Street         | Lakeview Pkwy            |
| Time Analyzed            | PM                        | Peak Hour Factor           | 0.92                     |
| Intersection Orientation | East-West                 | Analysis Time Period (hrs) | 0.25                     |
| Project Description      | Sohpie Foster Development |                            |                          |

## Lanes



## Vehicle Volumes and Adjustments

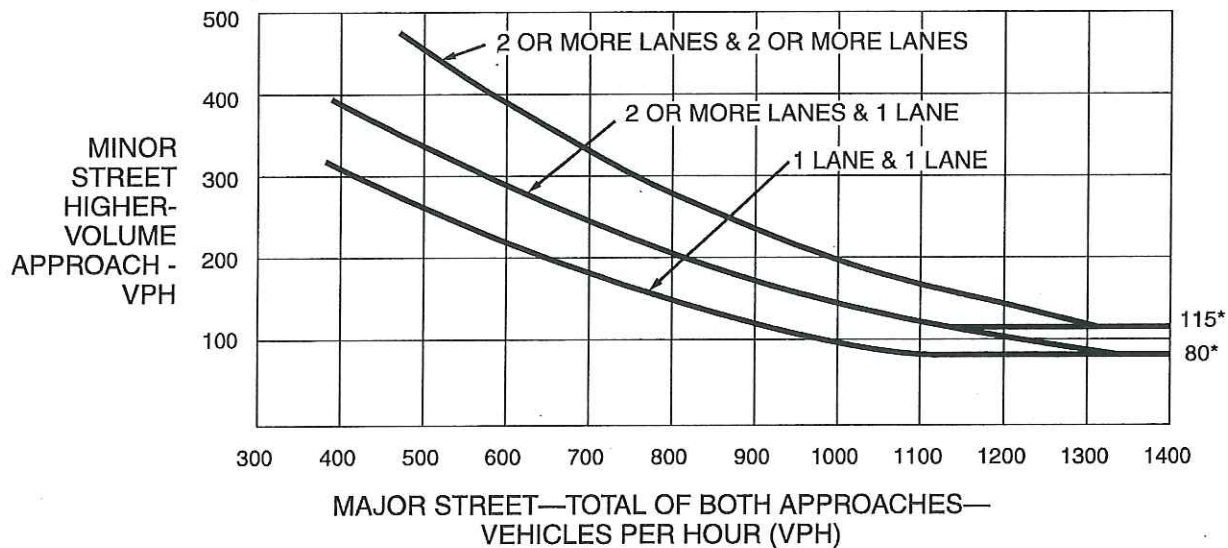
| Approach                   | Eastbound |    |     |     | Westbound |    |      |    | Northbound |     |     |    | Southbound |    |     |    |
|----------------------------|-----------|----|-----|-----|-----------|----|------|----|------------|-----|-----|----|------------|----|-----|----|
| Movement                   | U         | L  | T   | R   | U         | L  | T    | R  | U          | L   | T   | R  | U          | L  | T   | R  |
| Priority                   | 1U        | 1  | 2   | 3   | 4U        | 4  | 5    | 6  |            | 7   | 8   | 9  |            | 10 | 11  | 12 |
| Number of Lanes            | 0         | 1  | 2   | 1   | 0         | 1  | 2    | 1  |            | 0   | 1   | 0  |            | 0  | 1   | 0  |
| Configuration              |           | L  | T   | R   |           | L  | T    | R  |            |     | LTR |    |            |    | LTR |    |
| Volume, V (veh/h)          |           | 35 | 987 | 103 |           | 86 | 1182 | 49 |            | 113 | 5   | 71 |            | 6  | 5   | 25 |
| Percent Heavy Vehicles (%) |           | 1  |     |     |           | 1  |      |    |            | 1   | 1   | 1  |            | 1  | 1   | 1  |
| Proportion Time Blocked    |           |    |     |     |           |    |      |    |            |     |     |    |            |    |     |    |
| Percent Grade (%)          |           |    |     |     |           |    |      |    | 0          |     |     |    | 0          |    |     |    |
| Right Turn Channelized     | No        |    |     |     | No        |    |      |    | No         |     |     |    | No         |    |     |    |
| Median Type/Storage        | Left Only |    |     |     |           |    |      |    | 1          |     |     |    |            |    |     |    |

## Critical and Follow-up Headways

|                              |  |      |  |  |  |      |  |  |  |      |      |      |  |      |      |      |
|------------------------------|--|------|--|--|--|------|--|--|--|------|------|------|--|------|------|------|
| Base Critical Headway (sec)  |  | 4.1  |  |  |  | 4.1  |  |  |  | 7.5  | 6.5  | 6.9  |  | 7.5  | 6.5  | 6.9  |
| Critical Headway (sec)       |  | 4.12 |  |  |  | 4.12 |  |  |  | 7.52 | 6.52 | 6.92 |  | 7.52 | 6.52 | 6.92 |
| Base Follow-Up Headway (sec) |  | 2.2  |  |  |  | 2.2  |  |  |  | 3.5  | 4.0  | 3.3  |  | 3.5  | 4.0  | 3.3  |
| Follow-Up Headway (sec)      |  | 2.21 |  |  |  | 2.21 |  |  |  | 3.51 | 4.01 | 3.31 |  | 3.51 | 4.01 | 3.31 |

## Delay, Queue Length, and Level of Service

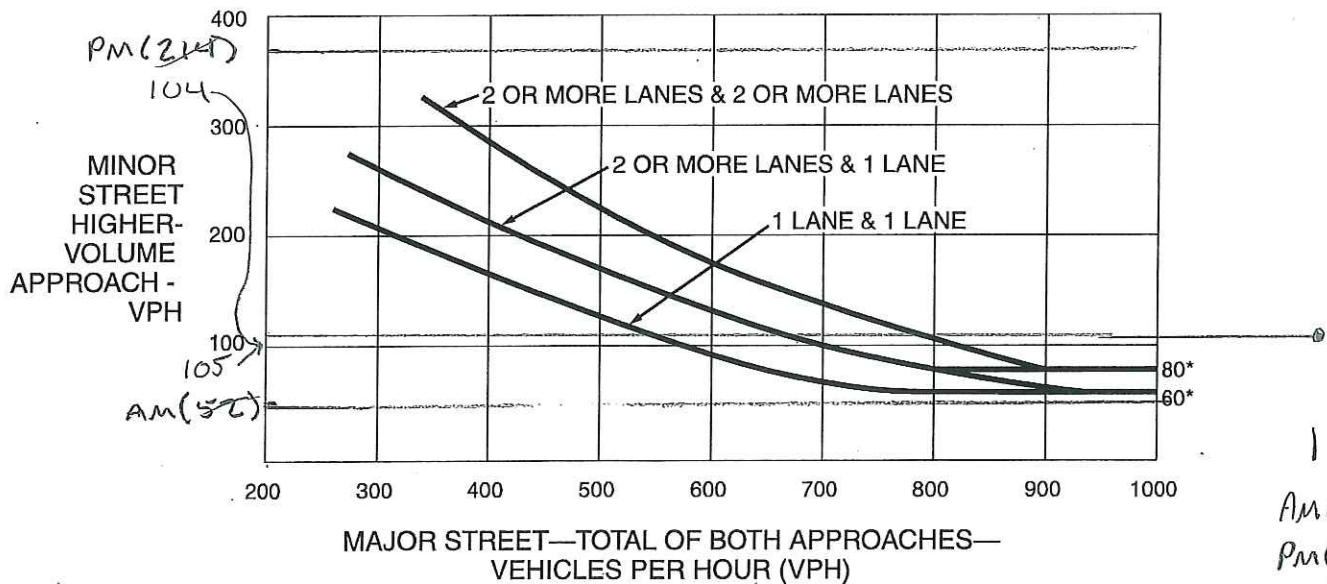
|                                         |     |      |  |  |     |      |  |  |       |       |  |  |      |      |  |  |
|-----------------------------------------|-----|------|--|--|-----|------|--|--|-------|-------|--|--|------|------|--|--|
| Flow Rate, v (veh/h)                    |     | 38   |  |  |     | 93   |  |  |       | 205   |  |  |      | 39   |  |  |
| Capacity, c (veh/h)                     |     | 517  |  |  |     | 591  |  |  |       | 108   |  |  |      | 81   |  |  |
| v/c Ratio                               |     | 0.07 |  |  |     | 0.16 |  |  |       | 1.89  |  |  |      | 0.48 |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |     | 0.2  |  |  |     | 0.6  |  |  |       | 16.7  |  |  |      | 2.0  |  |  |
| Control Delay (s/veh)                   |     | 12.5 |  |  |     | 12.2 |  |  |       | 500.7 |  |  |      | 85.5 |  |  |
| Level of Service, LOS                   |     | B    |  |  |     | B    |  |  |       | F     |  |  |      | F    |  |  |
| Approach Delay (s/veh)                  | 0.4 |      |  |  | 0.8 |      |  |  | 500.7 |       |  |  | 85.5 |      |  |  |
| Approach LOS                            |     |      |  |  |     |      |  |  | F     |       |  |  | F    |      |  |  |

**Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume**

\*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

**Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)**

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



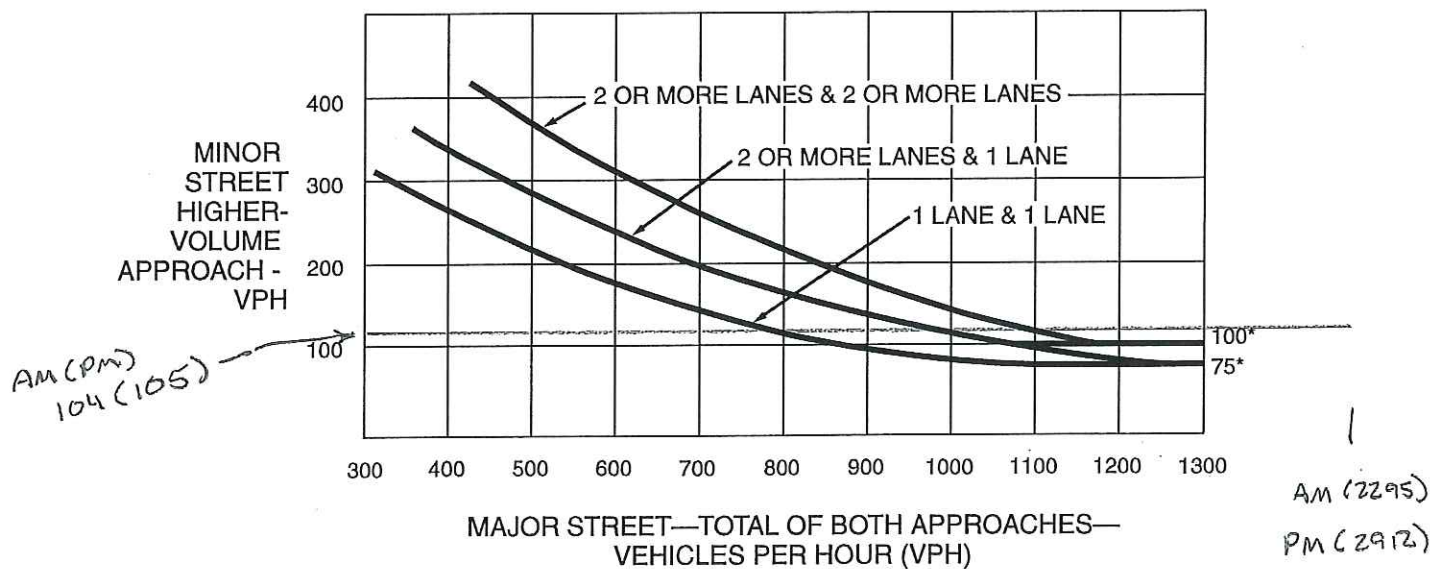
\*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.



**Figure 4C-3. Warrant 3, Peak Hour**

\*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

**Figure 4C-4. Warrant 3, Peak Hour (70% Factor)**  
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



\*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

# Four-Lane Expressway Turn Lanes

Design Manual  
Chapter 6  
Geometric Design

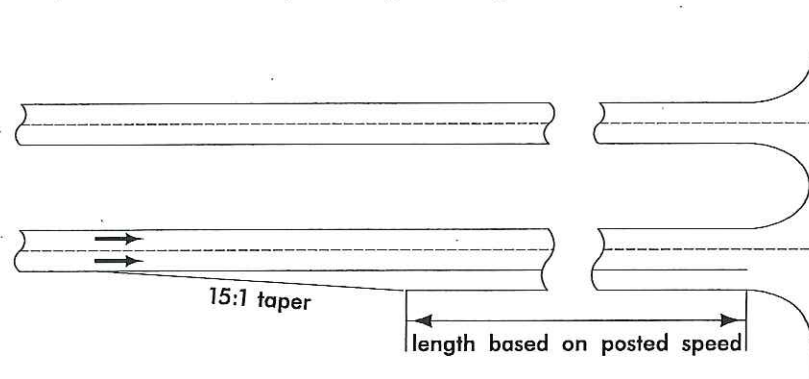
Originally Issued: 01-04-02  
Revised: 06-18-04

This section discusses warrants and design for four-lane expressway turn lanes for both existing intersections and intersections that are in the design process. The warrants apply to unsignalized intersections located in rural areas with stop control on the side road and mainline operating speeds of 55 mph or higher. These warrants should not be used at urban intersections, intersections on transitional highways (where speeds are slowing down or speeding up as a rural roadway transitions to or from an urban or more congested environment), or at signalized intersections.

Turn lanes function to maintain smooth mainline traffic flow and facilitate turning movements. Thus both turning and mainline traffic are involved in the warranting process and should be considered in the design of turn lanes. Since each intersection is unique, the warrants and designs discussed in this section should be regarded as guidelines rather than rules. The designer will need to examine each intersection carefully to determine when turn lanes are warranted and, if so, the appropriate design.

## Right Turn Lanes

When a right turn lane is warranted, it should be designed as a deceleration lane, see Figure 1, rather than a storage lane, and should normally be designed as a parallel lane.



**Figure 1:** Deceleration right turn lane.

## Right Turn Lane Warrants

The basic guidelines for when right turn lanes are warranted involve turning and approach (mainline) volume, and intersection location.

### Turning and approach volumes

A right turn lane may be warranted if right turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and either:

- approach volume is greater than 400 vehicles per hour, or
- approach truck traffic volume is greater than 20 vehicles per hour.

WEST ENTRANCE  
Exhibit E  
AM (PM)  
08 (103) MET  
EAST ENTRANCE  
AM (PM)  
25 (23)  
NOT MET



### Intersection location

Intersection location may warrant a right turn lane even if turning and approach volumes don't. Local observations in the past have indicated that at some intersections on four-lane expressways within 5 miles (8 kilometers) of some urban areas with a population of 20,000 or greater, drivers have used the granular shoulders as right turn lanes. Therefore, areas similar to these should seriously be considered for right turn lanes even if volume warrants are not met.

Right turn lanes should be provided at all school locations regardless of turning and approach volumes. Other locations where right turn lanes may be judged to be warranted by the Project Management Team (PMT) include main entrances for towns, shopping areas, housing developments, attraction locations such as recreational areas, and locations that would have special users such as truck traffic or campers. Special attention should be given to intersections serving locations that attract elderly drivers such as drug stores, grocery stores, retirement developments, medical facilities, nursing homes, etc. Intersections with paved side roads should also be considered for right turn lanes.

### Right Turn Lane Design

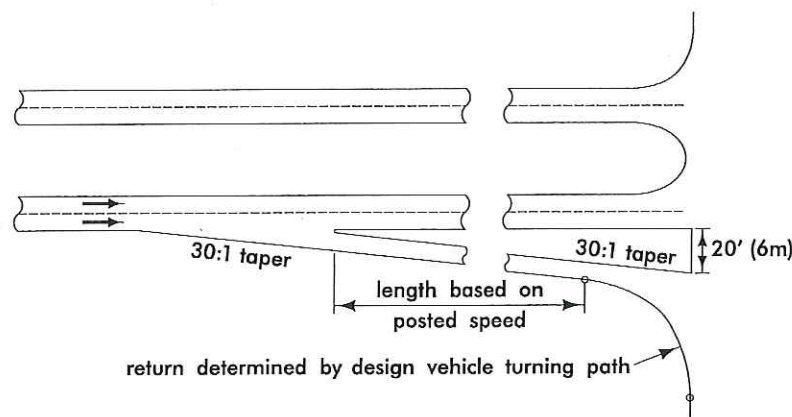
Right turn lanes should be designed as deceleration lanes with a 15:1 taper. The length of the parallel portion of the deceleration lane will normally depend on posted mainline speed and return radius. The posted mainline speed is used as the design speed for the parallel portion of the turn lane. Geometric design of an intersection determines the return radius. If a compound curve is used for the return radius, use the smallest of the radii for determining deceleration lane length. For example, given a mainline posted speed of 65 mph (110 km/h) and a turning radius of 90 feet (25 meters), the length of the parallel portion of the deceleration lane should be 520 feet (170 meters). This was determined in the following manner. The posted mainline speed is 65 mph (110 km/h) and this is used as the design speed for the parallel portion of the deceleration lane. Using Table 2 in Section 6A-1 of this manual, a 90-foot (25-meter) radius with a 65 mph (110 km/h) design speed corresponds to a 520-foot (170-meter) deceleration lane length. The length of the lane may need to be adjusted for grade, see Table 3 in Section 6A-1 of this manual.

To assist drivers on a side road determine the proper stopping point at an intersection, stop sign islands are placed at all paved side road approaches unless the side road ADT is less than 100 vpd, in which case an island is optional.

### Offset Right Turn Lanes

When right turn lane warrants are met, offset (tapered) lanes, see Figure 2, may be considered in areas where sightline difficulties may occur, such as:

- at the base of a long or steep decline (grade = 5% or larger) or
- at the crest of a hill with a minimum K value.



**Figure 2:** Offset right turn lane

## Left Turn Lanes

Left turn lanes provide storage in the median for left-turning vehicles, or when warranted, deceleration outside of the through traffic lanes for left-turning vehicles. All Type "A" and high volume Type "B" entrances should have left turn lanes provided, see Section 3E-2 of this manual. If a left turn deceleration is not warranted, a left turn storage lane should be provided. Normally, left turn lanes are designed as parallel lanes.

### Left Turn Deceleration Lane Warrants

The basic guidelines for when left turn deceleration lanes are warranted involve mainline turning and approach volume, and intersection location.

#### Turning and approach volume

A left turn deceleration lane may be warranted if left turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and either:

- approach volume is greater than 400 vehicles per hour, or
- approach truck traffic volume is greater than 40 vehicles per hour.

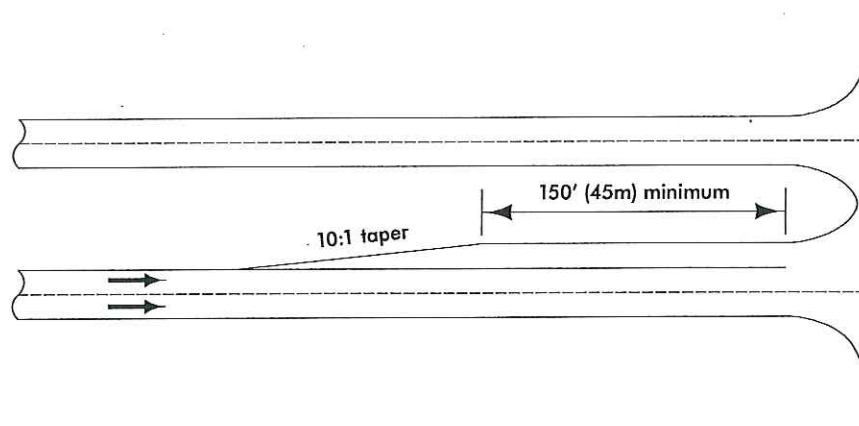
#### Intersection location

Intersection location may warrant a left turn deceleration lane even if turning and approach volumes do not. To improve operational efficiency, left turn deceleration lanes should be considered for intersections located within approximately 5 miles (8 kilometers) of an urban area with a population of 20,000 or greater. Other locations where left turn deceleration lanes may be judged to be warranted by the PMT include schools, main entrances for towns, shopping areas, housing developments, attraction locations such as recreational areas, and locations that would have special users such as truck traffic or campers. Special attention should be given to intersections serving locations that attract elderly drivers such as drug stores, grocery stores, retirement developments, medical facilities, nursing homes, etc.

## Left Turn Lane Design

### Left turn storage lanes

Left turn storage lanes, see Figure 3, should be designed with a 10:1 taper. Turning volume determines left turn storage lane length (see Figure 2 in Section 6A-1 of this manual), but a minimum length of 150 feet (45 meters) is required.

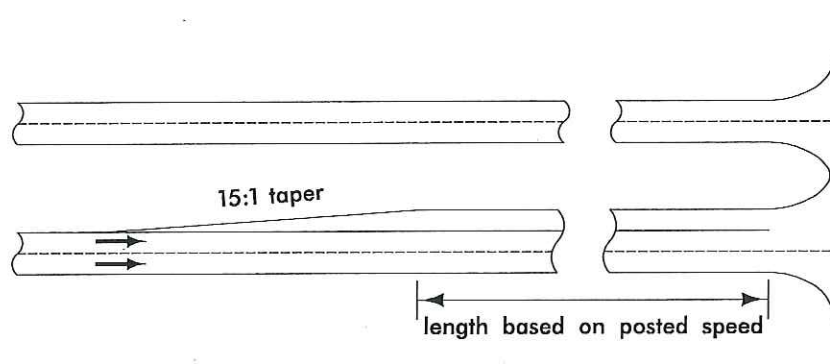


**Figure 3:** Left turn storage lane.



### Left turn deceleration lanes

Left turn deceleration lanes, see Figure 4, should be designed with a 15:1 taper. The length of the parallel portion of a deceleration lane is determined using the posted mainline speed and a stop condition. Exhibit 10-73 in *A Policy on Geometric Design of Highways and Streets* (2001) provides deceleration lengths for various highway design speeds. For example, given a posted mainline speed of 65 mph (110 km/h) and using a stop condition the parallel portion of a left turn deceleration lane should be 570 feet (180 meters). This was determined by using the posted mainline speed of 65 mph (110 km/h) as the highway design speed in Exhibit 10-73 and finding the deceleration length that corresponds with a stop condition. The length of the lane may need to be adjusted for grade, see Table 3 in Section 6A-1 of this manual.



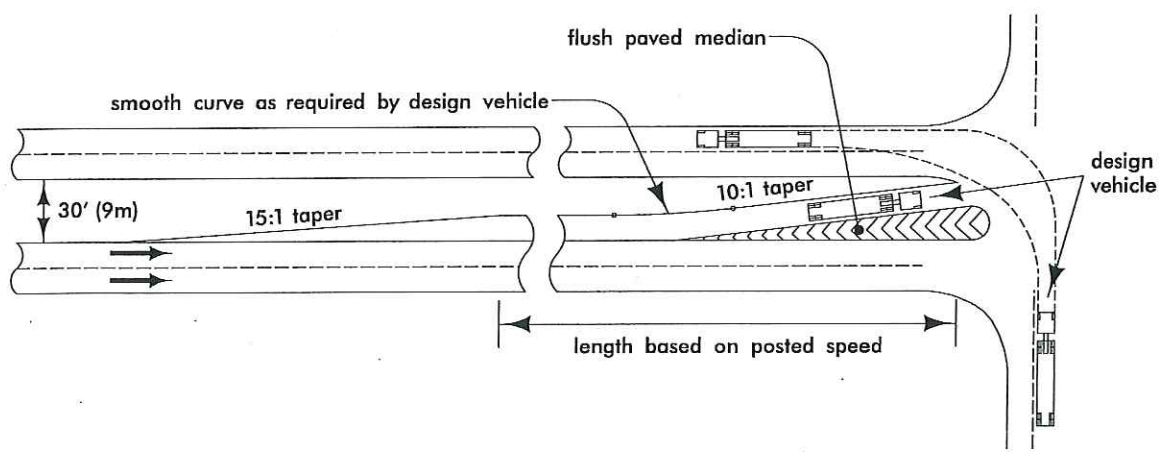
**Figure 4:** Left turn deceleration lane.

### Offset Left Turn Lanes

The use of offset (tapered) left turn lanes should be limited on rural intersections. They should be considered only if:

- traffic signals will likely be installed or
- opposing left-turning vehicles create a significant sight distance problem.

If offset lanes are used, the median width should be reduced to 30 feet (9 meters), as shown in Figure 5. Potential median drainage issues should be addressed before offset turn lanes are incorporated.



**Figure 5:** Offset left turn lane.



**Davenport Plan and Zoning Comission** | Watermark Residential



**Watermark**  
RESIDENTIAL



**Paul Thrift**

Principal  
Thompson Thrift & Watermark Residential  
812.242.1151  
pthrift@thompsonthrift.com

**Josh Purvis**

Managing Partner  
Watermark Residential  
317.454.8021  
jpurvis@watermarkapartments.com

**Brian Southworth**

Vice President of Acquisitions  
Watermark Residential  
317.454.8027  
bsouthworth@watermarkapartments.com

**Michael W. Margason**

Director of Acquisitions, West Region  
Watermark Residential  
317.454.8023  
mmargason@watermarkapartments.com

**Dave Englert, CCIM**

Director of Acquisitions, Midwest Region  
Watermark Residential  
317.454.8018  
denglert@watermarkapartments.com

**Tyler Sauerteig**

Director of Acquisitions, Southeast Region  
Watermark Residential  
317.454.8019  
tsauerteig@watermarkapartments.com

**Carrie Thrift LaFay**

Vice President of Corporate Development  
Thompson Thrift & Watermark Residential  
317.454.8016  
clafay@watermarkapartments.com

**Table of Contents**

Watermark Residential: Company Overview ..... 1

Preliminary Floor Plans ..... 8

Addressing Neighborhood Concerns ..... 38

Preliminary Site Plan: Overall Site ..... 46

Preliminary Site Plan: Watermark ..... 47

Site Line Cross-Sections ..... 48

## WATERMARK RESIDENTIAL: COMPANY OVERVIEW

### Thompson Thrift Development: Watermark's Parent Company

Watermark's parent company, Thompson Thrift Development, was established in 1986 by John Thompson and Paul Thrift as a locally-focused real estate development company. Since then, we have grown into an integrated, full-service development company with national scope.

### Watermark Residential

Established in 2008, Watermark Residential, our multifamily development division, focuses on the construction and operation of Class "A" apartment developments in affluent suburban locations in the Midwest, Southwest and Southeast, and has since earned recognition as one of the nation's top multifamily builders.

In creating Watermark, John Thompson and Paul Thrift brought together the resources necessary to build a premier multifamily development company. Their unique combination of expertise and experience in the areas of multifamily development, construction and management has provided the company with a foundation for success. As a result, Watermark's multifamily communities epitomize the company's commitment to quality and value and exhibit meticulous attention to detail. Innovative and aesthetically pleasing designs complement their respective community's surroundings and care is taken to ensure that amenity packages and individual apartment homes are superior.

From the beginning, Thompson Thrift has sought projects that will have a positive and transformative impact on the communities in which they are located. Our main focus is quality. This commitment to quality is grounded in a solid foundation of basic values and fundamentals, and is made possible by providing a full array of in-house development and construction services and dedicated staff.



John Thompson and Paul Thrift

## THE WATERMARK TEAM

Watermark team members bring to the company an impressive and wide-ranging record of success in the multifamily industry. Their considerable experience is reflected in the various roles they fill with Watermark. These include:

- Brokerage
- Development
- Finance
- Construction
- Site Selection
- Leasing
- Property Management
- Legal
- Accounting



**Josh Purvis**  
Managing Partner

Josh has spent his entire career in the apartment development industry, with over 40 projects built to date. He oversees the daily activities of Watermark Residential, with emphasis on cost controls and lease up.



**Brian Southworth**  
Vice President of Acquisitions

Brian leads a team of underwriters and analysts who identify sub-markets across the country meeting Watermark's selection criteria, using an extensive network of brokers to identify sites. Once Brian gains site control, his team tracks occupancy and financial performance of nearby apartment communities throughout the life of the project. One of Brian's principal responsibilities is to maintain the project proforma.



**Carrie Thrift LaFay**  
Vice President of  
Corporate Development

Carrie has over 10 years of experience at Thompson Thrift, with involvement across all our companies and product types. She is responsible for developing, implementing and managing our equity funding strategy and investor relations program.



**Steve Shaver**  
Vice President of Construction

Steve's group represents the interests of the project ownership throughout the construction process. His team is made of seasoned construction professionals who interact with the general contractor, government inspectors and utility service providers to deliver projects within the schedule and financial goals, without sacrificing quality.



## THE WATERMARK TEAM



**Aimee O'Connor**  
Vice President of  
Property Management

Aimee oversees the lease up and tenant retention efforts for Watermark. A veteran of the industry, Aimee makes it a point to visit every property on a bi-weekly schedule. Aimee manages two regional property managers (Watermark staff) who interact daily with on-site leasing staff. Most of Watermark's properties are managed by national property management groups.



**Greg Buckhout**  
Vice President of  
Capital Services

Greg is a former commercial banker and is responsible for the procurement and debt financing of all Thompson Thrift Development projects. His principal focus is to maintain relations with our current lenders and grow banking partnerships.



**Cindy Gordon**  
Chief Financial Officer

Cindy has over 30 years in the accounting field. With more than 18 years at Thompson Thrift Development, Cindy oversees all financial aspects of project development and disposition, responsible for all accounting, financial reporting and treasury management. Cindy oversees our accounting and finance staff.



**Brian Fritts**  
General Counsel

Brian's legal practice has focused on the real estate development and construction industries for over 15 years, with experience both as outside and in-house counsel to multiple national developers. Brian oversees all legal aspects of a project's development, from due diligence through disposition. He oversees the Law Department and focuses on ensuring that legal risks are adequately identified and mitigated.

## WATERMARK RESIDENTIAL BUSINESS MODEL

### Watermark Residential

Watermark Residential, our multifamily development division, focuses on the construction and operation of Class “A” apartment developments in affluent suburban locations in the Midwest, West and Southeast.

Established in 2008, Watermark emerged as a national leader in the development and construction of upscale multifamily communities. Since its founding, the company has steadily expanded its presence to include projects across the country. In the process, Watermark earned recognition as one of the nation’s top multifamily builders.

In creating Watermark, John Thompson and Paul Thrift brought together the resources necessary to build a premier multifamily development company. Their unique combination of expertise and experience in the areas of multifamily development, construction and management has provided the company with a foundation for success. As a result, Watermark’s multifamily communities epitomize the company’s commitment to quality and value and exhibit meticulous attention to detail. Innovative and aesthetically pleasing designs complement their respective community’s surroundings and care is taken to ensure that amenity packages and individual apartment homes are superior.

### The Watermark Business Model

Watermark is committed to developing high-end apartment communities in strong submarkets that demonstrate a high barrier to entry and a proximity to new retail, upscale single family homes and employment centers – while being visible and accessible from major thoroughfares. This disciplined business model reduces risk and maximizes returns.

After a suitable location is found, a full due diligence package is created. The current and future multifamily supplies are determined. Every project is exhaustively phone and physically shopped. City officials are queried about building permits that have been submitted or are anticipated. The development team, including in-house counsel and the capital group, analyzes the project for potential development and construction risks before proceeding further.

Watermark desires to create multifamily communities that exemplify its commitment to quality and style. To this end, each market is studied and project attributes are chosen that harmonize with the surrounding environment. Care is taken to ensure that Watermark’s amenity package and units are on par with or superior to others in the market. Overall rental rates are determined on the basis of current market conditions. Rents are not trended in the first-year analysis. Ultimately, if the project does not meet established return parameters based on current economic conditions, it will not move forward.



## The Market Site Selection Process

Watermark follows a methodical and thorough market selection process in order to achieve its goal of creating desirable, high-end multifamily housing that produces superior risk-adjusted returns.

The first step in the process is to identify sites in growth markets or markets with a need for additional multifamily housing. Each year this exercise begins with an assessment of more than 100 markets throughout the United States. The resultant rankings are based on 15 criteria, which include Macro MSA supply-and-demand analysis and various quality-of-life indices.

Ultimately, these rankings provide a strong foundation for identifying the best-possible markets and deciding which of them to pursue. By not setting geographical barriers for its expansion, Watermark can choose from among the most stable growth markets in the country. While it is conducting this facet of the evaluation process, the Watermark team continues to consult its database of more than 1,000 investment real estate and land brokers nationwide to help identify other strong markets.

Once the team identifies a suitable macro market, efforts begin to locate the area's submarket that best meets Watermark's standards.

### The site criteria for Watermark projects include:

**Easily accessible and visible from major roads and highways.** Exposure to major traffic counts increases walk-through traffic in a project and helps maximize lease-up.

**Near places of employment.** Convenience to his or her workplace is a major factor in a resident's decision to lease at a given location.

**Near new retail growth.** Beyond adding convenience for residents, this factor represents an easily recognizable indicator of growth in a submarket. Watermark confirms the submarket's growth through its own analysis.

**Near high-end housing.** Residents want to live in an area that is considered exclusive based on the presence of well-kept, high-end homes in low-crime areas.

**High barriers to entry.** Watermark seeks to develop sites in markets with high administrative and geographic barriers to entry that limit the amount of new competition.

Watermark Residential was ranked 15th on MFE magazine's 2014 Top 25 Developers list.





## WATERMARK PROJECT LOCATIONS

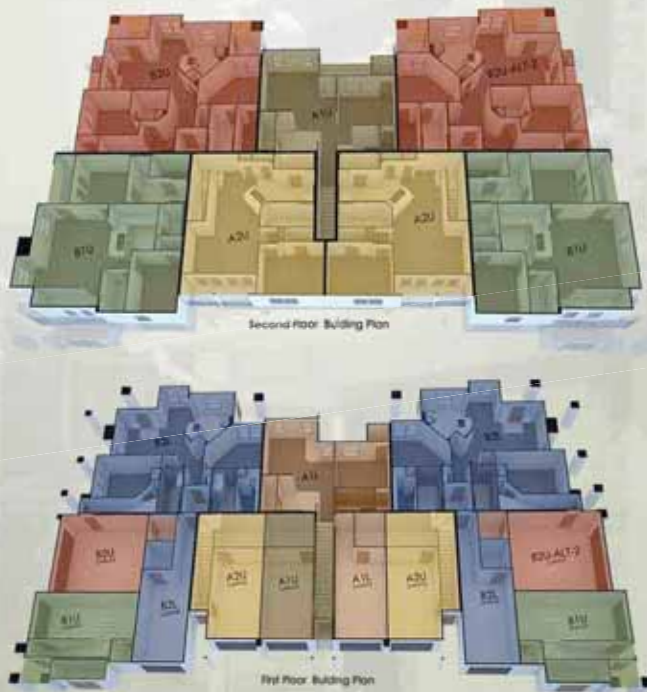
Watermark Residential has earned national recognition as one of the nation's top multifamily builders, placing 15th on MFE magazine's Top 25 Developers list. We focus on the construction and operation of Class "A" multifamily developments in affluent suburban locations in the Midwest, Southeast and Southwest. Since closing on our first land site in 2010, we have developed, or are in the process of developing, more than 35 projects totaling over 8,000 units. Watermark's corporate office is in Indianapolis, IN.



## BIG HOUSE® DESIGN FEATURES

Over the last decade, multifamily housing has been trending toward apartments that have the amenities, privacy, space and convenience of single-family homes but without the mortgage and the maintenance. At the forefront of this movement is the “Big House®” concept created by Dallas-based Humphreys and Partners Architects.

- Each home has its own private front door, avoiding common corridors
- Most homes have direct access to their own attached garage with detached garages available
- Enclosed private stairs for all upper units
- Walk-out balcony or porch in each unit
- Aesthetic appearance and design
- Premium interior finishes
- Great community atmosphere
- Updated design features all rear-entry garages, which minimizes “seas of parking” visible from roadways



BIG HOUSE® DESIGN

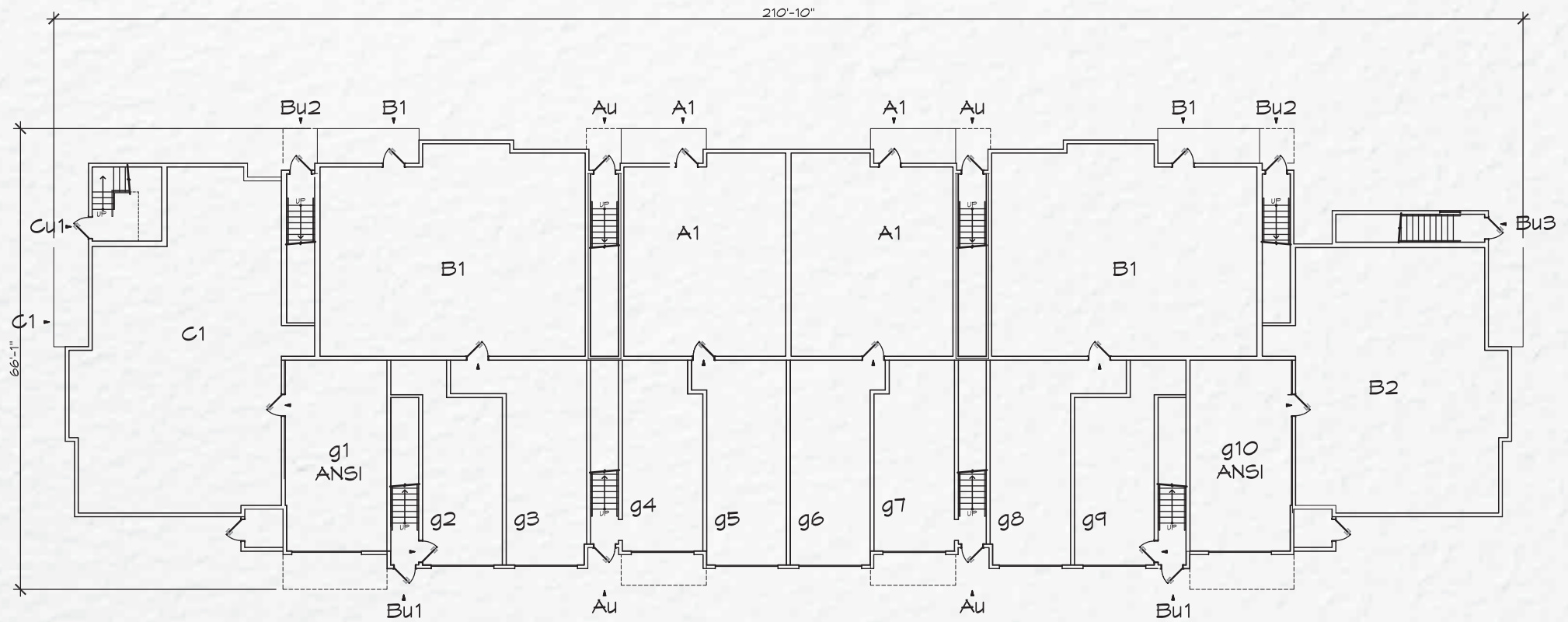


The Villas at Sienna Plantation • Missouri City, Texas



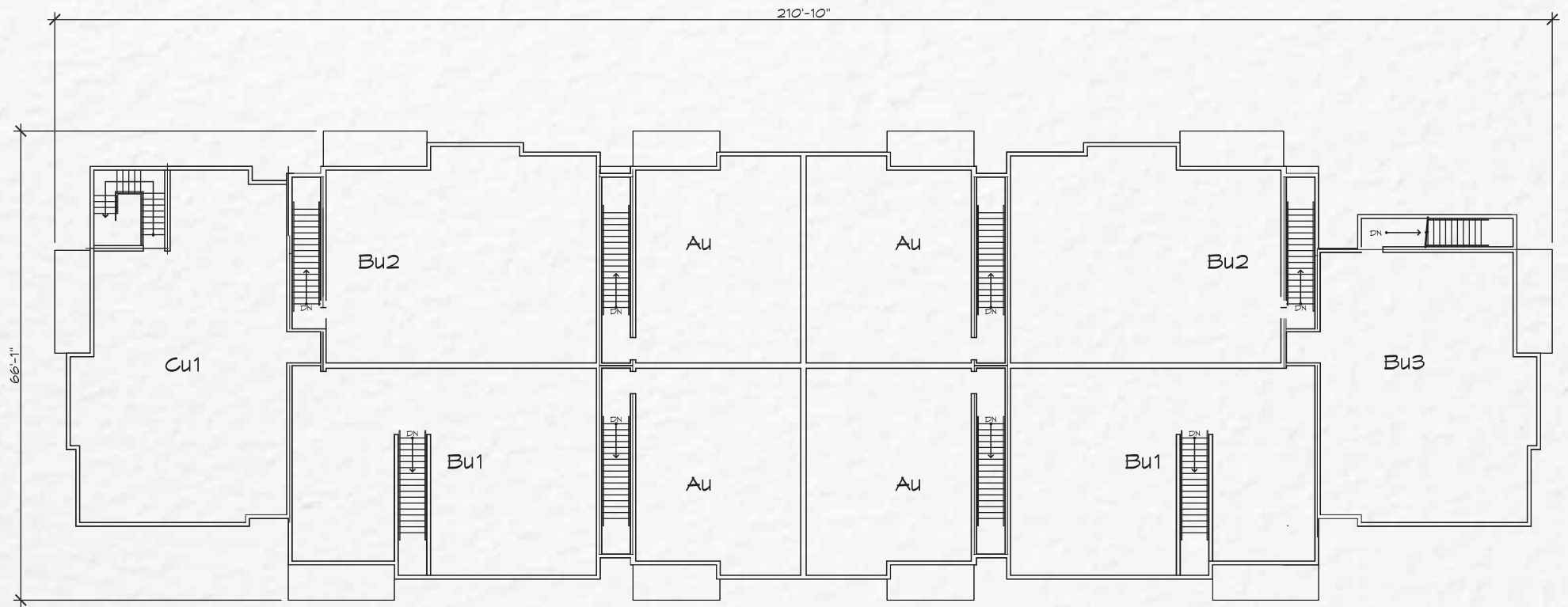
# Preliminary Floor Plans

## FIRST FLOOR



# Preliminary Floor Plans

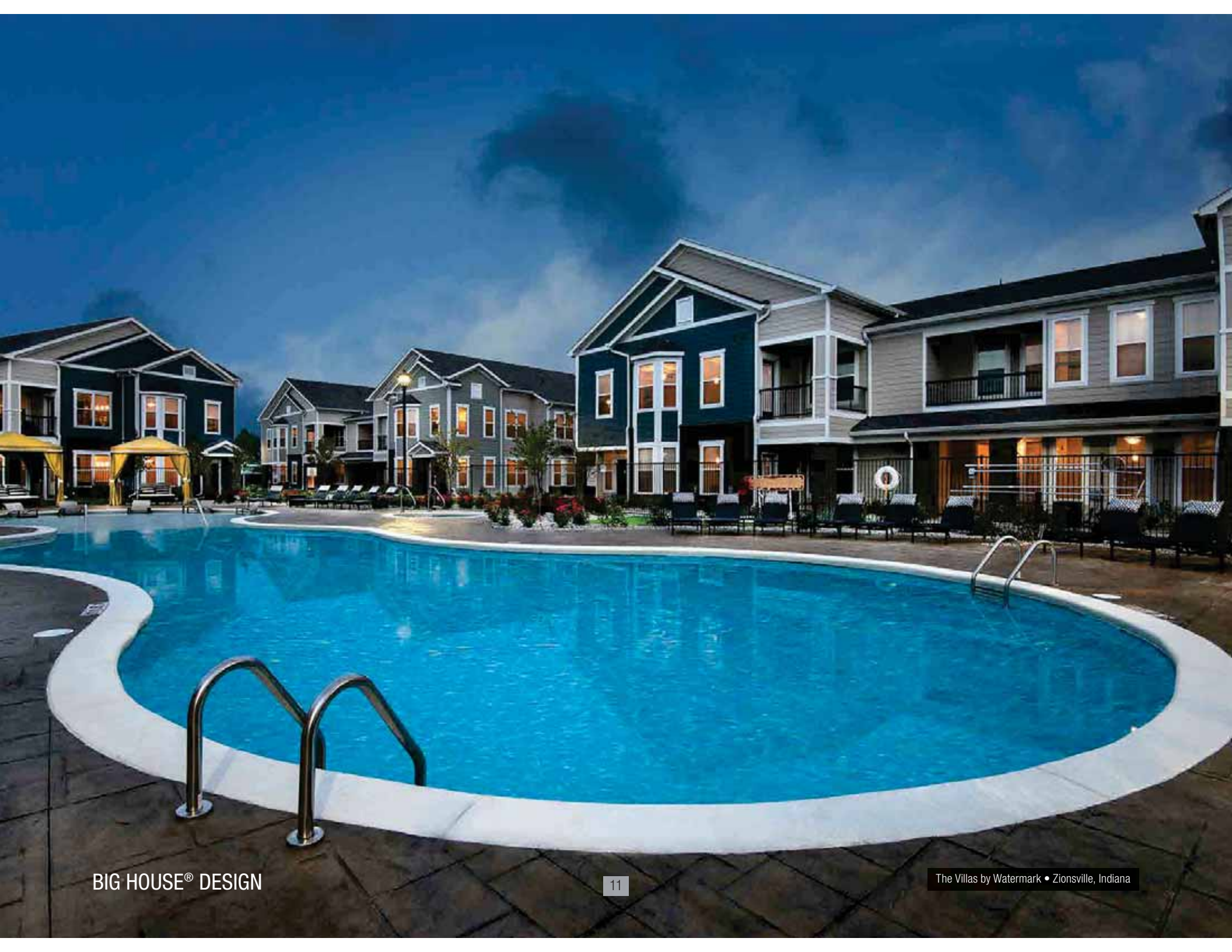
## SECOND FLOOR



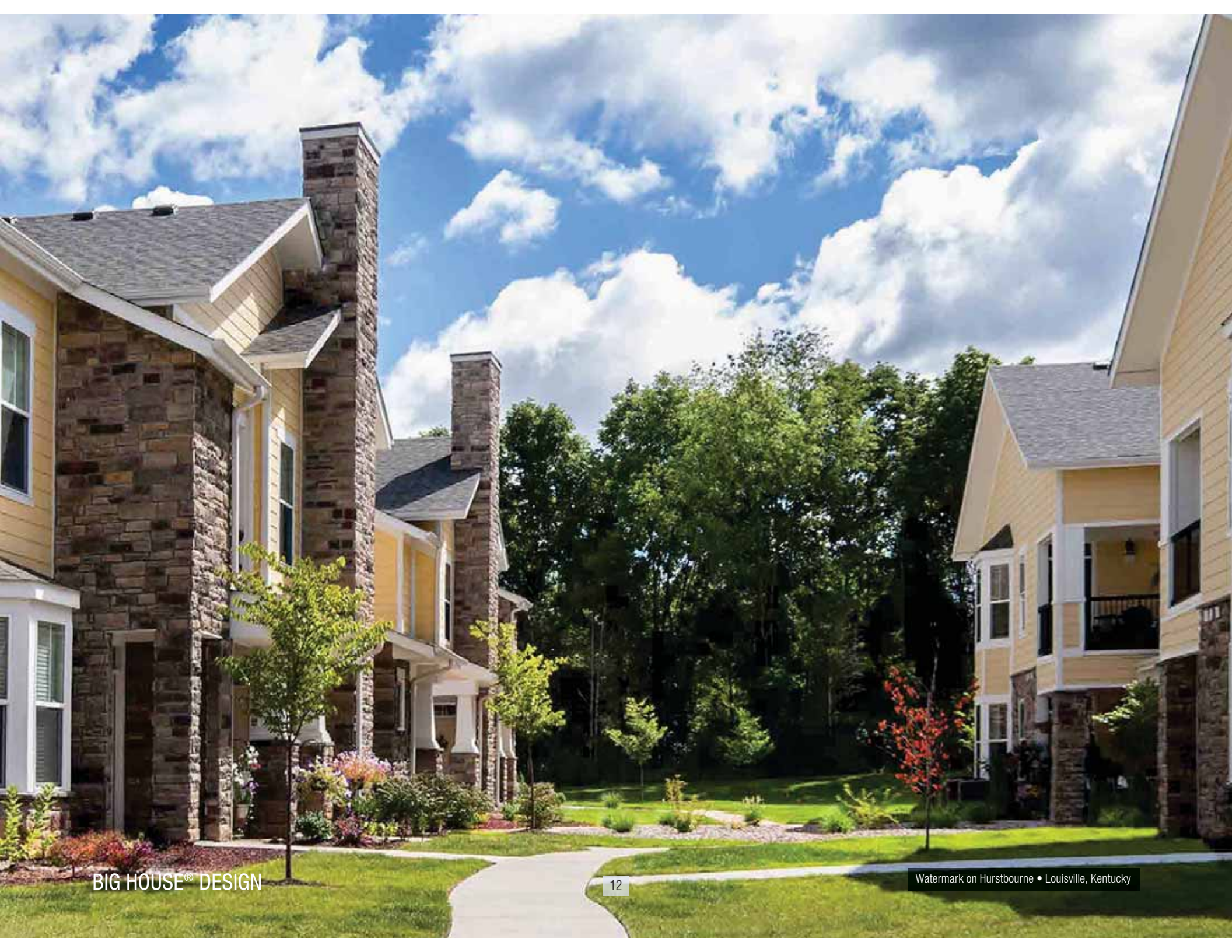
# Preliminary Renderings



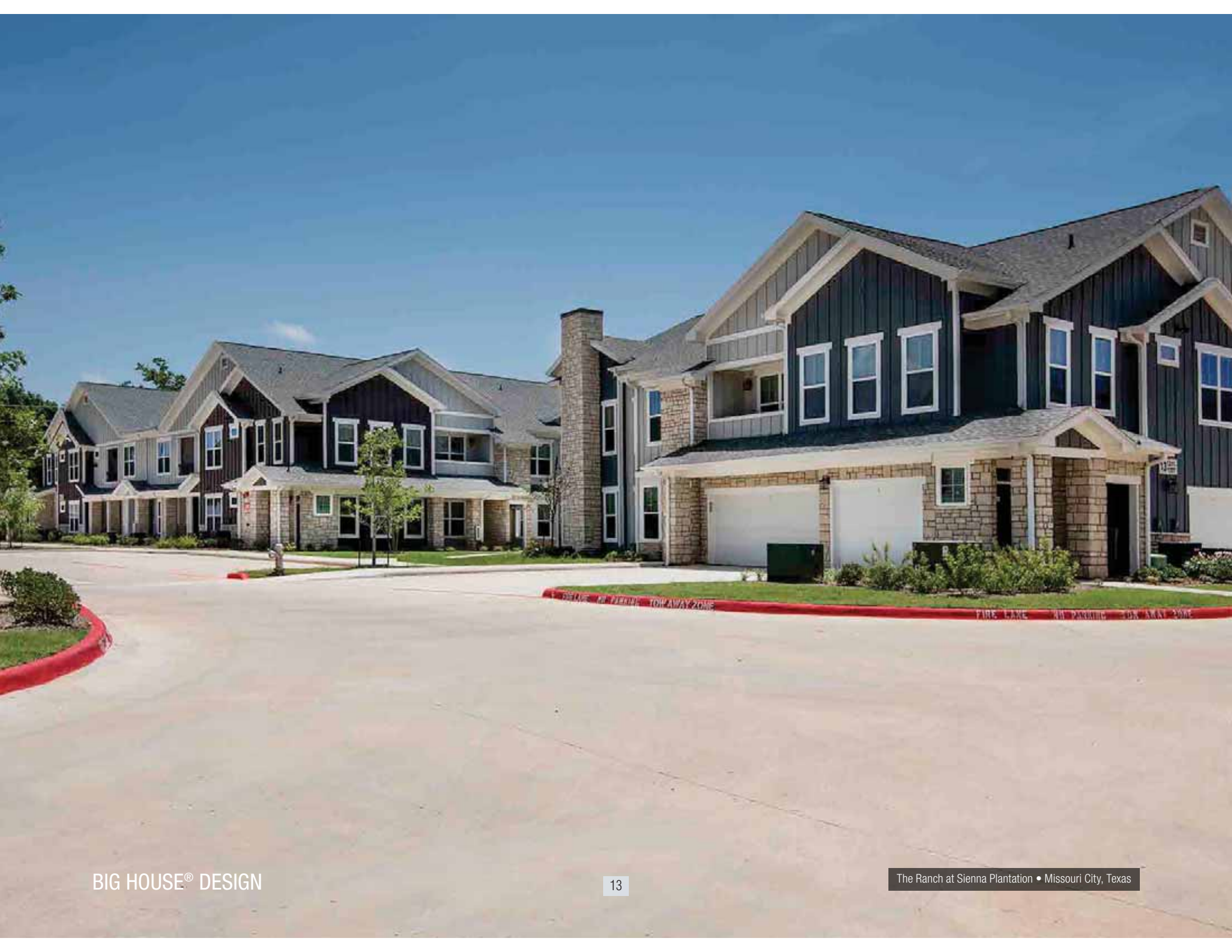




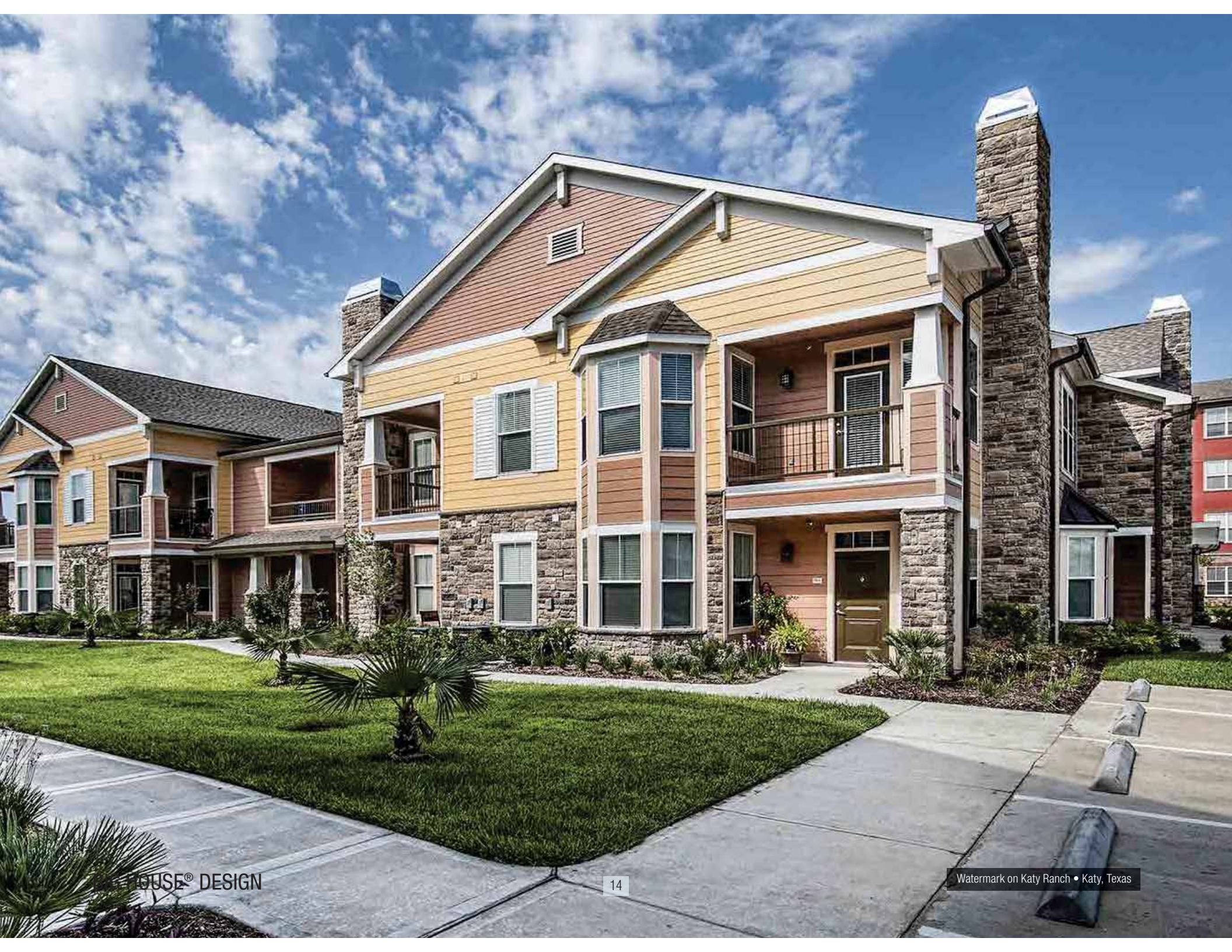


















## EXAMPLE OF WATERMARK'S UNIQUE SITE PLANS



Every Watermark community begins with a study by Watermark's architectural and engineering staff to create a liveable community which respects the environment around it. Here is an example of the unique site plans which distinguish Watermark projects.

**Example Big House® Site Plan**



## E-URBAN® DESIGN FEATURES

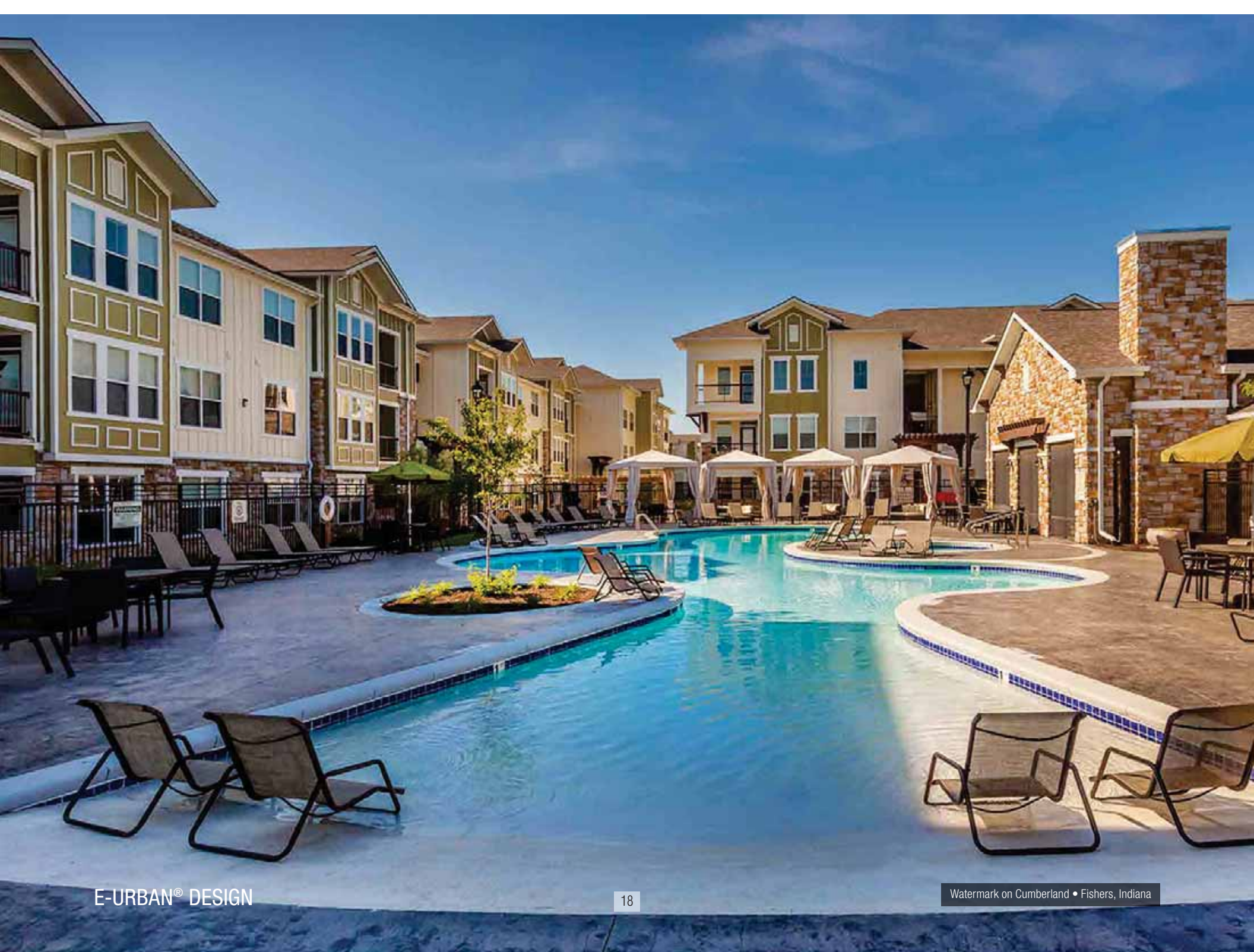


Award-winning Humphreys & Partners Architects revolutionized the mid-rise multifamily development through the creation of the nationally acclaimed “e-Urban®” design. With multiple lobbies in each building, short corridors and in some cases, elevators, residents enjoy style and convenience with a focus on luxury.

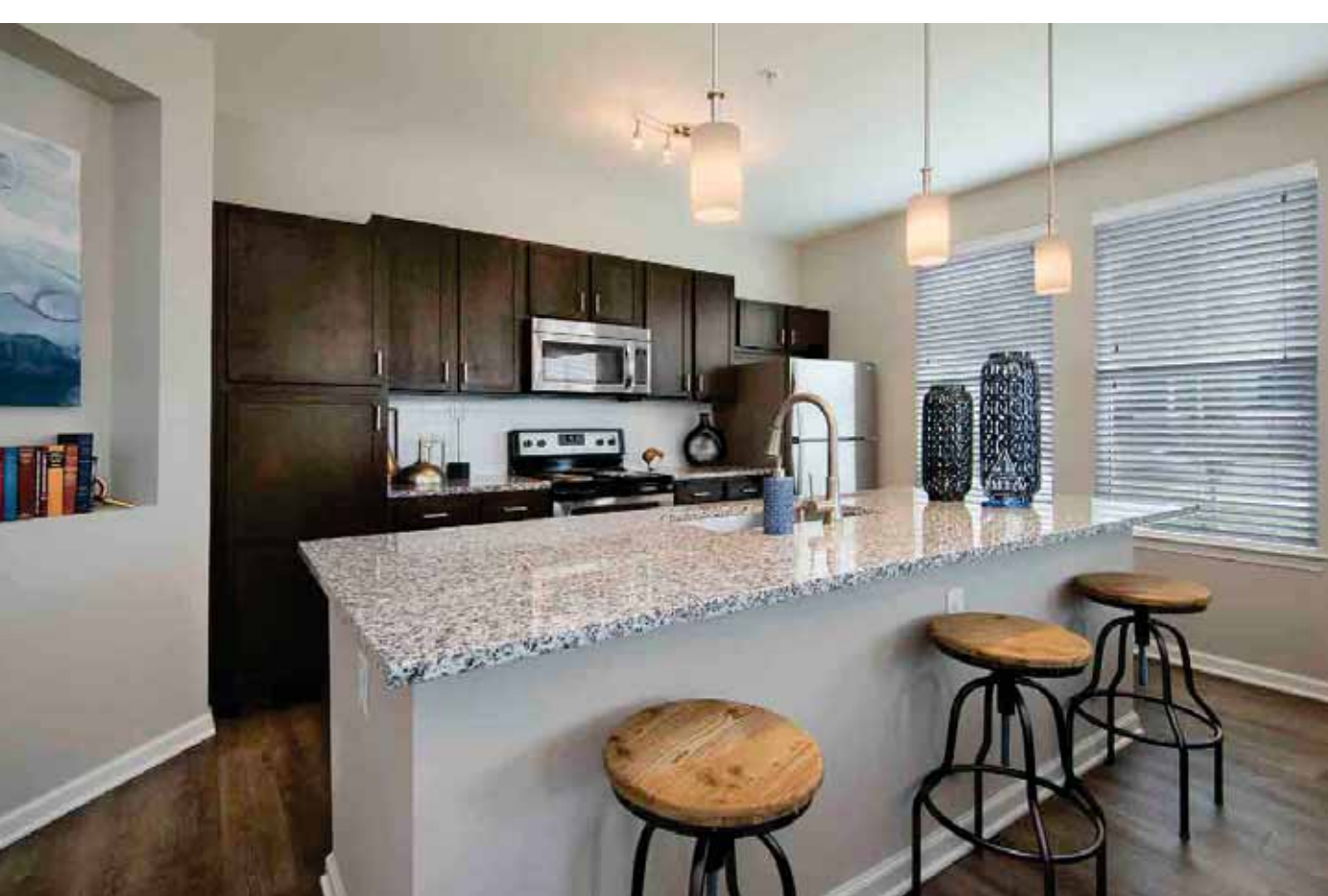
- Spacious, open floor plans
- Stylish interiors
- Multiple lobbies and short corridors
- Elevators in some buildings
- Walk-out balconies or porches
- Attractive courtyards and common areas











## INTERIOR FEATURES

### Interior Features

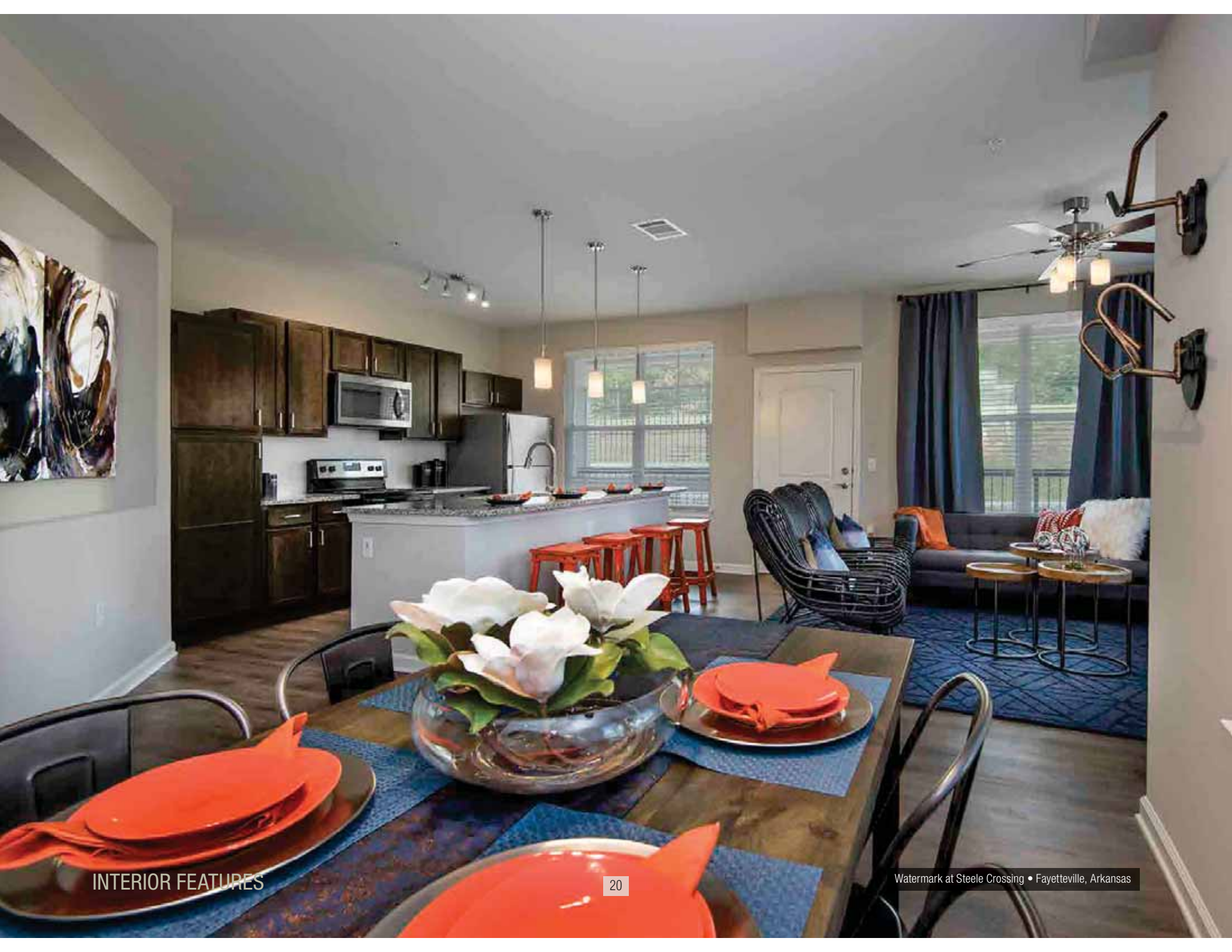
Our apartment homes include class "A" premium interior finishes, creating a lifestyle experience focused on luxury. Spacious, open floor plans and superior amenities demonstrate Watermark's dedication to quality.

- Gourmet bar-kitchens with 3cm-thick granite or quartz countertops, tile backsplashes
- Stainless steel appliances: smooth glass cooktop stoves and side-by-side refrigerators
- Granite or quartz countertops and framed mirrors in bathrooms
- Nine-foot ceilings with designer light fixtures
- Walk-in closets and garden tubs
- Full-size washers and dryers included in each unit
- Private balconies and patios

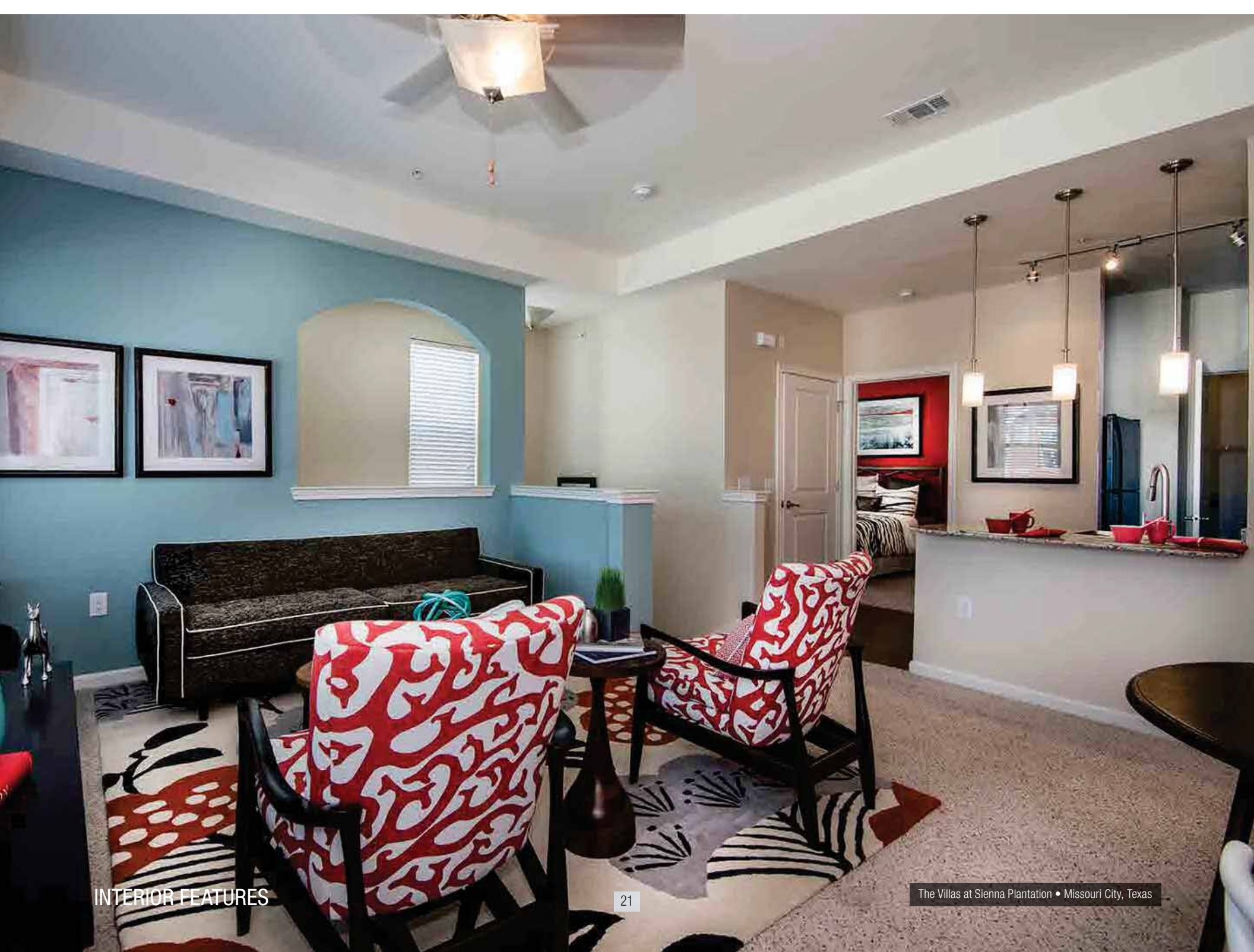


INTERIOR FEATURES

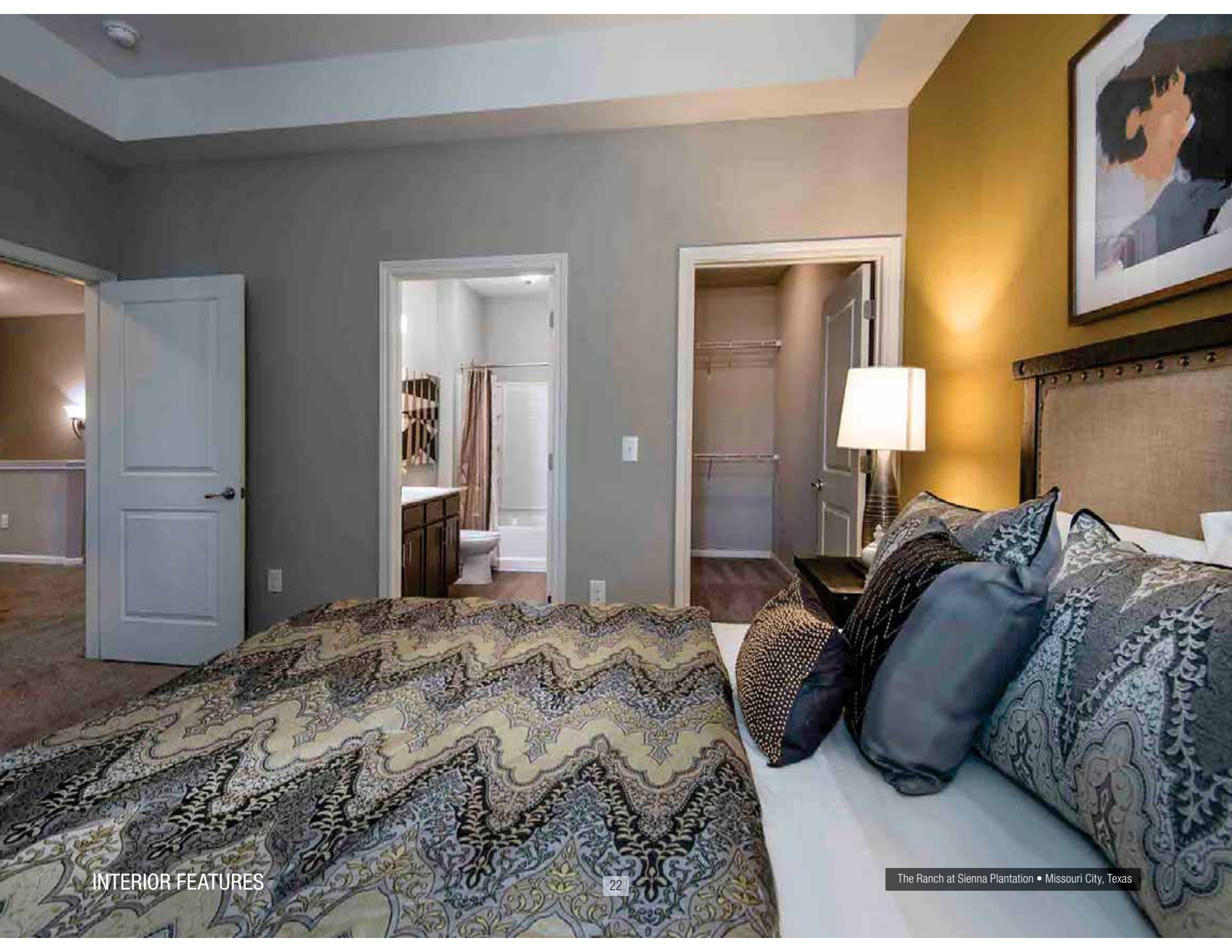




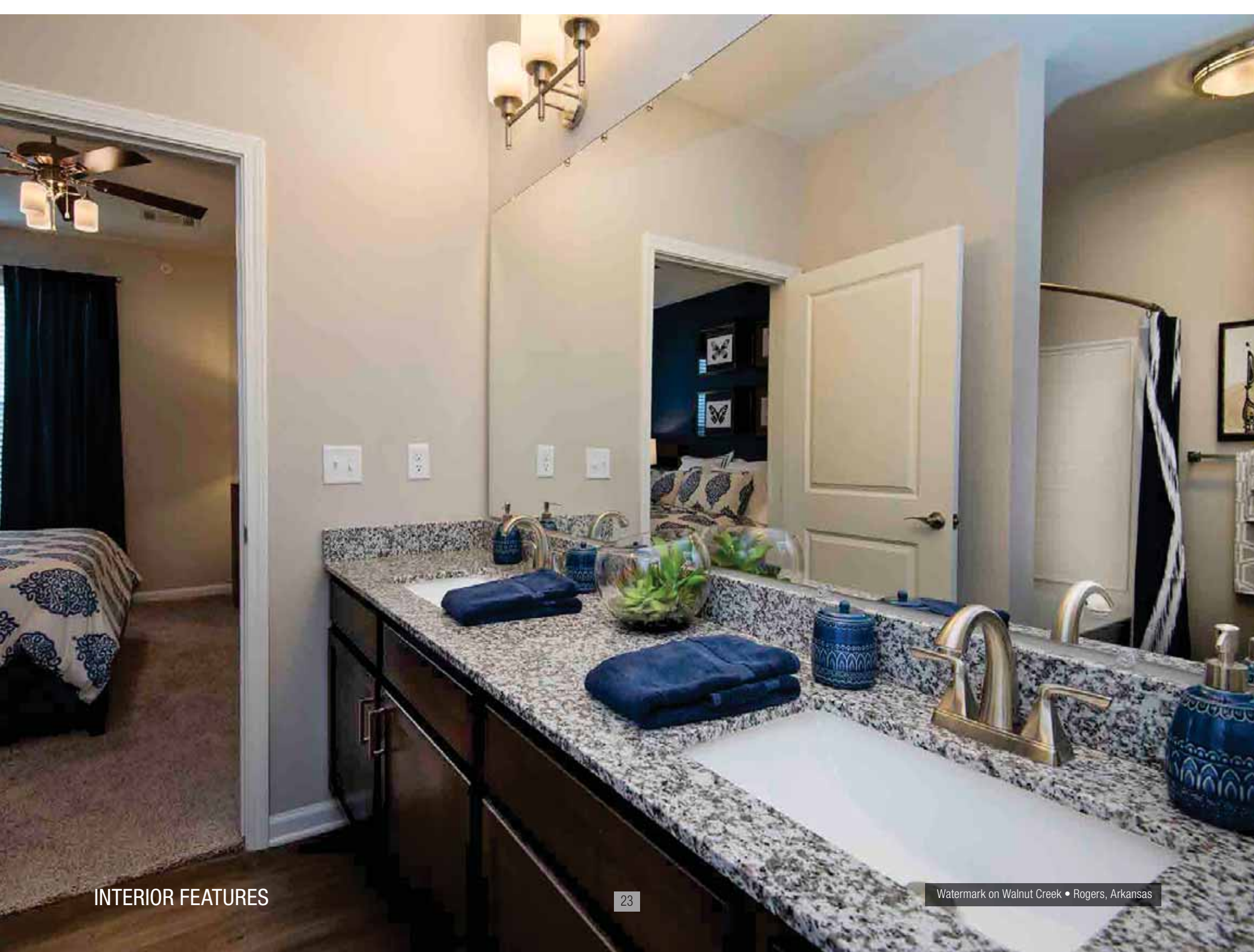


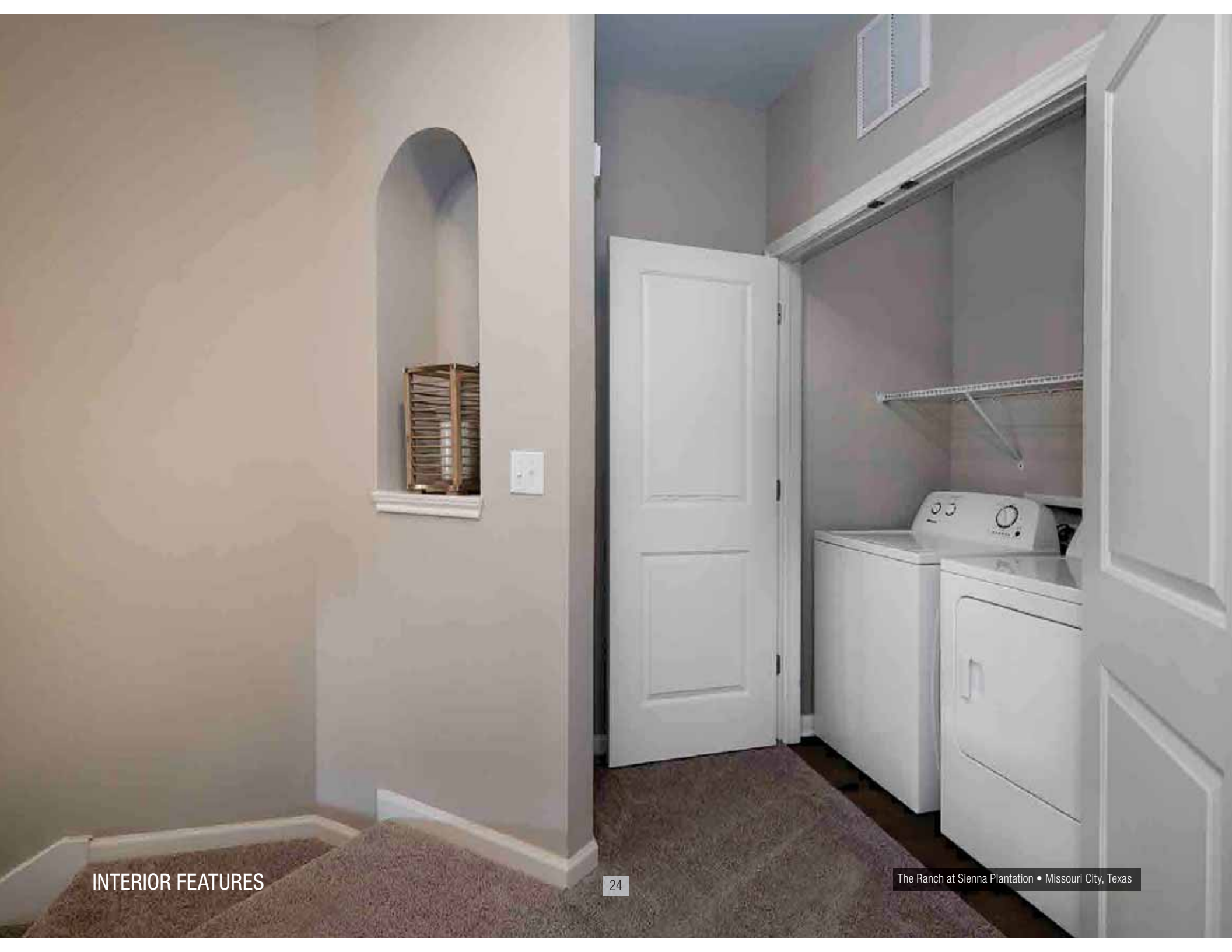
















## COMMUNITY FEATURES

### Community amenities:

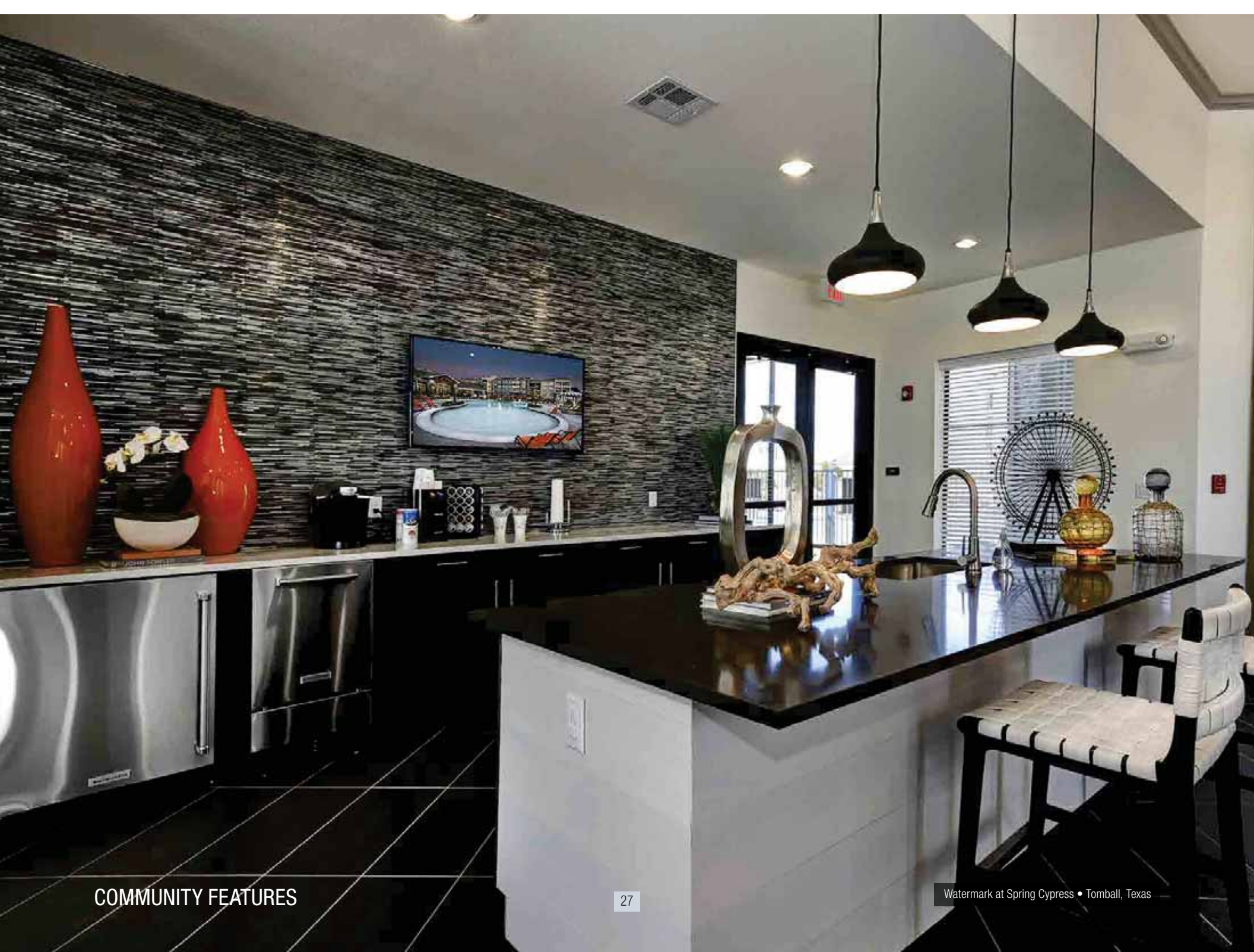
Watermark's commitment to providing the highest amenities in the market go as far as concierge trash removal, state-of-the-art fitness centers and WiFi surrounding the clubhouse. Various combinations of the following features are enjoyed at our properties:

- Professionally-decorated clubhouses with TVs, kitchens, conference rooms, technology centers, coffee bars, gaming dens, movie lounges and screened-in porches
- WiFi hot spots throughout clubhouse and pool area
- 24-hour fitness centers with state-of-the-art cardiovascular, free weight, circuit and core training, Fitness On Demand™ virtual training kiosks, spinning rooms and kids' play areas
- Resort-style swimming pools with cabanas, poolside hammocks, entertainment areas with gas grills, sand volleyball courts, fire pits
- Courtyards with water features
- Pet-friendly with Bark Parks and Doggie Spas
- Bike repair shops and bike parking plazas
- Community gardens
- Fitness trails, boulder climbers, sport courts, sandpits and playgrounds
- Gated access
- 24-hour emergency maintenance
- Valet trash and recycling service

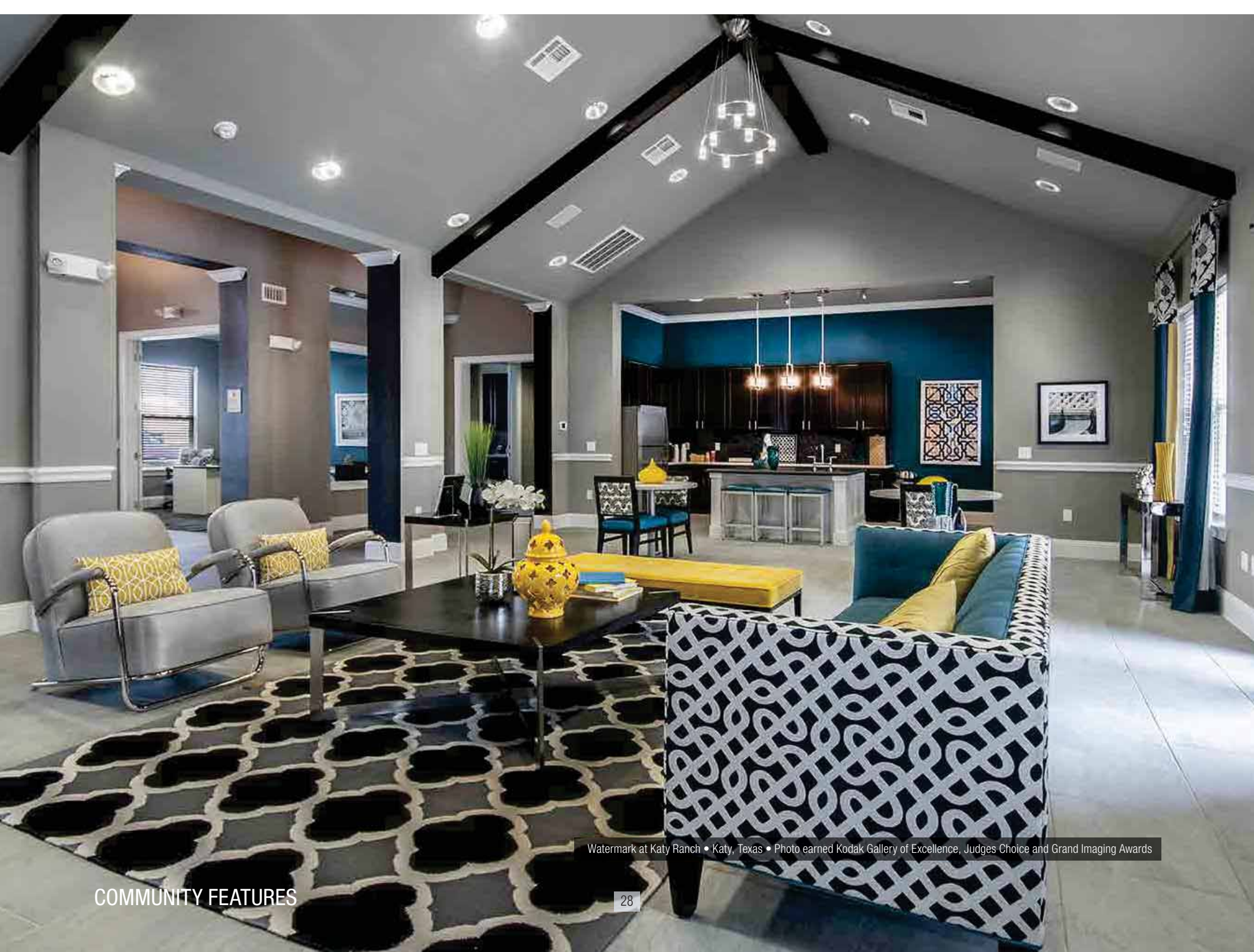






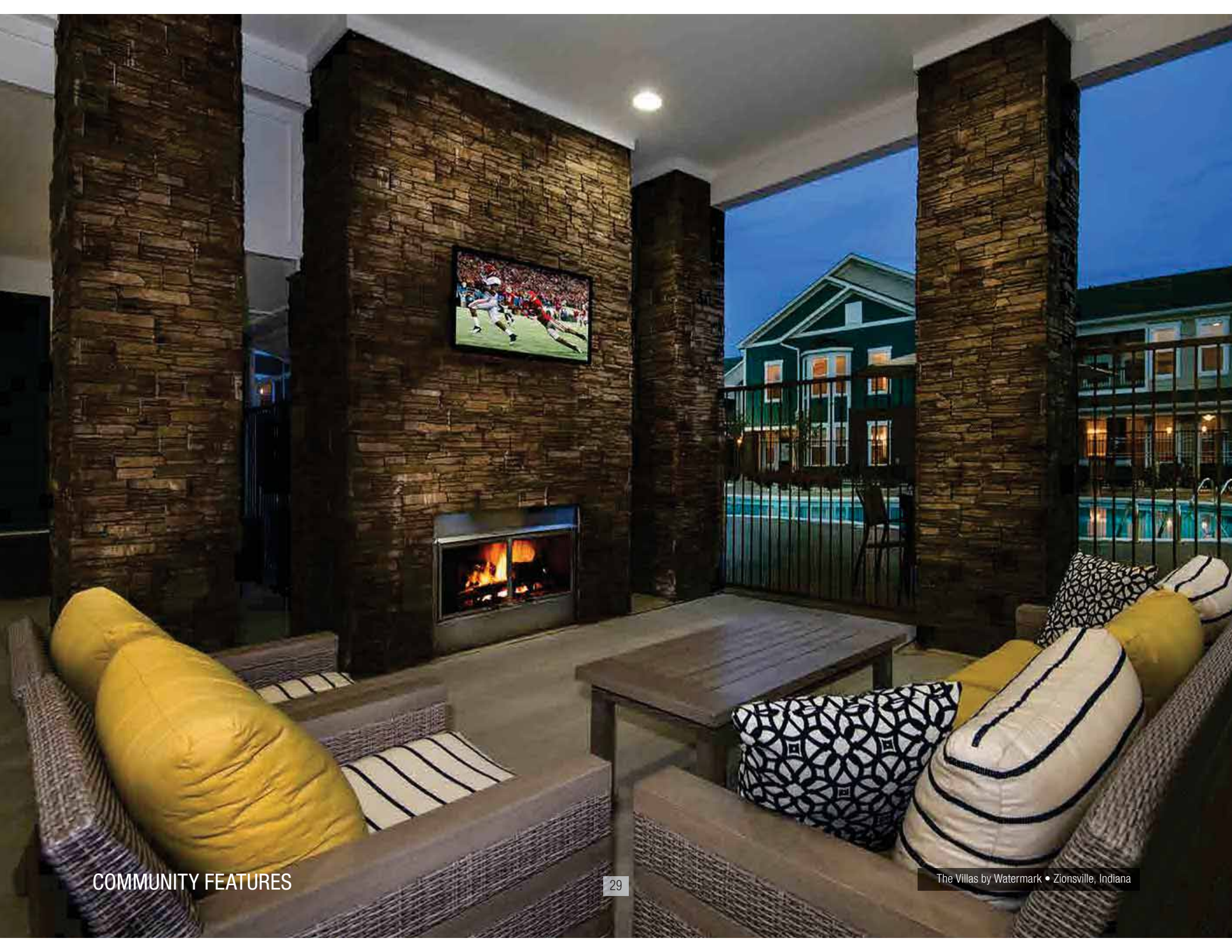




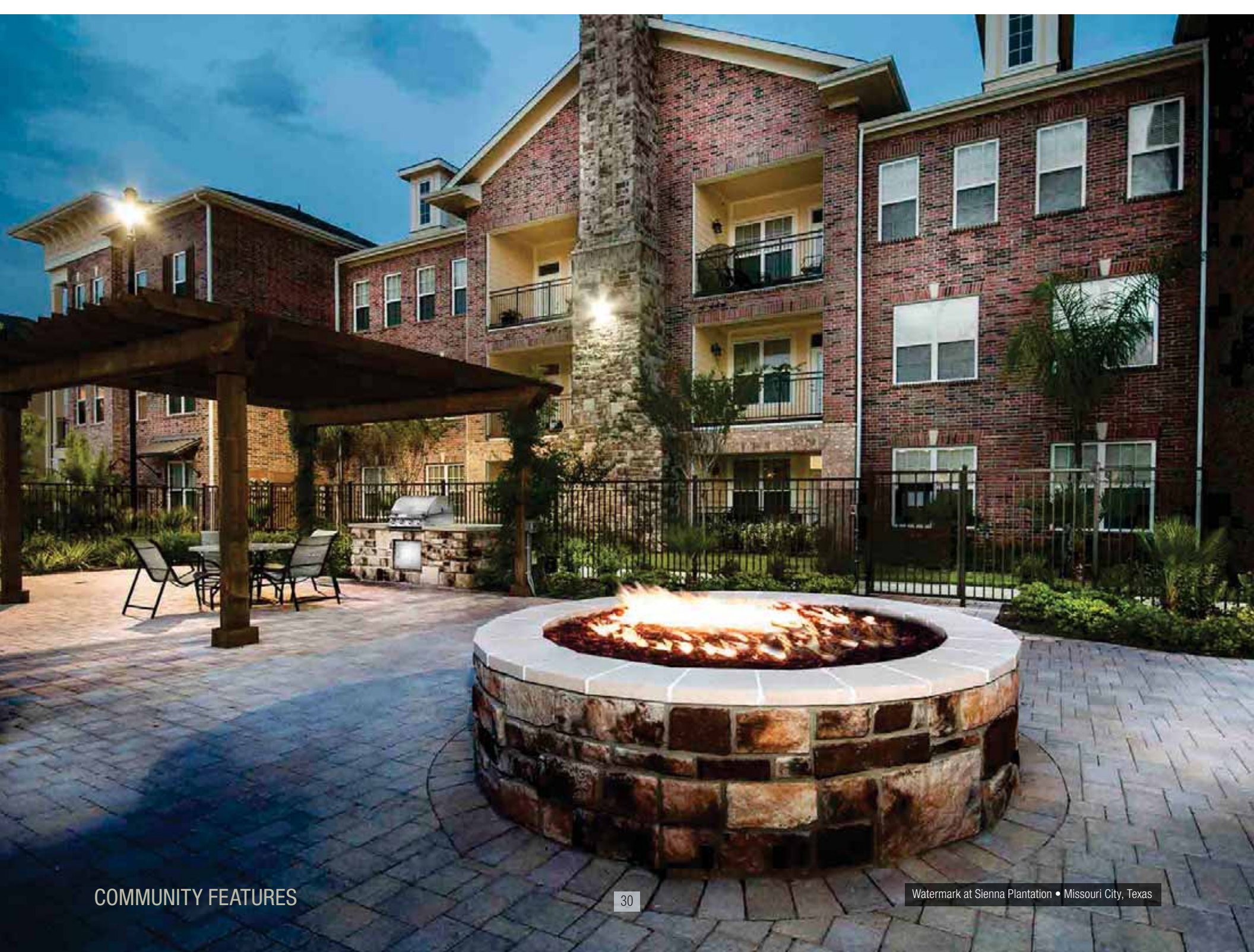


Watermark at Katy Ranch • Katy, Texas • Photo earned Kodak Gallery of Excellence, Judges Choice and Grand Imaging Awards







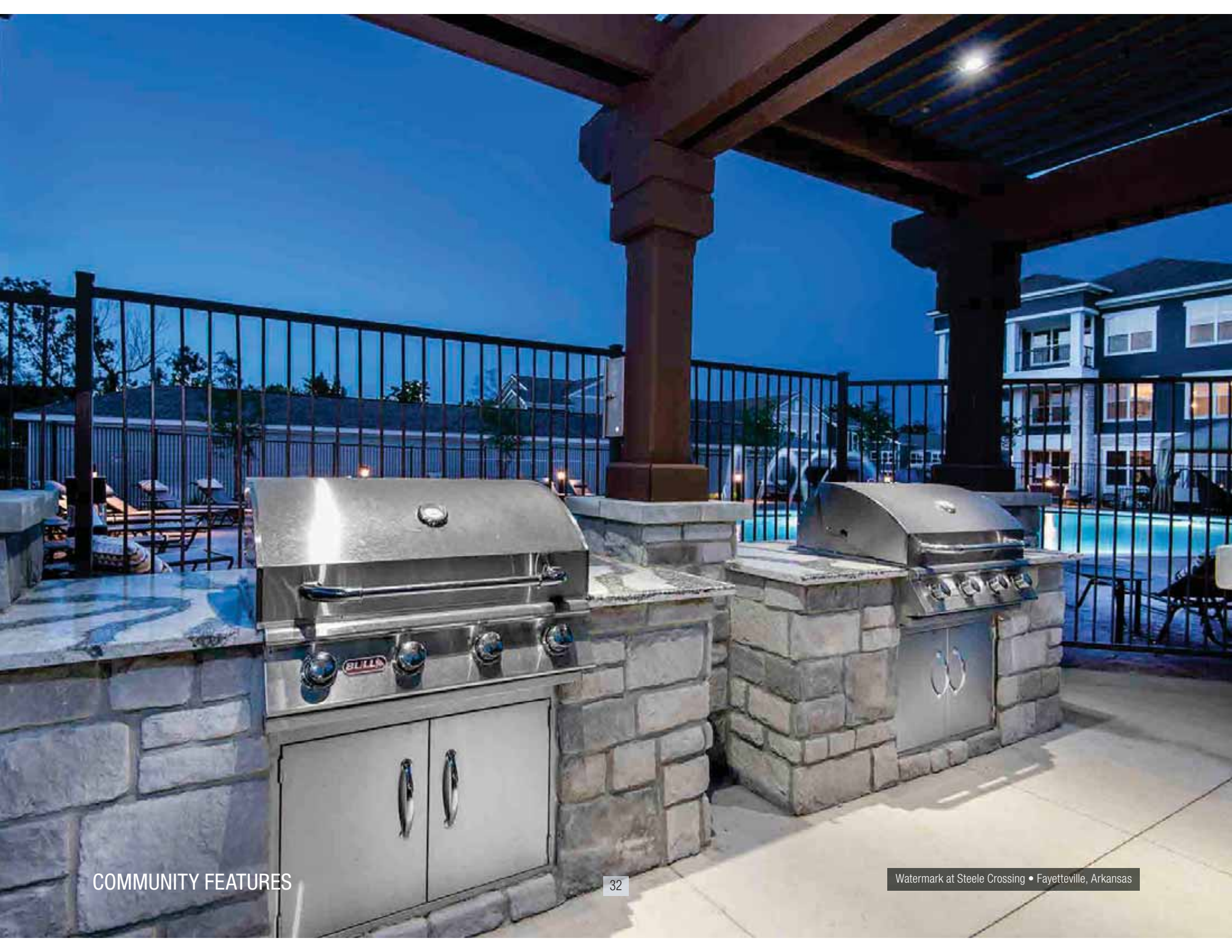


## COMMUNITY FEATURES









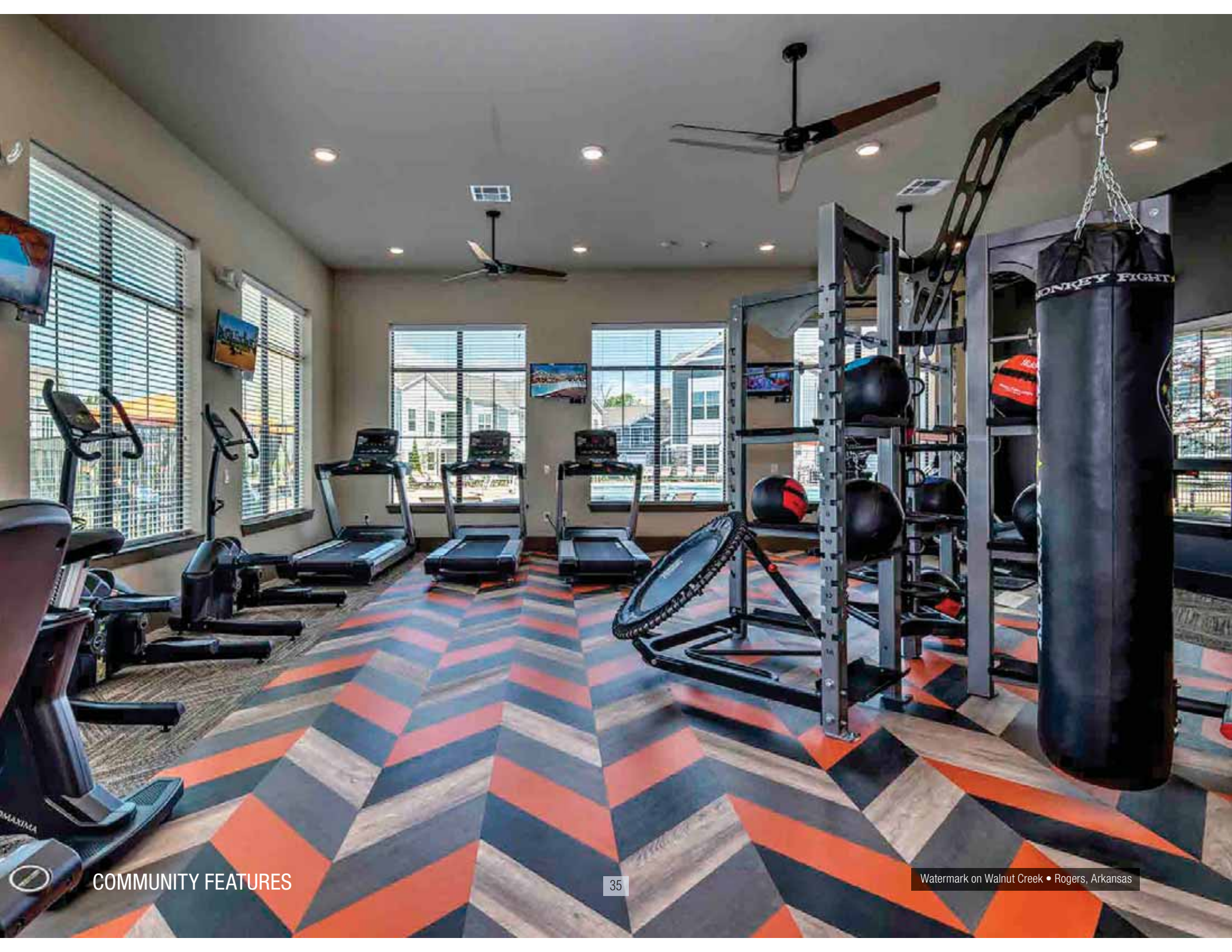




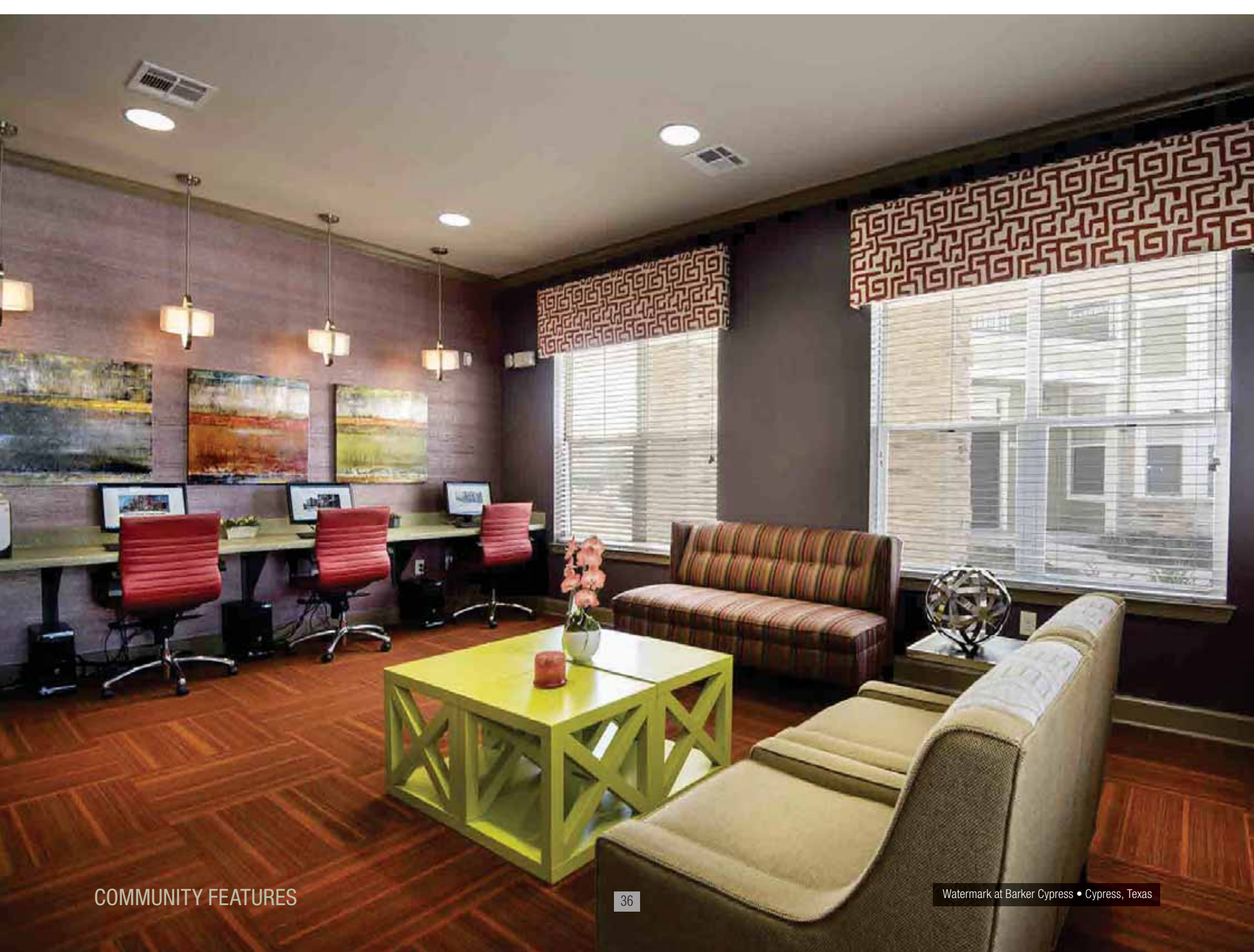




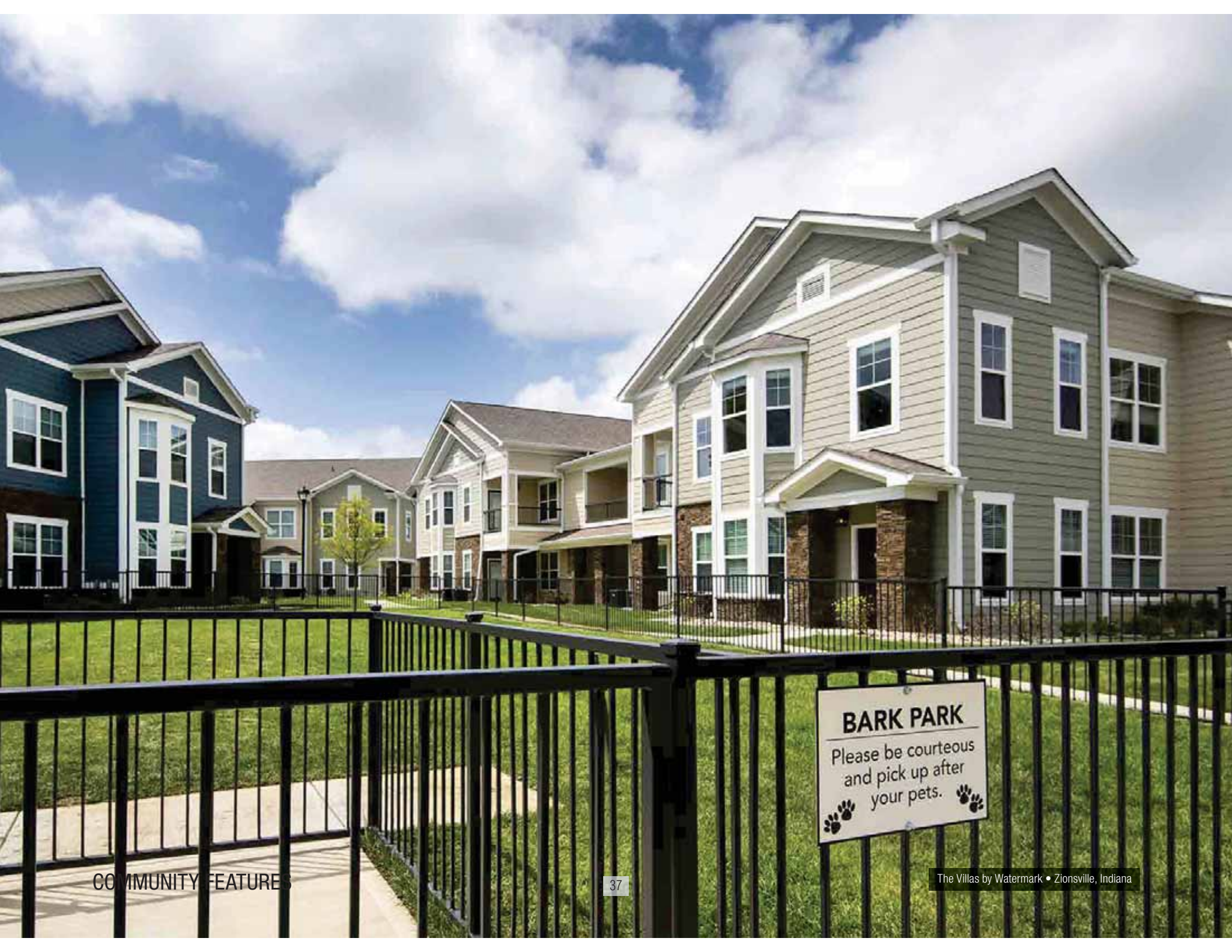












## BARK PARK

Please be courteous  
and pick up after  
your pets.





# Addressing Neighborhood Concerns

1. How will a multifamily development benefit the City?
2. School capacity
3. Traffic
4. Property values
5. Rental rates and the need for apartments
6. Are we good neighbors?

# 1. How will a multifamily development benefit the City?

## Multifamily development

- **Attracts new employers and helps existing employers in their recruiting efforts**
  - John Deere, Genesis Healthcare and Rock Island have responded favorably to our project
- **Aids in creating a younger demographic**
  - Watermark residents will remain Citizens in Davenport and strengthen the community's economic stability
  - New multifamily will make Davenport more attractive than nearby communities with fewer housing choices
  - New multifamily increases the pool of potential buyers for existing owners when they decide to sell
- **Generates more tax revenue for schools and other public services than single family homes**
  - Watermark uses less public services
    - Private trash service
    - On-site full time maintenance staff
    - On-site security and property management

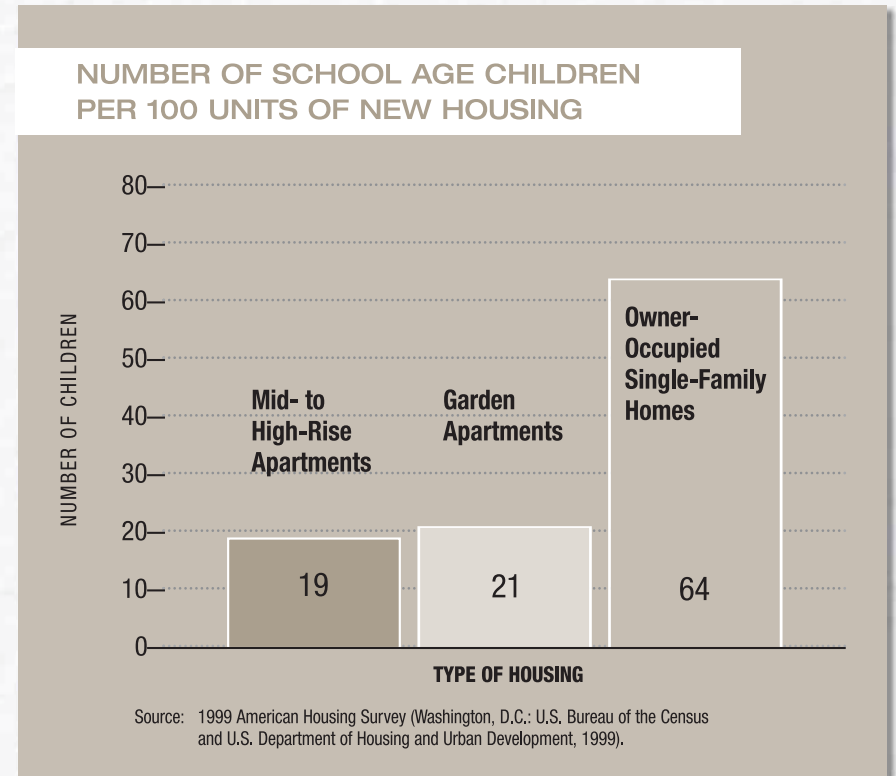
## 2. School capacity

### MYTH:

**Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.**

### FACT:

**The nature of who lives in higher-density housing – fewer families with children – puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.**



**FACT: the Bettendorf Community Schools Superintendent, Michael Raso, has reviewed our project and confirmed there are no capacity issues at any grade level.**



### 3. Traffic





## 4. Property values

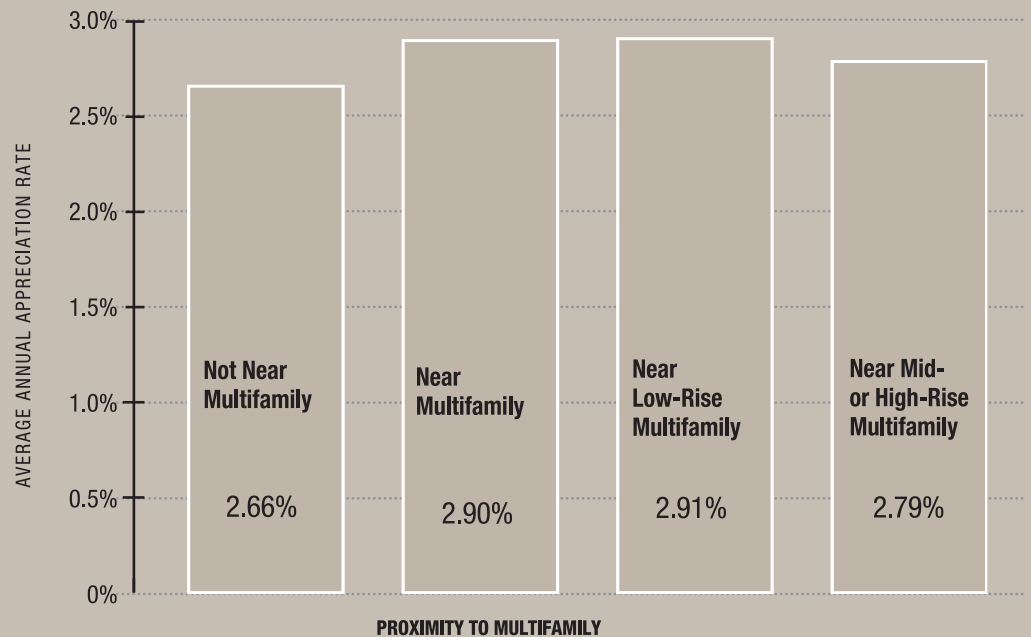
### MYTH:

**Higher-density development  
lower property values in  
surrounding areas.**

### FACT:

**No discernible difference  
exists in the appreciation rate  
of properties located near  
higher-density development  
and those that are not. Some  
research even shows that  
higher-density development  
can increase property values.**

AVERAGE ANNUAL APPRECIATION FOR SINGLE-FAMILY  
DETACHED HOMES BY NEARNESS TO MULTIFAMILY BUILDINGS



Source: NAHB computations based on data in the American Housing Survey: 1997 and 1999  
(Washington, D.C.: U.S. Bureau of the Census and U. S. Department of Housing and Urban Development, 1997 and 1999.)

## 4. Property values

**Not only is there compelling evidence that increased density does not hurt property values of nearby neighbors: researchers at Virginia Tech University have concluded that over the long run, well-placed market-rate apartments with attractive design and landscaping actually increases the overall value of detached houses nearby. They cite three possible reasons.**

- First, the new apartments could themselves be an indicator that an area's economy is vibrant and growing.**
- Second, multifamily housing may increase the pool of potential future homebuyers, creating more possible buyers for existing owners when they decide to sell their houses.
- Third, new multifamily housing, particularly as part of mixed-use development, often makes an area more attractive than nearby communities that have fewer housing and retail choices.**

## 5. Rental rates

| Rent Comparables          |                                      |                                       |                                         |
|---------------------------|--------------------------------------|---------------------------------------|-----------------------------------------|
| Property                  | One Bedroom<br>Price per Square Foot | Two Bedrooms<br>Price per Square Foot | Three Bedrooms<br>Price per Square Foot |
| The Springs at Bettendorf | \$1.45 to \$1.50                     | \$1.07 to \$1.38                      | \$1.18 to \$1.44                        |
| The Bridges Lofts         | \$1.54 to \$1.78                     | \$1.33 to \$1.52                      | N/A                                     |
| Watermark                 | \$1.42 to \$1.73                     | \$1.19 to \$1.43                      | \$1.07 to \$1.36                        |

## 6. Are we good neighbors?

### Yard Setbacks

| Yard Setbacks |                                        |
|---------------|----------------------------------------|
| Required      | Provided                               |
| Side: 5 feet  | 100+ feet (100+ feet to the buildings) |
| Rear: 30 feet | 40 feet (104 feet to the buildings)    |

### Drainage

- Dry ponds are proposed to eliminate safety concerns

### Fencing

- Upgrading to a 6-foot opaque vinyl fence to screen the property

### Landscaping

- Increased yard setbacks are proposed to give room for berms and landscaping that will screen the property



# Preliminary Site Plan: Overall Site

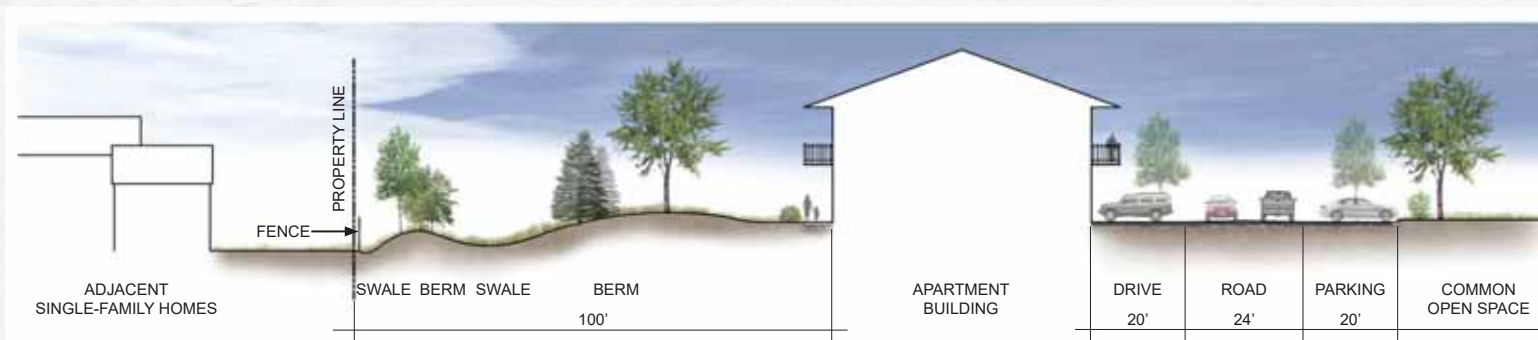
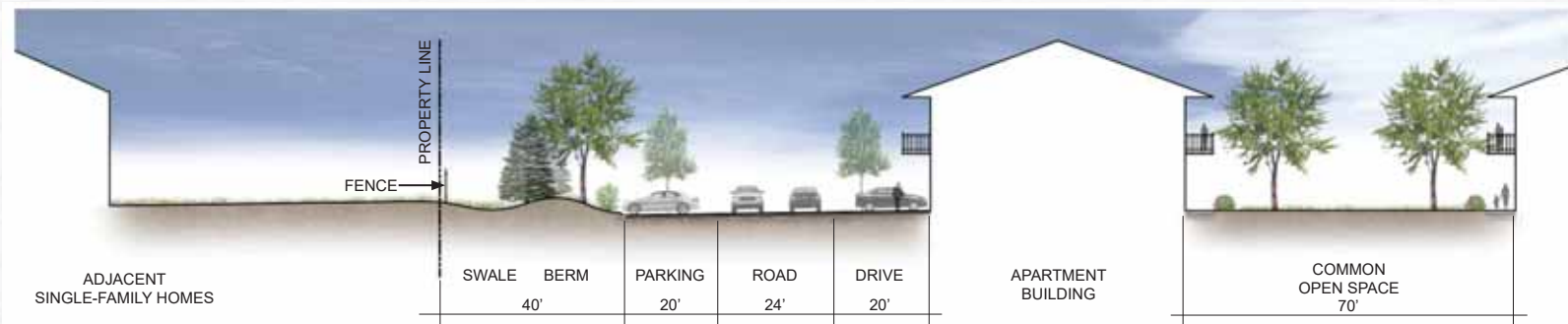
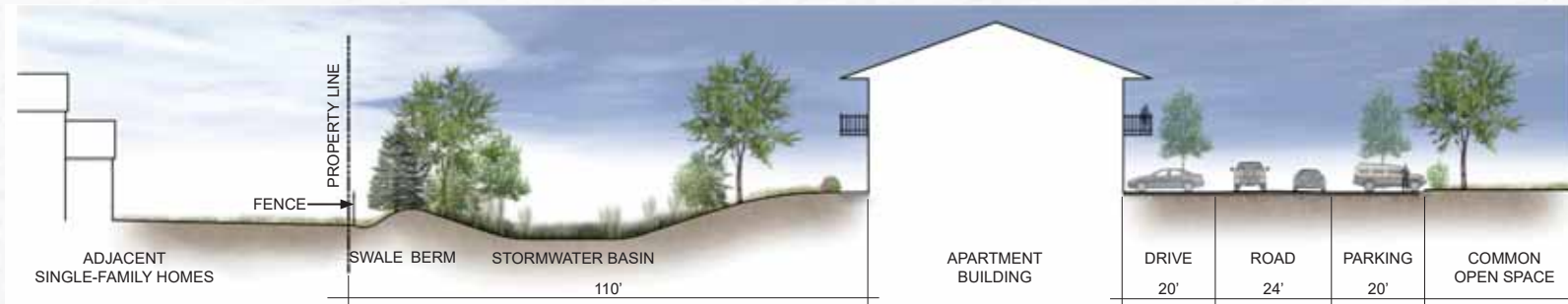




# Preliminary Site Plan: Watermark

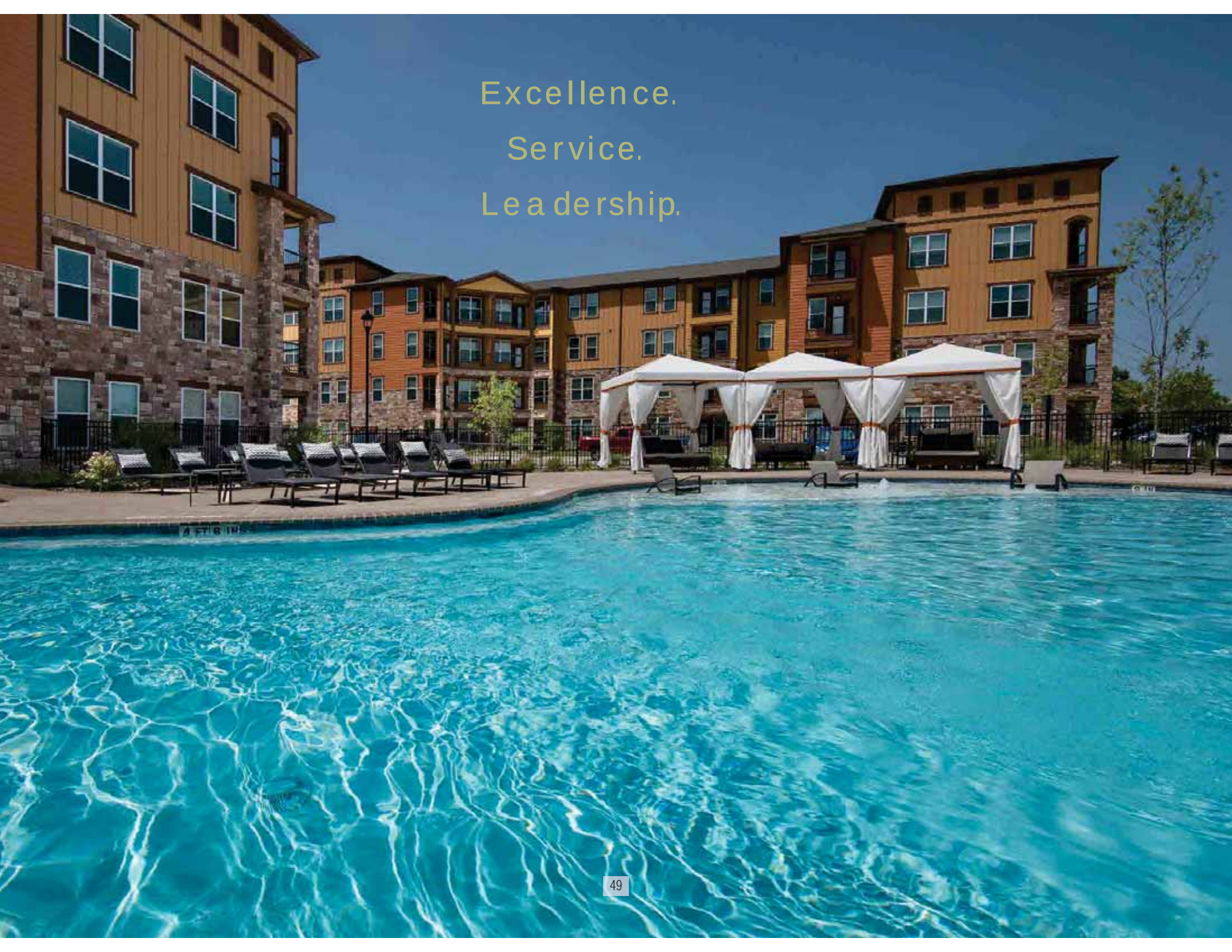


# Site Line Cross-Sections





Excellence.  
Service.  
Leadership.







## **PUBLIC ENGAGEMENT SUMMARY**

### **Case No's. REZ18-10 and REZ18-11**

**Signs Posted:** 5 signs were posted on June 25

**Public Meeting:** 2 public meetings held at the Eastern Branch Library. Approximately 70 people attended each meeting

**Public Hearing Notice:** The notice was sent to the QCT for publication on June 15.

**Public Hearing Mailing:** Mailed to 98 neighbors on July 6.

**P&Z Public Hearing:** Held on July 17. Approximately 6 people spoke against the proposal citing potential incompatible uses, traffic and noise.

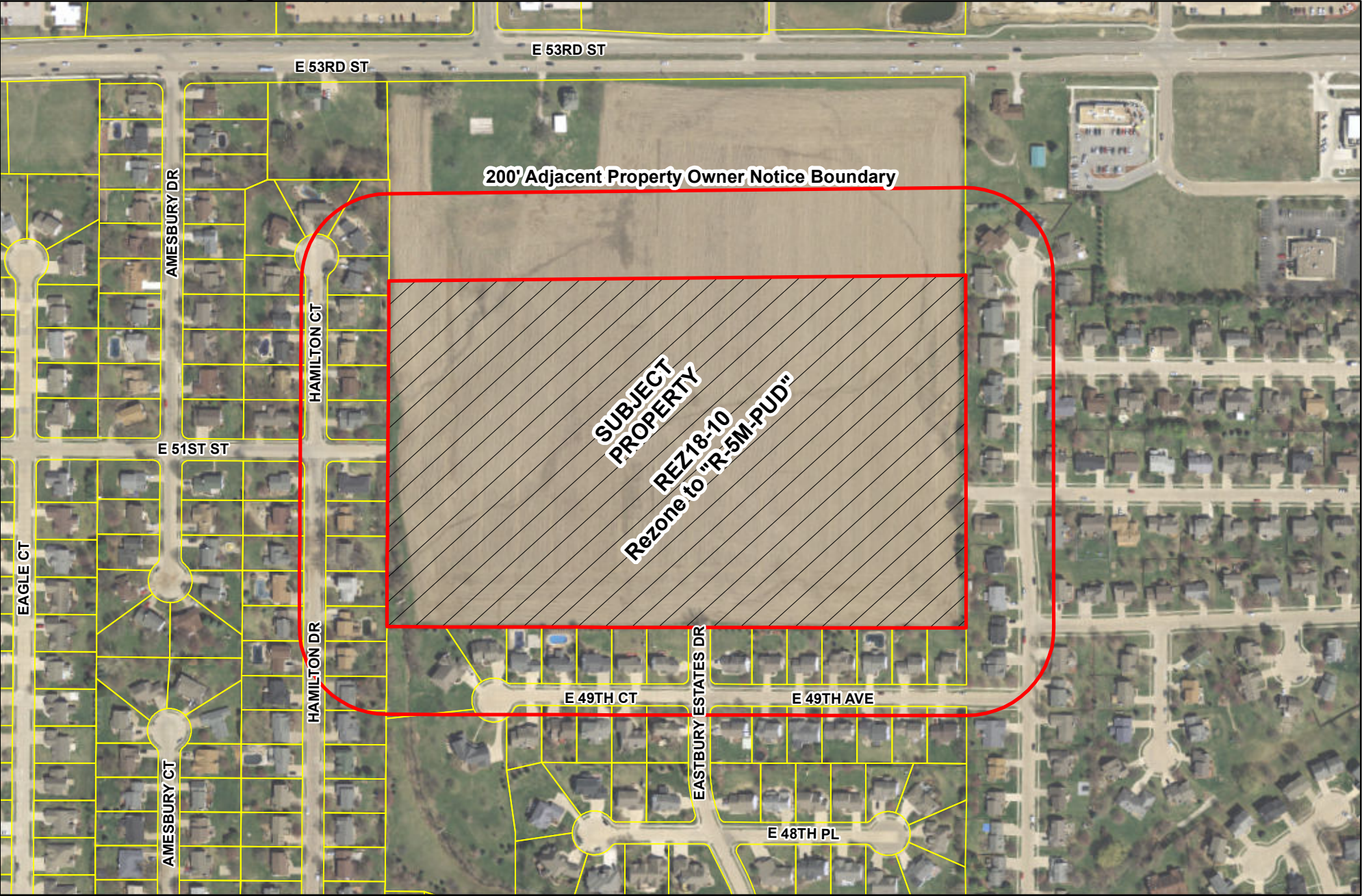
**P&Z Recommendation:** July 31, 2018

**COW Neighbor Mailing:** August 2, 2018

**COW Public Hearing Notice:** August 2, 2018

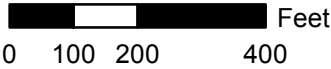
**Protest Rate:** **REZ18-10 – 18.1%; REZ18-11, 3.7%**





Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 300 feet





---

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

**Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).**

**If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.**

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

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

**Case No. REZ18-10**

**EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)**

**Phone: (563) 326-7765**

---

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

---

I/we \_\_\_\_\_ who own property located at (be specific as possible)

\_\_\_\_\_

---

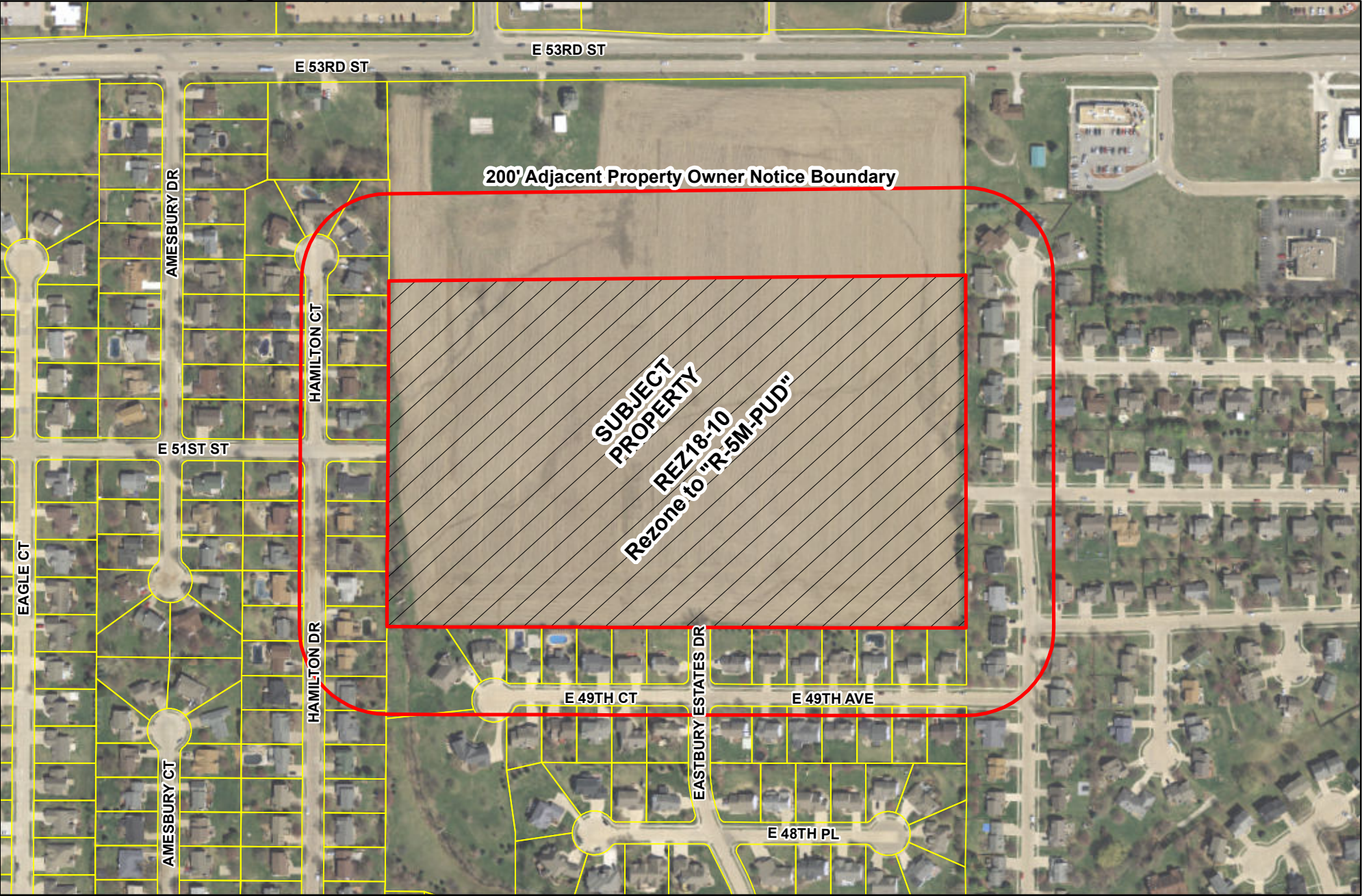
Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: \_\_\_\_\_

Date : \_\_\_\_\_

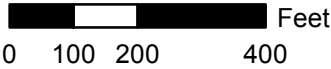
Please return this form to the email address above or mail/drop off at CPED, 226 West 4<sup>th</sup> Street, Davenport, IA 52801





Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 300 feet

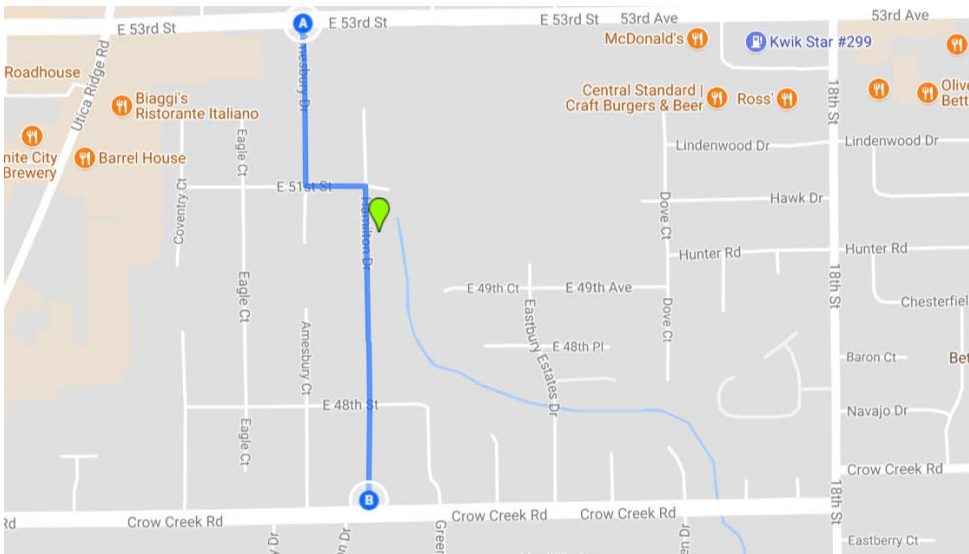


**From:** [Dave Cleveland](#)  
**To:** [Clewell, Rich](#); [Stephanie Cleveland](#); [Condon, JJ](#); [Spiegel, Corri](#); [Berger, Bruce](#); [Flynn, Matt](#)  
**Subject:** Sophie Foster Development - Hamilton Drive  
**Date:** Friday, July 06, 2018 3:57:36 PM  
**Attachments:** [image.png](#)

---

Hi Rich -

Thank you for your time during the last community meeting. Can we investigate the possibility of closing Amesbury road to 53rd street along with this development? Our street, Hamilton Drive, is already a raceway for people that cut to Crow Creek from 53rd and vice versa. Any new development will only increase the traffic on this road and it does not seem to be part of the scope of the project. Please help me identify the necessary steps to close the road.



Respectfully,

--

David Cleveland  
5027 Hamilton Drive  
[clevelandemail@gmail.com](mailto:clevelandemail@gmail.com)  
563-344-8991

# REZ18-10 - Rezoning Protest List - 7-25-2018

| PARCEL<br>NUMBER | NOTICE<br>AREA | NOTICE<br>% | PROTEST<br>(YES/NO) | PROTEST<br>% | PROPERTY<br>ADDRESS | PROPERTY<br>OWNER(S)             | OWNER<br>ADDRESS       | OWNER<br>CITY/STATE/ZIP |
|------------------|----------------|-------------|---------------------|--------------|---------------------|----------------------------------|------------------------|-------------------------|
| N0909C16         | 11210.88761    | 1.2%        |                     | 0.0%         | 5113 HAMILTON CT    | MATTHEW J ZUMWALT                | 5113 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909C18         | 12576.09546    | 1.3%        |                     | 0.0%         | 4507 E 51ST ST      | DAVID F POOLE                    | 4507 E 51ST ST         | DAVENPORT IA 52807      |
| N0909C20         | 11229.75305    | 1.2%        | Yes                 | 1.2%         | 5027 HAMILTON DR    | DAVID M CLEVELAND                | 5027 HAMILTON DR       | DAVENPORT IA 52807      |
| N0909C21         | 11233.50391    | 1.2%        |                     | 0.0%         | 5019 HAMILTON DR    | BRIAN M DONOVAN                  | 5019 HAMILTON DR       | DAVENPORT IA 52807      |
| N0916B07         | 9298.157067    | 1.0%        |                     | 0.0%         | 4927 HAMILTON DR    | JACKSON FRERICHS                 | 4927 HAMILTON DR       | DAVENPORT IA 52807      |
| N0951-39         | 1657.446288    | 0.2%        |                     | 0.0%         | 4803 E 49TH AV      | MICHAEL L RECKMAN                | 4803 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-40         | 1657.439498    | 0.2%        |                     | 0.0%         | 4823 E 49TH AV      | MICHAEL A FERRIS                 | 4823 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-41         | 1863.947055    | 0.2%        | Yes                 | 0.2%         | 4835 E 49TH AV      | BRIAN H WALES                    | 4835 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-57         | 1339.7009      | 0.1%        |                     | 0.0%         | 4609 E 49TH CT      | STEVEN L KUNZ                    | 4609 E 49TH CT         | DAVENPORT IA 52807      |
| N0909B01         | 796.4885035    | 0.1%        | Yes                 | 0.1%         | 5128 HAMILTON CT    | COURTNEY B LEGENDRE              | 5128 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909C24         | 773.6040847    | 0.1%        | Yes                 | 0.1%         | 5034 HAMILTON DR    | JANEL M STOUT                    | 5034 HAMILTON DR       | DAVENPORT IA 52807      |
| N0909C25         | 828.157786     | 0.1%        |                     | 0.0%         | 5042 HAMILTON DR    | JENNIFER M NICHOLS               | 5042 HAMILTON DR       | DAVENPORT IA 52807      |
| N0951-35         | 1919.744903    | 0.2%        |                     | 0.0%         | 4703 E 49TH AV      | BRET F ALLEN                     | 4703 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-36         | 1657.452449    | 0.2%        |                     | 0.0%         | 4721 E 49TH AV      | DANIEL R BARTLETT                | 4721 E 49TH AVE        | DAVENPORT IA 52807      |
| N0951-37         | 1657.459556    | 0.2%        |                     | 0.0%         | 4735 E 49TH AVE     | JOHN PRINCELL & PAMELA JOHNSON   | 4735 E 49TH AVE        | DAVENPORT IA 52807      |
| N0951-38         | 1657.452449    | 0.2%        |                     | 0.0%         | 4755 E 49TH AV      | TROY C SKEEN                     | 4755 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-61         | 1920.383675    | 0.2%        |                     | 0.0%         | 4661 E 49TH CT      | MICHAEL C POSTER                 | 4661 E 49TH CT         | DAVENPORT IA 52807      |
| N0909C15         | 11206.95017    | 1.2%        |                     | 0.0%         | 5121 HAMILTON CT    | JANNELLE B HAINES                | 5121 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909C23         | 769.7982244    | 0.1%        |                     | 0.0%         | 5026 HAMILTON DR    | JAY A RIPSlinger                 | 5144 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909C28         | 792.5592208    | 0.1%        |                     | 0.0%         | 5120 HAMILTON CT    | SHAWN M BROWN                    | 5120 HAMILTON CT       | DAVENPORT IA 52807      |
| N0916B03         | 11237.34956    | 1.2%        |                     | 0.0%         | 5011 HAMILTON DR    | CHRISTOPHER E STANLEY            | 5011 HAMILTON DR       | DAVENPORT IA 52807      |
| N0916B06         | 728.921505     | 0.1%        |                     | 0.0%         | 5010 HAMILTON DR    | THOMAS J AGOSTA                  | 5010 HAMILTON DR       | DAVENPORT IA 52807      |
| N0916B08         | 323.2521607    | 0.0%        | Yes                 | 0.0%         | 4919 HAMILTON DR    | JOHN A HOLMES                    | 4919 HAMILTON DR       | DAVENPORT IA 52807      |
| N0951-42         | 11557.56124    | 1.2%        |                     | 0.0%         | 4832 E 49TH AV      | GERALD T KELLY                   | 4832 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-43         | 10342.04949    | 1.1%        |                     | 0.0%         | 4820 E 49TH AV      | JOSHUA R WITT                    | 4820 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-44         | 10342.04949    | 1.1%        |                     | 0.0%         | 4802 E 49TH AVE     | BRETT CARLSON                    | 4802 E 49TH AVE        | DAVENPORT IA 52807      |
| N0951-45         | 10342.09185    | 1.1%        | Yes                 | 1.1%         | 4750 E 49TH AV      | GRAMPP REALTY INC                | 2500 18TH ST           | BETTENDORF IA 52722     |
| N0951-46         | 10342.04949    | 1.1%        |                     | 0.0%         | 4732 E 49TH AV      | DEHN A STEVENS                   | 4732 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-47         | 10342.07128    | 1.1%        |                     | 0.0%         | 4718 E 49TH AVE     | DANIEL R BARTLETT                | 4718 E 49TH AVE        | DAVENPORT IA 52807      |
| N0951-48         | 12232.75514    | 1.3%        |                     | 0.0%         | 4702 E 49TH AV      | KEVIN J NAGLE                    | 4702 E 49TH AV         | DAVENPORT IA 52807      |
| N0951-50         | 10340.78857    | 1.1%        |                     | 0.0%         | 4646 E 49TH CT      | MICHAEL P RYAN                   | 4646 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-51         | 10340.80914    | 1.1%        |                     | 0.0%         | 4634 E 49TH CT      | KIMBERLY K FLAHERTY-GRAMPP       | 4634 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-60         | 1657.938865    | 0.2%        | Yes                 | 0.2%         | 4649 E 49TH CT      | ANDREW L GALVAN                  | 4649 E 49TH CT         | DAVENPORT IA 52807      |
| N0909C19         | 11225.89802    | 1.2%        | Yes                 | 1.2%         | 5035 HAMILTON CT    | JOSHUA D GOSNELL                 | 5035 HAMILTON CT       | DAVENPORT IA 52807      |
| N0916B05         | 99.81541165    | 0.0%        |                     | 0.0%         | 5004 HAMILTON DR    | COREY T KNIGHT                   | 5004 HAMILTON DR       | DAVENPORT IA 52807      |
| N0951-54         | 12015.78897    | 1.2%        | Yes                 | 1.2%         | 4550 E 49TH CT      | BRENT M HUSSER                   | 4550 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-55A        | 36245.87056    | 3.7%        | Yes                 | 3.7%         | 4530 E 49TH CT      | MARY M CLIFFORD                  | 4530 E 49TH CT         | DAVENPORT IA 52807      |
| N0909B07         | 11203.05033    | 1.2%        | Yes                 | 1.2%         | 5129 HAMILTON CT    | SCOTT M HUGHES                   | 5129 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909C27         | 788.6333205    | 0.1%        |                     | 0.0%         | 5112 HAMILTON CT    | MARK A SHEPHERD                  | 5112 HAMILTON CT       | DAVENPORT IA 52807      |
| N0951-56A        | 700.7827249    | 0.1%        |                     | 0.0%         | 4545 E 49TH CT      | DENNIS A VANDERGINST             | 4545 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-59         | 1657.945657    | 0.2%        |                     | 0.0%         | 4637 E 49TH CT      | BRADLEY JASON COOK               | 4637 E 49TH CT         | DAVENPORT IA 52807      |
| N0909B02         | 465.6884834    | 0.0%        | Yes                 | 0.0%         | 5136 HAMILTON CT    | BRIAN L BERNTSON                 | 5136 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B04         | 1634.101247    | 0.2%        |                     | 0.0%         | 5144 HAMILTON CT    | JR OLIVER IVORY                  | 5144 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B05         | 15916.27325    | 1.6%        | Yes                 | 1.6%         | 5143 HAMILTON CT    | JAMES T HUGHES                   | 5143 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B06         | 11758.06322    | 1.2%        | Yes                 | 1.2%         | 5137 HAMILTON CT    | SARA M MORRISEY                  | 5137 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909C22         | 765.9728788    | 0.1%        |                     | 0.0%         | 5018 HAMILTON DR    | JOSHUA M ANDREWS                 | 5018 HAMILTON DR       | DAVENPORT IA 52807      |
| N0909C26         | 835.6858151    | 0.1%        |                     | 0.0%         | 4420 E 51ST ST      | JAMES A COLLINS                  | 4420 E 51ST ST         | DAVENPORT IA 52807      |
| N0951-49         | 12231.00846    | 1.3%        |                     | 0.0%         | 4658 E 49TH CT      | DOUGLAS E ANDERSEN               | 4658 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-52         | 10340.80914    | 1.1%        |                     | 0.0%         | 4622 E 49TH CT      | TAMARA J ROGERS                  | 4622 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-53         | 10332.60825    | 1.1%        | Yes                 | 1.1%         | 4610 E 49TH CT      | SCOTT A WADSAGER                 | 4610 E 49TH CT         | DAVENPORT IA 52807      |
| N0951-58         | 1657.951816    | 0.2%        |                     | 0.0%         | 4625 E 49TH CT      | BRIAN D FRITZ                    | 4625 E 49TH ST CT      | DAVENPORT IA 52807      |
| N0909C17         | 12568.4977     | 1.3%        | Yes                 | 1.3%         | 5105 HAMILTON CT    | DAVID L SHEETS                   | 5105 HAMILTON CT       | DAVENPORT IA 52807      |
| N0916B04         | 11241.16146    | 1.2%        |                     | 0.0%         | 5005 HAMILTON DR    | STEPHEN R PETERSEN               | 5005 HAMILTON DR       | DAVENPORT IA 52807      |
| 840937111        | 4675.700789    | 0.5%        |                     | 0.0%         | 2154 HAWK DR        | TRAVIS HOWELL                    | 2154 HAWK DR           | BETTENDORF IA 52722     |
| 840937112        | 9716.400434    | 1.0%        |                     | 0.0%         | 5056 DOVE CT        | LOWELL T HORTON                  | 5056 DOVE CT           | BETTENDORF IA 52722     |
| 840937113        | 8985.310494    | 0.9%        |                     | 0.0%         | 5078 DOVE CT        | DORMAN J POWELL                  | 5078 DOVE CT           | BETTENDORF IA 52722     |
| 840937114        | 9037.510043    | 0.9%        |                     | 0.0%         | 5090 DOVE CT        | PHILLIPS LIVING TRUST            | 5090 DOVE CT           | BETTENDORF IA 52722     |
| 840937115        | 9089.626399    | 0.9%        |                     | 0.0%         | 5120 DOVE CT        | DANIEL F STANSBERRY TRUST        | 5120 DOVE CT           | BETTENDORF IA 52722     |
| 840937116        | 9141.746476    | 0.9%        |                     | 0.0%         | 5148 DOVE CT        | VAN MIDDLESWORTH JARED M         | 5148 DOVE CT           | BETTENDORF IA 52722     |
| 840937117        | 9220.064372    | 0.9%        |                     | 0.0%         | 5166 DOVE CT        | JAMES A HETTRICK                 | 5166 DOVE CT           | BETTENDORF IA 52722     |
| 840937118        | 12954.23621    | 1.3%        |                     | 0.0%         | 5182 DOVE CT        | DAVID J FENTON JR                | 5182 DOVE CT           | BETTENDORF IA 52722     |
| 840937205        | 3936.589633    | 0.4%        |                     | 0.0%         | 4989 DOVE CT        | JOHN J SHABUNAS                  | 4989 DOVE CT           | BETTENDORF IA 52722     |
| 840937204        | 4724.355921    | 0.5%        |                     | 0.0%         | 5011 DOVE CT        | JAMES F SCOTT                    | 5011 DOVE CT           | BETTENDORF IA 52722     |
| 840937225        | 9360.671345    | 1.0%        | Yes                 | 1.0%         | 4978 DOVE CT        | BARRY A WINKLER                  | 4978 DOVE CT           | BETTENDORF IA 52722     |
| 840937226        | 9008.826146    | 0.9%        | Yes                 | 0.9%         | 4996 DOVE CT        | JAMES A LONG                     | 4996 DOVE CT           | BETTENDORF IA 52722     |
| 840937227        | 9696.809515    | 1.0%        |                     | 0.0%         | 2115 HAWK DR        | SURESH B WARRIER                 | 2115 HAWK DR           | BETTENDORF IA 52722     |
| 840953206        | 1654.417729    | 0.2%        |                     | 0.0%         | 4941 DOVE CT        | JOYCE A KETELSEN TRUST           | 4941 DOVE CT           | BETTENDORF IA 52722     |
| 840953207        | 5.09E-02       | 0.0%        |                     | 0.0%         | 4919 DOVE CT        | KENNETH W REISEN                 | 4919 DOVE CT           | BETTENDORF IA 52722     |
| 840937119        | 5521.664661    | 0.6%        |                     | 0.0%         | 5200 DOVE CT        | ANTHONY L ZISKOVSKY              | 5200 DOVE CT           | BETTENDORF IA 52722     |
| 840953222        | 650.4999825    | 0.1%        |                     | 0.0%         | 4894 DOVE CT        | JAMES A LANGE                    | 4894 DOVE CT           | BETTENDORF IA 52722     |
| 840953223        | 10021.05587    | 1.0%        |                     | 0.0%         | 4938 DOVE CT        | BRIAN BLAKESWAY                  | 4938 DOVE CT           | BETTENDORF IA 52722     |
| 840953224        | 9389.367761    | 1.0%        | Yes                 | 1.0%         | 4956 DOVE CT        | STEVEN L SLADE                   | 4956 DOVE CT           | BETTENDORF IA 52722     |
| 840937110        | 4437.738826    | 0.5%        |                     | 0.0%         | 2155 LINDENWOOD DR  | KENNETH F FERRIS                 | 2155 LINDENWOOD DR     | BETTENDORF IA 52722     |
| 840937012        | 2394.452147    | 0.2%        |                     | 0.0%         | 2123 53RD AV        | U OF IOWA COMMUNITY CREDIT UNION | 2355 LANDON RD BOX 800 | NORTH LIBERTY IA 52317  |
| 840937120        | 885.2852047    | 0.1%        |                     | 0.0%         | 5177 DOVE CT        | DAVID BERNTGEN                   | PO BOX 800             | BETTENDORF IA 52722     |
| 840937121        | 2270.403746    | 0.2%        |                     | 0.0%         | 5153 DOVE CT        | WILLIAM J O'BRIEN                | 5153 DOVE CT           | BETTENDORF IA 52722     |
| 840937122        | 4299.831053    | 0.4%        |                     | 0.0%         | 5131 DOVE CT        | PETER J MOLDT                    | 5131 DOVE CT           | BETTENDORF IA 52722     |
| N0910-01         | 263139.741     | 27.1%       |                     | 0.0%         | 4607 E 53RD ST      | SOPHIE FOSTER REVOC TRUST        | 6590 GOLF COURSE RD    | BETTENDORF IA 52722     |

PARCELS 774,074.6  
ROW 198,160.3

Alderman: Clewell

TOTAL  
NOTICE AREA 972,234.9 100% 18.2% PROTEST RATE

Protests: 19

Properties: 78



# REZ18-10 Watermark Notice Lists

| Parcel                         | Property Address   | Owner Name                     | Owner Street                                                                 | Owner CityStateZip  |
|--------------------------------|--------------------|--------------------------------|------------------------------------------------------------------------------|---------------------|
| Petitioner:                    |                    | WATERMARK                      |                                                                              |                     |
| P&Z Chair: Bob Inghram         |                    |                                | <a href="mailto:bingham@activethermal.net">bingham@activethermal.net</a>     |                     |
| Council Clerk: Tiffany Hickman |                    |                                | <a href="mailto:tiffanyh@ci.davenport.ia.us">tiffanyh@ci.davenport.ia.us</a> |                     |
| Neighborhood: None             |                    |                                |                                                                              |                     |
| Ward/Ald:                      | 6th Ward           | Alderman Clewell               | <a href="mailto:rclewell@ci.davenport.ia.us">rclewell@ci.davenport.ia.us</a> | 67 Notices Sent     |
| Ward/Ald:                      | At-Large           | Alderman Condon                |                                                                              |                     |
| Ward/Ald:                      | At-Large           | Alderman Gripp                 | <a href="mailto:kgripp@ci.davenport.ia.us">kgripp@ci.davenport.ia.us</a>     |                     |
| N0909B01                       | 5128 HAMILTON CT   | COURTNEY B LEGENDRE            | 5128 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909B07                       | 5129 HAMILTON CT   | SCOTT M HUGHES                 | 5129 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C15                       | 5121 HAMILTON CT   | JOHN E HAINES III              | 5121 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C16                       | 5113 HAMILTON CT   | MATTHEW J ZUMWALT              | 5113 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C18                       | 4507 E 51ST ST     | DAVID F POOLE                  | 4507 E 51ST ST                                                               | DAVENPORT IA 52807  |
| N0909C19                       | 5035 HAMILTON CT   | JOSHUA D GOSNELL               | 5035 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C20                       | 5027 HAMILTON DR   | DAVID M CLEVELAND              | 5027 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0909C21                       | 5019 HAMILTON DR   | BRIAN M DONOVAN                | 5019 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0909C23                       | 5026 HAMILTON DR   | JAY A RIPSlinger               | 5144 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C24                       | 5034 HAMILTON DR   | JANEL M STOUT                  | 5034 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0909C25                       | 5042 HAMILTON DR   | JENNIFER M NICHOLS             | 5042 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0909C27                       | 5112 HAMILTON CT   | MARK A SHEPHERD                | 5112 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C28                       | 5120 HAMILTON CT   | SHAWN M BROWN                  | 5120 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0916B03                       | 5011 HAMILTON DR   | CHRISTOPHER E STANLEY          | 5011 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0916B05                       | 5004 HAMILTON DR   | COREY T KNIGHT                 | 5004 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0916B06                       | 5010 HAMILTON DR   | THOMAS J AGOSTA                | 5010 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0916B07                       | 4927 HAMILTON DR   | JACKSON FRERICHS               | 4927 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0916B08                       | 4919 HAMILTON DR   | JOHN A HOLMES                  | 4919 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0951-35                       | 4703 E 49TH AV     | BRET F ALLEN                   | 4703 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-36                       | 4721 E 49TH AV     | DANIEL R BARTLETT              | 4721 E 49TH AVE                                                              | DAVENPORT IA 52807  |
| N0951-37                       | 4735 E 49TH AVE    | JOHN PRINCELL & PAMELA JOHNSON | 4735 E 49TH AVE                                                              | DAVENPORT IA 52807  |
| N0951-38                       | 4755 E 49TH AV     | TROY C SKEEN                   | 4755 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-39                       | 4803 E 49TH AV     | MICHAEL L RECKMAN              | 4803 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-40                       | 4823 E 49TH AV     | MICHAEL A FERRIS               | 4823 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-41                       | 4835 E 49TH AV     | BRIAN H WALES                  | 4835 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-42                       | 4832 E 49TH AV     | GERALD T KELLY                 | 4832 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-43                       | 4820 E 49TH AV     | JOSHUA R WITT                  | 4820 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-44                       | 4802 E 49TH AVE    | BRETT CARLSON                  | 4802 E 49TH AVE                                                              | DAVENPORT IA 52807  |
| N0951-45                       | 4750 E 49TH AV     | REALTY INC GRAMPP              | 2500 18TH ST                                                                 | BETTENDORF IA 52722 |
| N0951-46                       | 4732 E 49TH AV     | STEVENS A DEHN                 | 4732 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-47                       | 4718 E 49TH AVE    | DANIEL R BARTLETT              | 4718 E 49TH AVE                                                              | DAVENPORT IA 52807  |
| N0951-48                       | 4702 E 49TH AV     | KEVIN J NAGLE                  | 4702 E 49TH AV                                                               | DAVENPORT IA 52807  |
| N0951-50                       | 4646 E 49TH CT     | MICHAEL P RYAN                 | 4646 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-51                       | 4634 E 49TH CT     | KIMBERLY K FLAHERTY-GRAMPP     | 4634 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-54                       | 4550 E 49TH CT     | BRENT M HUSSER                 | 4550 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-55A                      | 4530 E 49TH CT     | MARY M CLIFFORD                | 4530 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-56A                      | 4545 E 49TH CT     | DENNIS A VANDERGINST           | 4545 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-57                       | 4609 E 49TH CT     | STEVEN L KUNZ                  | 4609 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-60                       | 4649 E 49TH CT     | ANDREW L GALVAN                | 4649 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-61                       | 4661 E 49TH CT     | MICHAEL C POSTER               | 4661 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0909B02                       | 5136 HAMILTON CT   | BRIAN L BERNTSON               | 5136 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909B04                       | 5144 HAMILTON CT   | OLIVER IVORY JR                | 5144 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909B05                       | 5143 HAMILTON CT   | JAMES T HUGHES                 | 5143 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909B06                       | 5137 HAMILTON CT   | SARA M MORRISEY                | 5137 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C17                       | 5105 HAMILTON CT   | DAVID L SHEETS                 | 5105 HAMILTON CT                                                             | DAVENPORT IA 52807  |
| N0909C22                       | 5018 HAMILTON DR   | JOSHUA M ANDREWS               | 5018 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0909C26                       | 4420 E 51ST ST     | JAMES A COLLINS                | 4420 E 51ST ST                                                               | DAVENPORT IA 52807  |
| N0910-01                       | 4607 E 53RD ST     | SOPHIE FOSTER REVOC TRUST      | 6590 GOLF COURSE RD                                                          | BETTENDORF IA 52722 |
| N0916B04                       | 5005 HAMILTON DR   | STEPHEN R PETERSEN             | 5005 HAMILTON DR                                                             | DAVENPORT IA 52807  |
| N0951-49                       | 4658 E 49TH CT     | DOUGLAS E ANDERSEN             | 4658 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-52                       | 4622 E 49TH CT     | TAMARA J ROGERS                | 4622 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-53                       | 4610 E 49TH CT     | SCOTT A WADSAGER               | 4610 E 49TH CT                                                               | DAVENPORT IA 52807  |
| N0951-58                       | 4625 E 49TH CT     | BRIAN D FRITZ                  | 4625 E 49TH ST CT                                                            | DAVENPORT IA 52807  |
| N0951-59                       | 4637 E 49TH CT     | BRADLEY JASON COOK             | 4637 E 49TH CT                                                               | DAVENPORT IA 52807  |
| 840937111                      | 2154 HAWK DR       | TRAVIS HOWELL                  | 2154 HAWK DR                                                                 | BETTENDORF IA 52722 |
| 840937112                      | 5056 DOVE CT       | HORTON LOWELL T                | 5056 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937113                      | 5078 DOVE CT       | DORMAN J POWELL                | 5078 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937114                      | 5090 DOVE CT       | PHILLIPS LIVING TRUST          | 5090 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937205                      | 4989 DOVE CT       | JOHN J SHABUNAS                | 4989 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937204                      | 5011 DOVE CT       | JAMES F SCOTT                  | 5011 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937225                      | 4978 DOVE CT       | BARRY A WINKLER                | 4978 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937226                      | 4996 DOVE CT       | JAMES A LONG                   | 4996 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937227                      | 2115 HAWK DR       | SURESH B WARRIER               | 2115 HAWK DR                                                                 | BETTENDORF IA 52722 |
| 840953206                      | 4941 DOVE CT       | JOYCE A KETELSEN TRUST         | 4941 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840953222                      | 4894 DOVE CT       | JAMES A LANGE                  | 4894 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840953223                      | 4938 DOVE CT       | BRIAN BLAKEWAY                 | 4938 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840953224                      | 4956 DOVE CT       | STEVEN L SLADE                 | 4956 DOVE CT                                                                 | BETTENDORF IA 52722 |
| 840937110                      | 2155 LINDENWOOD DR | KENNETH F FERRIS               | 2155 LINDENWOOD DR                                                           | BETTENDORF IA 52722 |



I/we Barry & Kristin Winkler who own property located at (be specific as possible)

4978 Dove Ct Bettendorf IA 52722

which borders ~~the~~ the property subject to this rezoning request

Hereby protest the proposed: REZ18-10

Signed: Barry Winkler Kristin A Winkler

Date: 7/8/18

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

**From:** [Barry Winkler](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Case No. REZ18-10  
**Date:** Sunday, July 08, 2018 1:05:29 PM

---

To the Community Planning Division:

I am formally submitting my protest to the proposed rezoning of the property located south of 53rd St. and west of the Bettendorf city border. My property is adjacent to this property and would have a negative impact on the value and enjoyment of my home.

Thanks,

Barry Winkler

4978 Dove Ct  
Bettendorf IA 52722

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Brian & Valerie Wales who own property located at (be specific as possible)  
4835 E 49th Ave  
Davenport, IA 52817

Hereby protest the proposed: REZ18-10

Signed:

Brian Wales

Valerie Wales

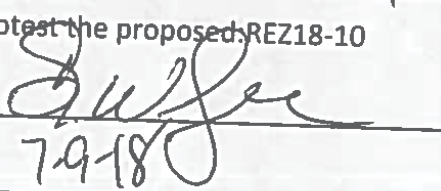
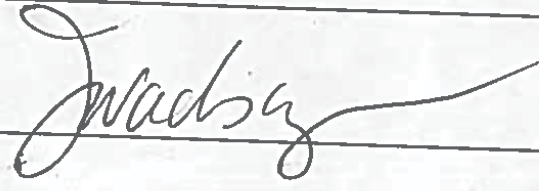
Date:

7/8/18

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

I/we Scott + Janet Wadsager who own property located at (be specific as possible)  
4610 E. 49<sup>th</sup> Cr  
Davenport IA 52807

Hereby protest the proposed REZ18-10

Signed:  

Date: 7-9-18

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





City of Davenport

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

**NOTICE**

**PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM**

**CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Janel Stout who own property located at (be specific as possible)

5034 Hamilton Dr.

Dav, IA 52807

Hereby protest the proposed: REZ18-10

Signed: Janel Stout

Date: 7/12/18

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

I/we Steve + Jan Slade who own property located at (be specific as possible)  
4956 Dove Ct, Bettendorf, IA 52722

Hereby protest the proposed: REZ18-10

Signed: Steve Slade Jan Slade

Date: 7/18/18

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

I/we David + Julie Sheets who own property located at (be specific as possible)

5105 Hamilton Court

Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed: David Sheets

Julie Sheets

Date : 7/9/18

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

## Rusnak, Ryan

---

**From:** David Sheets <wx4sheets@q.com>  
**Sent:** Wednesday, July 25, 2018 11:28 AM  
**To:** Planning Division – CPED  
**Cc:** Clewell, Rich  
**Subject:** Comments and Concerns on REZ18-10

Sirs,

I originally sent this to Mr Flynn, but received an auto response stating that he would be on vacation through the 30th.

Thus, I am passing this along to your department. Please ensure it is recorded and distributed to the appropriate people.

Thanks,

David Sheets

---

Mr Flynn,

I was unable to attend the Planning and Zoning Meeting on July 17th regarding rezoning request REZ18-10 and wanted to pass along my comments and concerns regarding this proposed rezoning. My wife and I have already submitted our formal protest vote.

My address is 5105 Hamilton Court, which is on the west end of the field on the corner of 51st and Hamilton Court, where my family and I have lived for 17 years. I attended the previous neighborhood meetings and was heavily involved in the rezoning that took place back in 2010.

Here are my concerns:

1) A compromise was already made in the 2010 rezoning that was a mutual agreement between the neighbors, landowner and city. Many of the same issues addressed then are now being readdressed. What has changed many have asked? Here are some of the changes that further negate this proposed

**-Traffic** has dramatically increased and will continue to increase as Bettendorf continues to develop and add both single family and multiple family housing to the east. This is the only major route to I-74 from this side of town and the new Veterans Memorial Parkway does not connect with I-74. Many of the residents to the east utilize I-74 for their daily commute. As your more recent studies should show, traffic is already beyond capacity and additional travel lanes on 53<sup>rd</sup> will be needed in this area. There is grid lock from here westward during the peak morning and afternoon/evening hours. Additional stoplights exiting the proposed development would extend this gridlock past Amesbury, our primary entry point to this neighborhood, impacting public safety and property values.

**-Schools:** The neighborhood schools already have waiting lists due to the changing demographic in this area and new students now have to be bused or driven to distant schools. Watermark's presentation stated that the number of students per 100 units in apartments is lower than 100 units of single family developments, which



makes sense. However, this lot would not contain anywhere close to 100 residential units if developed as originally planned. Thus, this rezoning and development would add more students into the system.

## 2) Property Values/Development as Neighbors:

-**The statistics** referencing increased property values (of single family next to mutli-family units) in the developer's presentation were based on national studies carried out 20 years ago and not relevant to this region or neighborhood. I am concerned property values will drop due to this development.

-**Track Record:** Of the roughly 30 Watermark developments around the country, referenced in their supplied material, none of them were similar to this proposed development. Only a few were bordered by existing neighborhoods and of those, all were sited only along one edge of the development. Most were developed in commercial areas or bordered by large, sparse suburban lots. This proposed development would have 3 sides of established neighborhoods. With no similar development, there is no way to predict the impact this development would have on existing neighborhoods or property values.

## 3) Siting Issues

- **Site Terrain:** This lot is sloped, quite heavily up against existing neighborhoods, especially to the west. The development plan would require moving massive amounts of earth, and lead to excessively steeped terrain behind existing properties. The proposed drainage area on the west, and especially northwest edge of the lot is on an existing 15 foot plus ridge built into neighboring backyards. Creating drainage ponds at this site would require abrupt, unsafe, drop-offs behind existing lots.
- **Aspect:** Because of the site's unique slopes, units on this site would tower over neighbors to the west, even with the proposed 140 ft setback. The nearly 35 foot tall units, set atop a hill east of my home would tower over my back yard. The only respectable way to develop this portion of the site would be to have single story units as a buffer zone. Because of the terrain and building heights, it would not be possible to screen the proposed development using fencing or vegetation.
- **Storm Drainage:** These issues were discussed extensively in the previous rezoning meetings. I understand this site is required to hold something like a 100 year rainfall and discharge at a 2 year rate. Having measured rain at this site for 17 years, I have seen many 2 to 3 inch rainfalls in less than 3 hours on several occasions and witnessed the runoff from the existing permeable farm field. On several instances, I have witnessed the storm drains become overwhelmed, resulting in overland runoff along the flood easement zone along my east property line. I would ask that the engineers consider updated point precipitation frequency estimates, as referenced in NOAA Atlas 14, to ensure that the drainage plan is compatible.

Sincerely,

David Sheets



**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

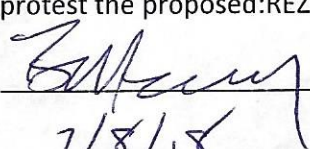
EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

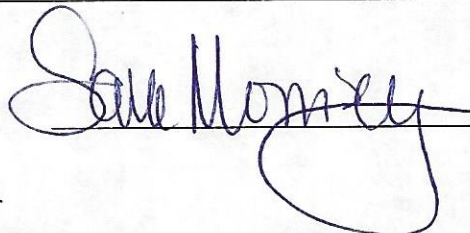
Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we BRIAN & SARA MORRISSEY who own property located at (be specific as possible)  
5137 HAMILTON CT DAVENPORT IA 52807

Hereby protest the proposed: REZ18-10

Signed: 

Date: 7/8/18



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





City of Davenport

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

**NOTICE  
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

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

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

Case No. REZ18-11

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Brian & Sara Morrissey who own property located at (be specific as possible)  
5137 Hamilton Court, Davenport, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Brian Morrissey

Date: 7/8/18

Sara Morrissey

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

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we Jim & Sue Long who own property located at (be specific as possible)

@ 4996 DOVE CT BETTENDORF 52722 - THIS AREA SHOULD  
HAVE HOUSES THE SAME AS ON 3 SIDES OF IT

Hereby protest the proposed: REZ18-10

Signed:

Jim Long Sue Long

Date:

7-8-2018

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





City of Davenport

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

**NOTICE  
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM**

**CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we Ken & Courtney Legendre who own property located at (be specific as possible)  
5128 Hamilton Ct Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: C Legendre

[Signature]

Date: 7/8/18

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



## City of Davenport

I/we Brent & Sara Husser who own property located at (be specific as possible)

4550 E 49 Ct. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed:

Sara Husser

Brent Husser

Date:

7-9-18

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

\* You need to listen to us lifelong residents instead of some out of town developer!



# City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Scott & Lori Hughes who own property located at (be specific as possible)  
5129 Hamilton Ct. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: [Signature] Lori Hughes

Date: July 10, 2018

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



City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we James T. Hughes who own property located at (be specific as possible)  
5143 Hamilton Ct  
Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: James T. Hughes

Date: 7/9/2018

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





City of Davenport

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

**NOTICE**  
**PUBLIC HEARING**  
**TUESDAY, JULY 17, 2018, 5:00 PM**  
**CITY OF DAVENPORT PLAN AND ZONING COMMISSION**  
**CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10  
EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we Albert J + Carol L Holmes who own property located at (be specific as possible)

4919 HAMILTON DR, DAVENPORT 52807

DIST/PARCEL NO916B08

Hereby protest the proposed: REZ18-10

Signed:  Carol L. Holmes

Date: 7-16-18

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

## **Rusnak, Ryan**

---

**From:** clholmes49@aol.com  
**Sent:** Monday, July 16, 2018 1:31 PM  
**To:** Planning Division – CPED  
**Subject:** rezoning protest  
**Attachments:** img012.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached is our signed form to protest the proposed Rezoning Case No. REZ18-10.

In addition, there are a few points we would like to express.

1. A creek runs between the west side of the proposed rezone and along the east side of homes along Hamilton Drive. Usually this creek, known as Stafford Creek, is dry or just a trickle. However, in a heavy downpour, that docile creek turns into at least 40 feet wide of raging water. Building nearly 300 apartments in the rezone area will create more runoff and could potentially flood homes in the area.
2. Apartments in that area will negatively effect property values.
3. From the map sent to us, it is not clear as to how traffic will access the proposed apartment complex. Running them through the current residential streets will cause safety and congestion concerns.
4. That number of apartments will generate a large amount of trash, etc. which will necessitate industrial dumpsters. Those dumpsters will cause considerable noise and odor.
5. Building nearly 300 apartments bordered by all residential homes is not the best use of the land. Single family homes and/or stand alone villas/condos would certainly fit better with the neighborhoods.

Thank you in advance for considering these points before making a decision.  
Carol & A. John Holmes



**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Grampp Realty who own property located at (be specific as possible)  
4760 E 49<sup>th</sup> Ave Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed: J.V. Grampp

Date: July 9, 2018

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

**Rusnak, Ryan**

---

**From:** Jo Go <jgosn22@gmail.com>  
**Sent:** Tuesday, July 17, 2018 8:11 AM  
**To:** Planning Division – CPED  
**Subject:** REZ18-10

I Josh Gosnell who own property located at 5035 Hamilton Drive adjacent and due west of the proposed rezoning parcel Hereby protest the proposed: REZ18-10.

Josh Gosnell  
7/17/2018

5035 Hamilton Drive  
Davenport, IA 52807  
563-320-7365





# City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Andrew + Julia Galvan who own property located at (be specific as possible)  
4649 E 49<sup>th</sup> Ct, Davenport, IA

Hereby protest the proposed: REZ18-10

Signed: [Signature]

[Signature]

Date: 10-July-2018

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



City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

☒ Jimmie & Mary Clifford who own property located at (be specific as possible)  
4530 East 49th Court  
Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed:

Jimmie Clifford

Mary M. Clifford

Date:

10 July 2018

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



# City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we David & Stephanie Cleveland who own property located at (be specific as possible)

5027 Hamilton Dr. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: Stephanie Cleveland

Date: 7-9-18

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





City of Davenport

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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

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

Case No. REZ18-10

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we BRIAN & DENISE BERTSON who own property located at (be specific as possible)  
5136 HAMILTON ST. DAVENPORT, IA 52807

Hereby protest the proposed: REZ18-10

Signed:

Brian Bertson

Denise Bertson

Date:

17 JUL 18

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



City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn, 888-2286  
Wards: 6

**Action / Date**  
**COW8/15/2018**

Subject:

Second Consideration: Ordinance for Case No. REZ18-11: Request to rezone 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, Inc. Petitioner [Ward 6] **PETITIONER HAS WITHDRAWN THIS ITEM; ITEM WILL NOT BE DISCUSSED AND THIS IS FOR YOUR INFORMATION ONLY**

Recommendation:

Adopt the Ordinance

Relationship to Goals:

Fiscal Vitality

Background:

Passing this Ordinance would allow for future commercial development.

At its July 31, 2018 meeting, the Plan and Zoning Commission voted 10-0 to recommend approval of the rezoning with the following conditions:

1. That the property be substantially developed in accordance with the "PDD" Planned Development District Land Use Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;
3. Cost sharing for traffic signals shall be determined before Council adopts the Ordinance.
4. That a 10 foot wide multi-purpose path be constructed along East 53rd Street during the initial phase of construction. The developer shall be responsible for 100% of the cost of the multi-purpose path; and
5. In the event that the "PDD" Planned Development District and "HCOD" Highway Corridor Overlay District is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

The protest rate is 3.7%.

See attachments for additional information.

**ATTACHMENTS:**

| Type              | Description            |
|-------------------|------------------------|
| ▣ Ordinance       | Proposed Ordinance     |
| ▣ Cover Memo      | P&Z Letter             |
| ▣ Backup Material | Application            |
| ▣ Backup Material | P&Z Staff Report       |
| ▣ Backup Material | Public Comment Summary |
| ▣ Backup Material | Traffic Study Part 1   |
| ▣ Backup Material | Traffic Study Part 2   |

**REVIEWERS:**

| Department                      | Reviewer       | Action   | Date               |
|---------------------------------|----------------|----------|--------------------|
| Community Development Committee | Berger, Bruce  | Approved | 8/8/2018 - 6:03 PM |
| City Clerk                      | Admin, Default | Approved | 8/9/2018 - 8:54 AM |

ORDINANCE NO.

ORDINANCE for Case No. REZ18-11: Request to rezone 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, Inc. Petitioner [Ward 6]

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

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

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Southwest Quarter of said Section 9; thence South 02°-40'-15" East 50.00 feet along the east line of the Southwest Quarter of said Section 9 to a point on the south right of way line of 53rd Street, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 02°-40'-15" East 453.00 feet along the east line of the Southwest Quarter of said Section 9;

thence South 87°-11'-20" West 1313.33 feet to a point on the west line of the East Half of the Southwest Quarter of said Section 9;

thence North 02°-26'-50" West 453.01 feet along the west line of the East Half of the Southwest Quarter of said Section 9 to a point on the south right of way line of 53rd Street;

thence North 87°-11'-20" East 1311.56 feet along the south right of way line of 53rd Street to the point of beginning.

Containing 13.65, acres more or less.

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

1. That the property be substantially developed in accordance with the "PDD" Planned Development District Land Use Plan;

2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;
3. Cost sharing for traffic signals shall be determined before Council adopts the Ordinance.
4. That a 10 foot wide multi-purpose path be constructed along East 53rd Street during the initial phase of construction. The developer shall be responsible for 100% of the cost of the multi-purpose path; and
5. In the event that the "PDD" Planned Development District and "HCOD" Highway Corridor Overlay District is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch, Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, CMC, Deputy City Clerk

Published in the *Quad City Times* on \_\_\_\_\_



August 1, 2018

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of July 31, 2018, the Plan and Zoning Commission considered Case No. REZ18-11: Request to rezone 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, Inc. Petitioner [Ward 6]

Findings:

1. The commercial use of the property would comply with the Davenport 2035 Regional Commercial Future Land Use Map designation because the property would service boundaries that extend beyond the City limits of Davenport and is located along a major street with good access to interstate and other highways. The commercial use of the property would comply with Davenport 2035 Residential General Future Land Use Map designation because it would be located at an edge (East 53rd Street), where higher intensity may be considered.
2. The design and scale of the proposed commercial use and additional setback/buffering/fencing as depicted on the "PDD" Planned Development District Land Use Plan help mitigate potential any negative impacts to the adjacent residential property owners to the west; and
3. The traffic impact study demonstrates that with right and left turn lanes at the entrances to the development and signalization at East 53rd Street and Lakeview Parkway additional traffic caused by the proposed development would not significantly impact East 53rd Street.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be substantially developed in accordance with the "PDD" Planned Development District Land Use Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;

3. Cost sharing for traffic signals shall be determined before Council adopts the Ordinance.
4. That a 10 foot wide multi-purpose path be constructed along East 53rd Street during the initial phase of construction. The developer shall be responsible for 100% of the cost of the multi-purpose path; and
5. In the event that the "PDD" Planned Development District and "HCOD" Highway Corridor Overlay District is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

The Commission voted unanimously (10-0) to forward the case to the City Council for its approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal line extending to the right.

Robert Inghram, Chairperson  
City Plan and Zoning Commission

# Zoning Map Amendment Application

226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
Planning@ci.davenport.ia.us

## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

**Property Address\*** 1607 EAST 53<sup>RD</sup> STREET DAVENPORT

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

### Applicant (Primary Contact)\*\*

Name: KEVIN KOELLEN  
Company: BUILD TO SUIT  
Address: 1805 STATE ST. SUITE 101  
City/State/Zip: BETTENDORF, IA 52722  
Phone: 563-335-2022  
Email: kevin@buildtosuitinc.com

### Application Form Type:

#### Plan and Zoning Commission

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

### Owner (if different from Applicant)

Name: SOPHIE FOSTON  
Company: SOPHIE FOSTON RECREATION  
Address: 6590 GOLF COURSE RD  
City/State/Zip: BETTENDORF, IA 52722  
Phone: 563-355-3048  
Email: N/A

#### Zoning Board of Adjustment

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

### Engineer (if applicable)

Name: DREW WILSON  
Company: WILSON-HARDY  
Address: 1001 WINDSHIRE ROAD #1030  
City/State/Zip: LISLE, IL 60532  
Phone: 630-487-5569  
Email: drew.wilson@wilsonhardy.com

#### Design Review Board

Certificate of Design Approval ☐  
Demolition Request in the Downtown ☐

### Architect (if applicable)

Name: JOSEPH GUSSE/VAUGHAN  
Company: JOSEPH ARCHITECTURAL  
Address: 4510 62ND AVE  
City/State/Zip: ROCKFORD, IL 61261  
Phone: 309-786-9920  
Email: joseph@jag-architects.com

#### Historic Preservation Commission

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

#### Administrative

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

### Attorney (if applicable)

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

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

**Request:**Existing Zoning: R2 PUD + PDDProposed Zoning Map Amendment: PDDTotal Land Area: 13.16439 Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

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

**Formal Procedure:**

- (1) Application:
  - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Public Notice for the Plan and Zoning Commission public hearing:
  - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
  - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
  - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the request:
  - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (4) City Council's consideration of the request:
  - Planning staff will send a public hearing notice to surrounding property owners.
  - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.



Applicant: Karin Keaton

Date: 6/24/18

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

Received by: Matt Flynn

Date: 6/24/2018

Planning staff

Date of the Public Hearing: 7/17/2018

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

### Authorization to Act as Applicant

I, Ms. Sophie Foster  
authorize Thompson Thrift Development, Inc. d/b/a Watermark Apartments  
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the  
property located at 4607 East 53rd Street, Davenport, Iowa.

Sophie Foster

Signature(s)\*

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



## PLAN AND ZONING COMMISSION

**Meeting Date:** July 31, 2018  
**Request:** Request to rezone 13 acres, more or less, of property located south of East 53<sup>rd</sup> Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan  
**Case No.:** REZ18-11  
**Applicant:** Kevin Koellner, Build to Suit  
**Ward:** Ward 6  
**Contact:** Matthew G. Flynn, AICP  
Senior Planning Manager  
matt.flynn@ci.davenport.ia.us  
563-888-2286

### **Recommendation:**

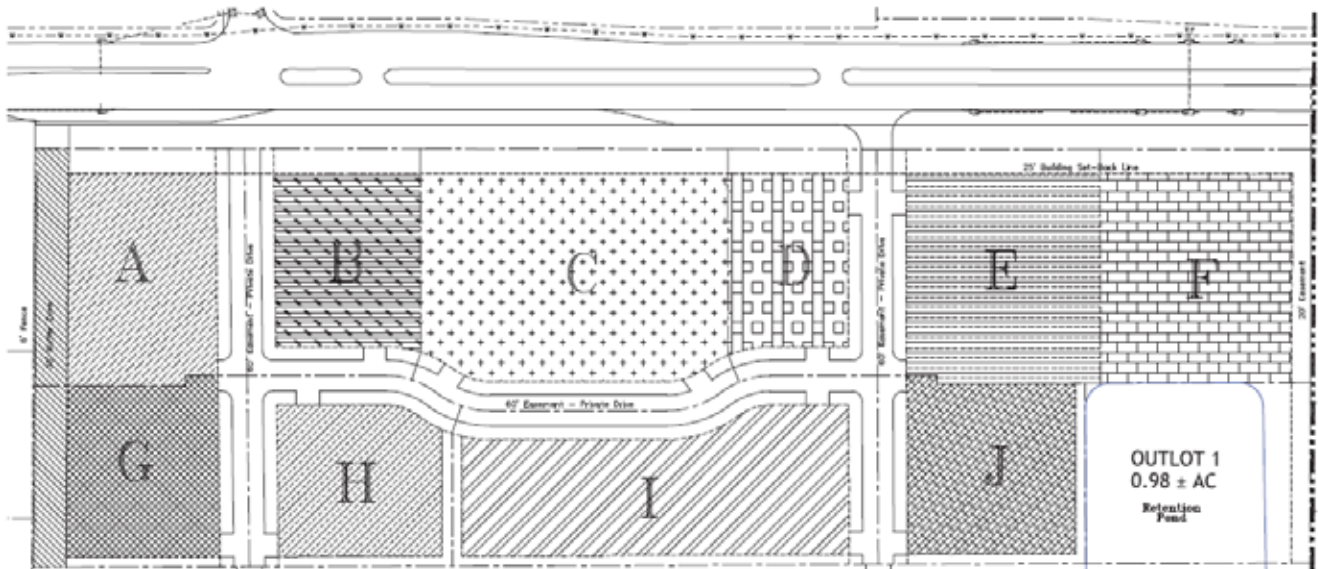
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-11 to the City Council with a recommendation for approval subject to the listed conditions.

### **Introduction:**

Case No. REZ18-11: Request Kevin Koellner on behalf of Build to Suit to rezone 13 acres, more or less, of property located south of East 53<sup>rd</sup> Street immediately west of the Bettendorf City Border from “R-2PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District” to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, petitioner. [Ward 6]

### **AREA CHARACTERISTICS:**







The Land Use Plan identifies a list of allowable uses, building/impervious surface area and maximum height for of each building site.

| SITE DATA                                                                             |                                     |                                                                                                     |                                 |
|---------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------|
| ADDRESS:                                                                              | EAST 53RD STREET<br>DAVENPORT, IOWA |                                                                                                     |                                 |
| SITE AREA:                                                                            | 562,225 S.F.<br>(12.91 ACRES)       |                                                                                                     |                                 |
| BUILDING SITES:                                                                       |                                     |                                                                                                     |                                 |
| A = 1 STORY, GROUPS – A2, B, M<br>5,500 SF, 55 PARKING SPACES<br>(EXCLUDING CAR WASH) | 52,469 S.F.<br>75% IMPERVIOUS       | G = 1 STORY, GROUP – B<br>6,000 SF, 30 PARKING SPACES<br>(PROFESSIONAL OR CLINIC – OUTPATIENT ONLY) | 42,021 SF<br>80% IMPERVIOUS     |
| B = 2 STORY, GROUPS – A2, B, M<br>3,000 SF, 30 PARKING SPACES                         | 41,917 SF<br>75% IMPERVIOUS         | H = 2 STORY, GROUPS – A2, B, M<br>6,000 SF, 30 PARKING SPACES                                       | 40,588 SF<br>75% IMPERVIOUS     |
| C = 2 STORY, GROUPS – A2, B, M<br>10,500 SF, 105 PARKING SPACES                       | 83,993 SF<br>80% IMPERVIOUS         | I = 2 STORY, GROUPS – A2, B, M<br>9,000 SF, 90 PARKING SPACES                                       | 75,498 SF<br>75% IMPERVIOUS     |
| D = 1 STORY, GROUPS – A2, B, M<br>3,000 SF, 30 PARKING SPACES                         | 35,754 SF<br>80% IMPERVIOUS         | J = 2 STORY, GROUPS – A2, B, M<br>7,000 SF, 35 PARKING SPACES                                       | 40,099 SF<br>80% IMPERVIOUS     |
| E = 2 STORY, GROUPS – A2, B, M<br>4,800 SF, 48 PARKING SPACES                         | 54,755 SF<br>80% IMPERVIOUS         | OUTLOT 1:                                                                                           | 42,894 SF<br>80% RETENTION POND |
| F = 2 STORY, GROUPS – A2, B, M<br>6,500 SF, 65 PARKING SPACES                         | 52,094 SF<br>80% IMPERVIOUS         |                                                                                                     |                                 |

NOTE PER INTERNATIONAL BUILDING CODE CHAPTER 3:

GROUP A2 – BANQUET HALL, NIGHT CLUB, RESTAURANT, TAVERN & BAR

GROUP B = AMBULATORY HEALTH CARE, ANIMAL HOSPITAL KENNEL & POUND, BANK, BARBER/BEAUTY SHOP, CAR WASH, CIVIC ADMINISTRATION, CLINIC – OUTPATIENT, DRY CLEANING/LAUNDRY, EDUCATION ABOVE 12TH GRADE, ELECTRONIC DATA PROCESSING, LABORATORIES: TESTING & RESEARCH, MOTOR VEHICLE SHOWROOM, POST OFFICE, PRINT SHOP, PROFESSIONAL SERVICES, RADIO & TELEVISION STUDIO, TELEPHONE EXCHANGE, TRAINING & SKILL DEVELOPMENT

GROUP M = DEPARTMENT STORES, DRUG STORES, MARKETS, MOTOR FUEL-DISPENSING FACILITIES  
RETAIL OR WHOLESALE STORES, SALES ROOMS

The “PDD” Planned Development District requires a Land Use Plan to including the following (Section 17.32.050 of the Davenport City Code):

- A. *A drawing or set of drawings and other materials that include, but may not be limited to, the following:*
- 1. The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within two hundred feet of the perimeter of the site.*

Staff commentary: Surrounding land use and zoning surrounding the proposed development has not been provided. City staff waived the requirement because zoning and land use information is readily available.

- 2. The location of existing services, including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development.*

Staff commentary: The proposed PDD Land Use Plan depicts the location of existing services. City staff waived the requirement that the capacity of those services and the service requirements of the development be provided as this will be reviewed during administrative site plan review.

3. *The site constraints including:*  
a. *Slopes in excess of ten percent;*

Staff commentary: A contour map has been provided.

- b. *Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a flood plain or floodway as defined in Chapter 15.44*

Staff commentary: The proposed PDD Land Use Plan depicts the location of drainage ways that will carry stormwater from the development.

- c. *Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required.*

Staff commentary: A soils maps has not been provided. City staff waived the requirement that unsuitable soils been identified as this will be reviewed during administrative site plan review.

4. *The total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building (impervious surface).*

Staff commentary: The proposed PDD Land Use Plan contains total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building.

5. *A two foot interval topographic map of the site on a scale base of one inch equals fifty feet or other scale as approved by the development official.*

Staff commentary: The proposed PDD Land Use Plan contains a contour map.

6. *A traffic study which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements should be proposed if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council.*

Staff commentary: The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53rd Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53rd Street and Lakeview Parkway at 75% build out of th development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53rd Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53rd Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

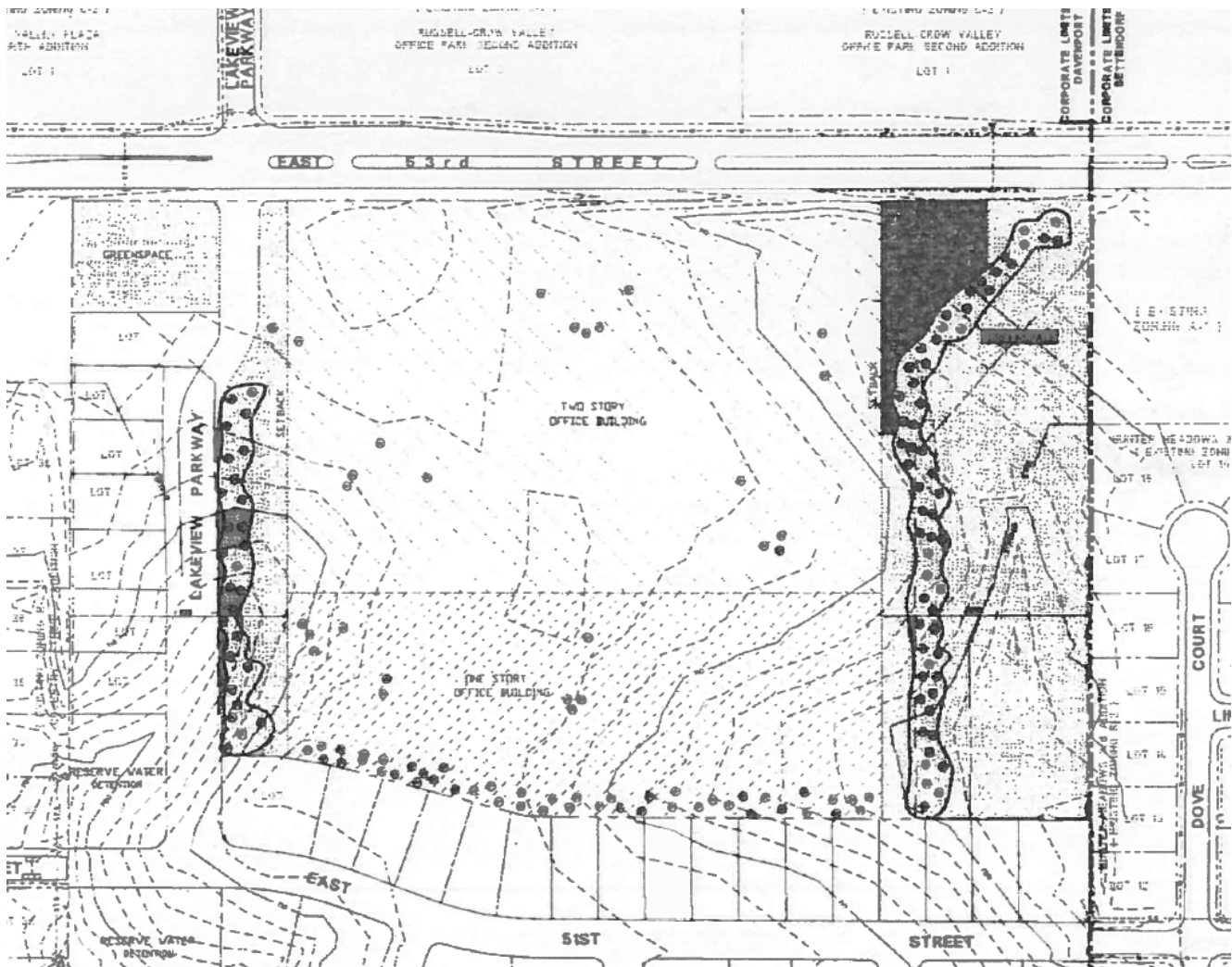
The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53rd Street at both entrances during initial construction of the development. The signal would be installed when warranted.

*The city council delegates authority to the city staff's development official to waive, at his or her discretion, any of the required submissions stated in Section 17.32.052A, 1 through Section 17.32.052A, 6 if the scale of the project, topography of the site or other reasons make them unnecessary. The city plan and zoning commission will be notified of any requirements that have been waived.*

#### Rezoning history.

The subject and adjacent property was rezoned in 2011 to PDD and R-2(PUD). The residential component was envisioned as a single family residential subdivision that would not exceed the R-2(PUD) maximum density of 5.23 units per acre. The three streets that terminate at the edges of this property were proposed to be continued and serve individual lots within the future development. One roadway access to East 53<sup>rd</sup> Street was depicted.

The commercial portion of the subject property was controversial. Ultimately, the PDD Land Use Plan for the commercial development was approved for one and two story office development.



### Proposed Traffic Impact from the Development.

The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53<sup>rd</sup> Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53<sup>rd</sup> Street and Lakeview Parkway at 75% build out of the development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53<sup>rd</sup> Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53<sup>rd</sup> Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53<sup>rd</sup> Street at both entrances during initial construction of the development. The signal would be installed when warranted.

### Proposed Storm Water from the Development.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection determines the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow.

Additionally, the water quality volume would provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

In order to achieve consistency with these requirements, the development would contain two storm water detention systems. One system would outfall to the south and east and one system would outfall to the west and south. Stormwater, which outfalls into the City of Bettendorf would need to be reviewed and approved by the Engineering Department.

### **Public Input:**

Public meetings have been held on May 24, 2018 and June 21, 2018. Approximately 65-70 people attended each meeting. Those concerns included building elevations, access, proximity of buildings to the property lines and stormwater management.

The City posted five signs were posted on June 26, 2018.

The City mailed 25 notices to surrounding property owners notifying them of the July 17, 2018 Plan and Zoning Commission public hearing. The Plan and Zoning Commission held a public hearing on July 17, 2018. To date, staff has received 4 written protests.

The protest rate is less than 20%.



## **Recommendation:**

### Consistency of the request with Davenport 2035.

As mentioned, the Davenport 2035 Future Land Use Designation are *Residential General and Regional Commercial*. Staff underlined language for emphasis, which will be discussed below the definitions.

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

*Regional Commercial (RC)* - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Davenport 2035 Future Land Use Map designation for a small portion of the property is Residential General. Staff has concluded that the proposed commercial use of the property would comply with the Davenport 2035 Future Land Use Map designation. This is due to the proposed scale of the development (west side) and the location of the stormwater detention area (east side) as depicted on the "PDD" Planned Development District Land Use Plan.

Davenport 2035 Residential General reads in part,

*Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.*

It is staff's opinion that East 53rd Street is an edge where higher intensity may be considered. Higher intensity contemplates commercial development. If only residential development were contemplated along an edge, the language would read, "higher density may be considered".

It is staff's opinion that the proposed development would be consistent with the Davenport 2035 RC Future Land Use map designation because it permits "...some residential, service and institutional uses..." This would be an enclosed higher density residential development adjacent to a commercial development.

Notably, prior to the Davenport 2035 Land Use Plan Update in 2016, the portion of the property designed Regional Commercial was designed Neighborhood Commercial on Davenport 2025. The 2016 Regional Commercial designation was reflection of the East 53<sup>rd</sup> Street corridor improvements, which facilitate commercial development and the adjacent commercial development to the east.

### Compatibility of the proposed development with the surrounding area.

It is staff's opinion that the scale of the development and additional setback/landscape buffer allow the development to be compatible with the residential property to west. A 6 foot high fence would be located along the west property line. The development would be compatible with the commercial development to the east, which has been developing since 2011.

### Improvements to East 53<sup>rd</sup> Street.

The City Traffic Engineer has reviewed the submitted traffic study and agrees with its findings, which concludes that East 53<sup>rd</sup> Street would maintain an acceptable level of service with signalization and left and right turns lanes at the intersection of East 53<sup>rd</sup> Street and Lakeview Parkway. The City Traffic Engineer is requesting that right and left turn lanes be constructed at the eastern entrance even though the traffic study found they were not warranted.

The City of Bettendorf has a 10' wide multi-purpose path that extends from the subject property to 18<sup>th</sup> Street. The City of Davenport is requesting to extend that 10' wide multi-path along East 53<sup>rd</sup> Street.



### Proposed Storm Water from the Development.

The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow. To summarize, the stormwater release rate would be comparable to the release rate of the property as currently developed.

Findings:

1. The commercial use of the property would comply with the Davenport 2035 Regional Commercial Future Land Use Map designation because the property would service boundaries that extend beyond the City limits of Davenport and is located along a major street with good access to interstate and other highways. The commercial use of the property would comply with Davenport 2035 Residential General Future Land Use Map designation because it would be located at an edge (East 53<sup>rd</sup> Street), where higher intensity may be considered
2. The design and scale of the proposed commercial use and additional setback/buffering/fencing as depicted on the "PDD" Planned Development District Land Use Plan help mitigate potential any negative impacts to the adjacent residential property owners to the west; and
3. The traffic impact study demonstrates that with right and left turn lanes at the entrances to the development and signalization at East 53<sup>rd</sup> Street and Lakeview Parkway additional traffic caused by the proposed development would not significantly impact East 53<sup>rd</sup> Street.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be substantially developed in accordance with the "PDD" Planned Development District Land Use Plan;
2. That right and left turn lanes be constructed on East 53<sup>rd</sup> Street at both entrances during the initial phase of construction;
3. That a 10 foot wide multi-purpose path be constructed along East 53<sup>rd</sup> Street during the initial phase of construction. The developer shall be responsible for 100% of the cost of the multi-purpose path; and
4. In the event that the "PDD" Planned Development District and "HCOD" Highway Corridor Overlay District is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.



---

*Community Planning and Economic Development Department  
City Hall - 226 West Fourth Street - Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)*

**NOTICE**  
**NEIGHBORHOOD MEETING – PROPOSED REZONING**  
**MONDAY, AUGUST 6th 2018 – 6:00 P.M.**  
**DAVENPORT PUBLIC LIBRARY – EASTERN BRANCH, 6000 EASTERN**  
**AVENUE**

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

Case No. REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from “C-1” Neighborhood Commercial and “R-3” Moderate Density Dwelling District to “PDD” Planned Development District. [Ward 1]

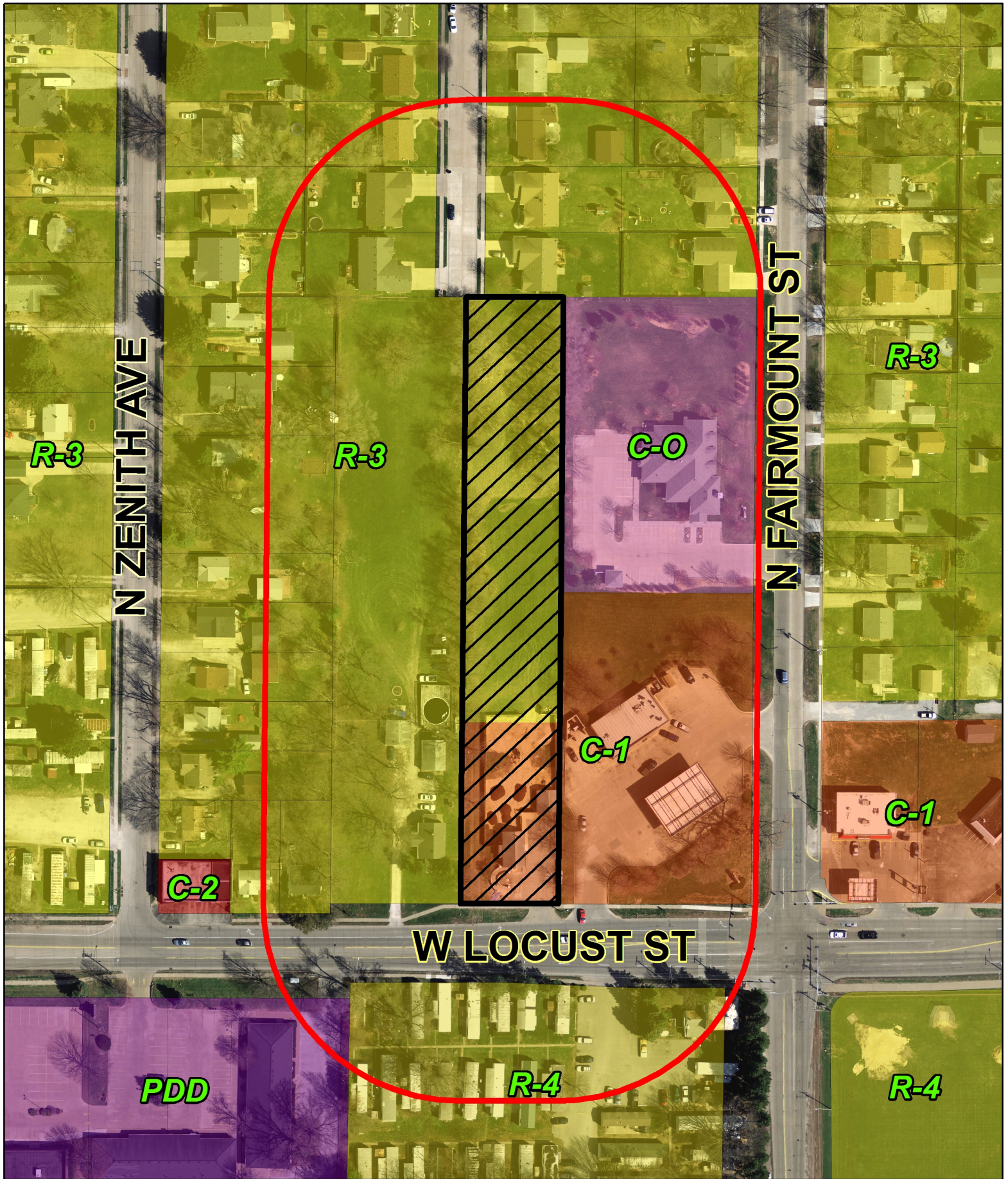
Please see map on the back for the location of the proposed development.

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

The City of Davenport will send additional notices informing you of the date, time and location of public hearings for the rezoning request.

City of Davenport  
Community Planning and Economic Development Department  
Phone 563-326-7765, email [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)





 Property Requested to be Rezoned

 200 Foot Notification Radius

N







City of Davenport

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

**NOTICE  
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

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

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

Case No. REZ18-11

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Brian & Sara Morrissey who own property located at (be specific as possible)  
5137 Hamilton Court, Davenport, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Brian Morrissey

Date: 7/8/18

Sara Morrissey

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



**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

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

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

Case No. REZ18-11

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Ken + Courtney Legendre who own property located at (be specific as possible)  
5128 NAMUR ST, DAVENPORT, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Courtney Legendre

[Signature]

Date: 7/8/18

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



# City of Davenport

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

## NOTICE PUBLIC HEARING

**TUESDAY, JULY 17, 2018, 5:00 PM**  
**CITY OF DAVENPORT PLAN AND ZONING COMMISSION**  
**CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

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

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

Case No. REZ18-11

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Laurie Hughes who own property located at (be specific as possible)

5143 Hamilton Ct  
Davenport, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Laurie Hughes

Date: 7-9-18

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





City of Davenport

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

**NOTICE  
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

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

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

Case No. REZ18-11

EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-11

I/we BRIAN & DENISE BEANTON who own property located at (be specific as possible)

5136 HAMILTON CT, DAVENPORT, IOWA 52807

Hereby protest the proposed: REZ18-11

Signed:

Brian Beanton

Denise Beanton

Date: 17 Jul 18

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

| <b>Parcel</b> | <b>Property Address</b> | <b>Owner Name</b>                |
|---------------|-------------------------|----------------------------------|
| 840937120     | 5177 DOVE CT            | DAVID BERNTGEN                   |
| N0909B02      | 5136 HAMILTON CT        | BRIAN L BERNTSON                 |
| N0909B01      | 5128 HAMILTON CT        | COURTNEY B LEGENDRE              |
| 840937115     | 5120 DOVE CT            | DANIEL F STANSBERRY TRUST        |
| 840937118     | 5182 DOVE CT            | DAVID J FENTON JR                |
| Y0919-02F     | 4500 E 53RD ST          | FIRST NATIONAL BANK              |
| 840921601     |                         | GENESIS MEDICAL CENTER           |
| 840937117     | 5166 DOVE CT            | JAMES A HETTRICK                 |
| N0909B05      | 5143 HAMILTON CT        | JAMES T HUGHES                   |
| N0909C15      | 5121 HAMILTON CT        | JOHN E HAINES III                |
| N0909B03      | 5142 HAMILTON CT        | JOSEPH V VELEZ                   |
| N0909C16      | 5113 HAMILTON CT        | MATTHEW J ZUMWALT                |
| 840937122     | 5131 DOVE CT            | PETER J MOLDT                    |
| N0909-03C     | 4435 E 53RD ST          | MUSAL TRACT LC                   |
| 840937121     | 5153 DOVE CT            | WILLIAM J O'BRIEN                |
| N0909B04      | 5144 HAMILTON CT        | OLIVER IVORY JR                  |
| Y0919C02      | 4550 E 53RD ST          | S J RUSSELL LC                   |
| N0909B06      | 5137 HAMILTON CT        | SARA M MORRISEY                  |
| N0909B07      | 5129 HAMILTON CT        | SCOTT M HUGHES                   |
| Y0917-01A     | 4400 E 53RD ST          | SENTRY OFFICE BUILDING           |
| N0910-01      | 4607 E 53RD ST          | SOPHIE FOSTER REVOC TRUST        |
| 840937012     |                         | U OF IOWA COMMUNITY CREDIT UNION |
| 840937116     | 5178 DOVE CT            | JARED M VAN MIDDLESWORTH         |
| 840937119     | 5200 DOVE CT            | ANTHONY L ZISKOVSKY              |

| <b>Owner Street</b>       | <b>Owner CityStateZip</b> |
|---------------------------|---------------------------|
| 5177 DOVE CT              | BETTENDORF IA 52722       |
| 5136 HAMILTON CT          | DAVENPORT IA 52807        |
| 5128 HAMILTON CT          | DAVENPORT IA 52807        |
| 5120 DOVE CT              | BETTENDORF IA 52722       |
| 5182 DOVE CT              | BETTENDORF IA 52722       |
| 1601 15TH ST              | MOLINE IL 61265           |
| 4500 DORR ST              | TOLEDO OH 43615           |
| 5166 DOVE CT              | BETTENDORF IA 52722       |
| 5143 HAMILTON CT          | DAVENPORT IA 52807        |
| 5121 HAMILTON CT          | DAVENPORT IA 52807        |
| 5142 HAMILTON CT          | DAVENPORT IA 52807        |
| 5113 HAMILTON CT          | DAVENPORT IA 52807        |
| 5131 DOVE CT              | BETTENDORF IA 52722       |
| 3211 E 35TH CT            | DAVENPORT IA 52807        |
| 5153 DOVE CT              | BETTENDORF IA 52722       |
| 5144 HAMILTON CT          | DAVENPORT IA 52807        |
| 4600 E 53RD ST            | DAVENPORT IA 52807        |
| 5137 HAMILTON CT          | DAVENPORT IA 52807        |
| 5129 HAMILTON CT          | DAVENPORT IA 52807        |
| 4400 E 53RD ST            | DAVENPORT IA 52807        |
| 6590 GOLF COURSE RD       | BETTENDORF IA 52722       |
| 2355 LANDON RD PO BOX 800 | NORTH LIBERTY IA 52317    |
| 5178 DOVE CT              | BETTENDORF IA 52722       |
| 5200 DOVE CT              | BETTENDORF IA 52722       |

# REZ18-11 Rezoning Protest List - 7-26-2018

| PARCEL<br>NUMBER | NOTICE<br>AREA | NOTICE<br>% | PROTEST<br>(YES/NO) | PROTEST<br>% | PROPERTY<br>ADDRESS | PROPERTY<br>OWNER(S)             | OWNER<br>ADDRESS       | OWNER<br>CITY/STATE/ZIP |
|------------------|----------------|-------------|---------------------|--------------|---------------------|----------------------------------|------------------------|-------------------------|
| N0909C16         | 213.1810904    | 0.0%        |                     | 0.0%         | 5113 HAMILTON CT    | MATTHEW J ZUMWALT                | 5113 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B01         | 109.4442677    | 0.0%        | Yes                 | 0.0%         | 5128 HAMILTON CT    | COURTNEY B LEGENDRE              | 5128 HAMILTON CT       | DAVENPORT IA 52807      |
| Y0917-01A        | 29110.61398    | 3.5%        |                     | 0.0%         | 4400 E 53RD ST      | SENTRY OFFICE BUILDING           | 4400 E 53RD ST         | DAVENPORT IA 52807      |
| N0909C15         | 9384.652006    | 1.1%        |                     | 0.0%         | 5121 HAMILTON CT    | JANNELLE B HAINES                | 5121 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B03         | 111.0185555    | 0.0%        |                     | 0.0%         | 5142 HAMILTON CT    | JOSEPH V VELEZ                   | 5142 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B07         | 11203.05033    | 1.3%        |                     | 0.0%         | 5129 HAMILTON CT    | SCOTT M HUGHES                   | 5129 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B02         | 435.0968839    | 0.1%        | Yes                 | 0.1%         | 5136 HAMILTON CT    | BRIAN L BERNTSON                 | 5136 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B04         | 12469.55499    | 1.5%        |                     | 0.0%         | 5144 HAMILTON CT    | JR OLIVER IVORY                  | 5144 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B05         | 18810.35997    | 2.3%        | Yes                 | 2.3%         | 5143 HAMILTON CT    | JAMES T HUGHES                   | 5143 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909B06         | 11758.06322    | 1.4%        | Yes                 | 1.4%         | 5137 HAMILTON CT    | SARA M MORRISEY                  | 5137 HAMILTON CT       | DAVENPORT IA 52807      |
| N0909-03C        | 44581.51405    | 5.3%        |                     | 0.0%         | 4435 E 53RD ST      | MUSAL TRACT LC                   | 3211 E 35TH CT         | DAVENPORT IA 52807      |
| N0910-01         | 263370.6827    | 31.6%       |                     | 0.0%         | 4607 E 53RD ST      | SOPHIE FOSTER REVOC TRUST        | 6590 GOLF COURSE RD    | BETTENDORF IA 52722     |
| Y0919-02F        | 16094.74068    | 1.9%        |                     | 0.0%         | 4500 E 53RD ST      | FIRST NATIONAL BANK              | 1601 15TH ST           | MOLINE IL 61265         |
| Y0919-01D        | 41912.08292    | 5.0%        |                     | 0.0%         |                     | S J RUSSELL LC                   | 4600 E 53RD ST         | DAVENPORT IA 52807      |
| Y0919C02         | 40683.37101    | 4.9%        |                     | 0.0%         | 4550 E 53RD ST      | S J RUSSELL LC                   | 4600 E 53RD ST         | DAVENPORT IA 52807      |
| 840937115        | 6142.474913    | 0.7%        |                     | 0.0%         | 5120 DOVE CT        | DANIEL F STANSBERRY TRUST        | 5120 DOVE CT           | BETTENDORF IA 52722     |
| 840937116        | 9141.746476    | 1.1%        |                     | 0.0%         | 5148 DOVE CT        | VAN MIDDLESWORTH JARED M         | 5148 DOVE CT           | BETTENDORF IA 52722     |
| 840937117        | 9220.064372    | 1.1%        |                     | 0.0%         | 5166 DOVE CT        | JAMES A HETTRICK                 | 5166 DOVE CT           | BETTENDORF IA 52722     |
| 840937118        | 12954.23621    | 1.6%        |                     | 0.0%         | 5182 DOVE CT        | DAVID J FENTON JR                | 5182 DOVE CT           | BETTENDORF IA 52722     |
| 840937119        | 9301.998284    | 1.1%        |                     | 0.0%         | 5200 DOVE CT        | ANTHONY L ZISKOVSKY              | 5200 DOVE CT           | BETTENDORF IA 52722     |
| 840937012        | 51736.42039    | 6.2%        |                     | 0.0%         | 2123 53RD AV        | U OF IOWA COMMUNITY CREDIT UNION | 2355 LANDON RD BOX 800 | NORTH LIBERTY IA 52317  |
| 840937120        | 1531.045733    | 0.2%        |                     | 0.0%         | 5177 DOVE CT        | DAVID BERNTGEN                   | PO BOX 800             | BETTENDORF IA 52722     |
| 840937121        | 2013.375733    | 0.2%        |                     | 0.0%         | 5153 DOVE CT        | WILLIAM J O'BRIEN                | 5153 DOVE CT           | BETTENDORF IA 52722     |
| 840937122        | 709.8773503    | 0.1%        |                     | 0.0%         | 5131 DOVE CT        | PETER J MOLDT                    | 5131 DOVE CT           | BETTENDORF IA 52722     |
| 840921601        | 8536.779217    | 1.0%        |                     | 0.0%         | 2140 53RD AV        | GENESIS MEDICAL CENTER           | 4500 DORR ST           | TOLEDO OH 43615         |

**PARCELS** 611,535.4 73.3%  
**ROW** 223,032.7 26.7%

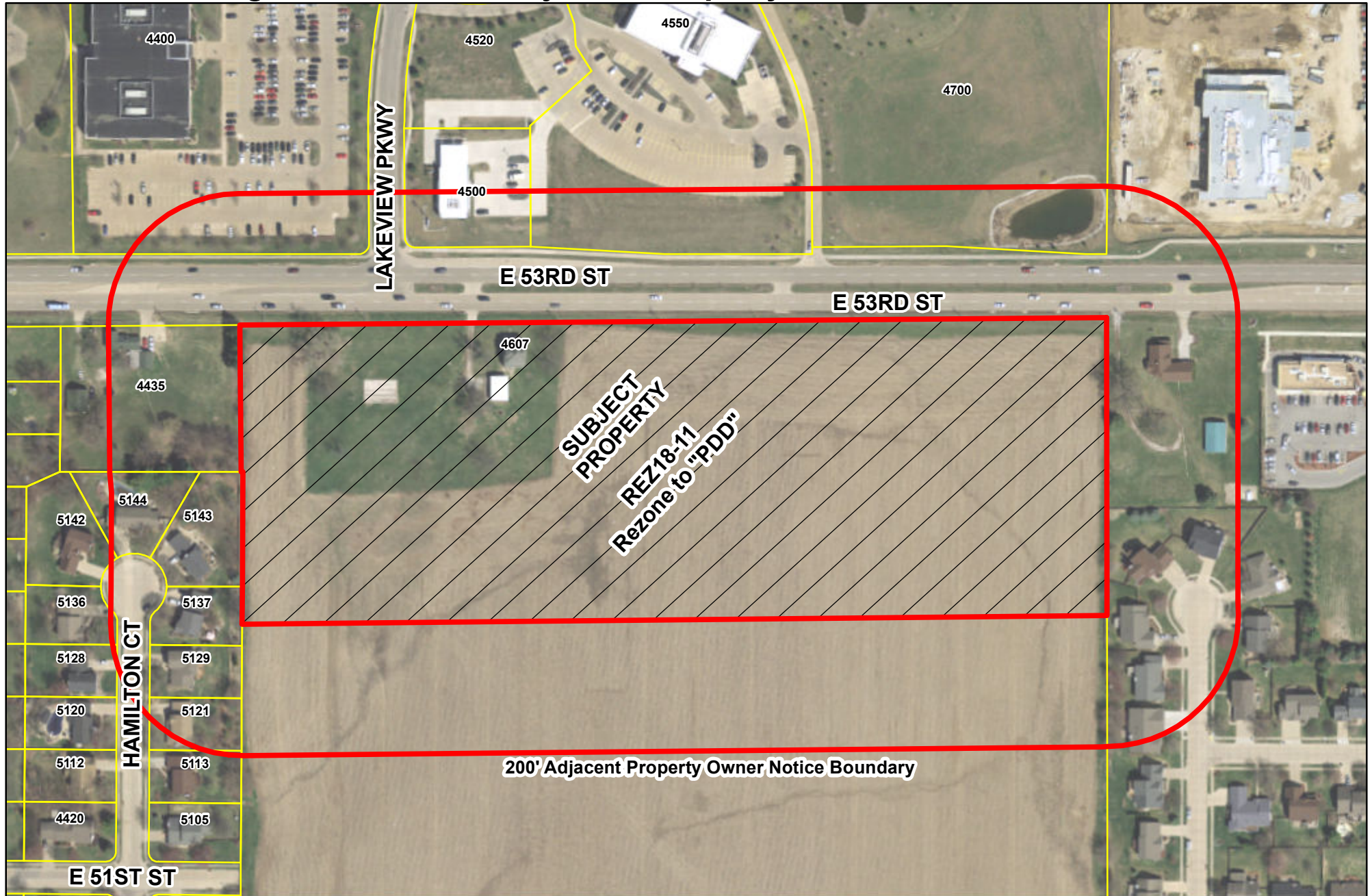
Alderman: Clewell

**TOTAL**  
**NOTICE AREA** 834,568.2 100% **3.7% PROTEST RATE**

Protests: 4

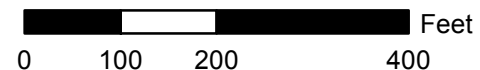
Properties: 25





Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 200 feet





---

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

**NOTICE  
PUBLIC HEARING  
TUESDAY, JULY 17, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

**Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]**

**If successful, this rezoning could result in the construction retail and office development.**

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

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

**Case No. REZ18-11**

**EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)**

**Phone: (563) 326-7765**

---

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-11

I/we \_\_\_\_\_ who own property located at (be specific as possible)

\_\_\_\_\_  
\_\_\_\_\_

Hereby protest the proposed creation of the Elmore Corners Overlay District

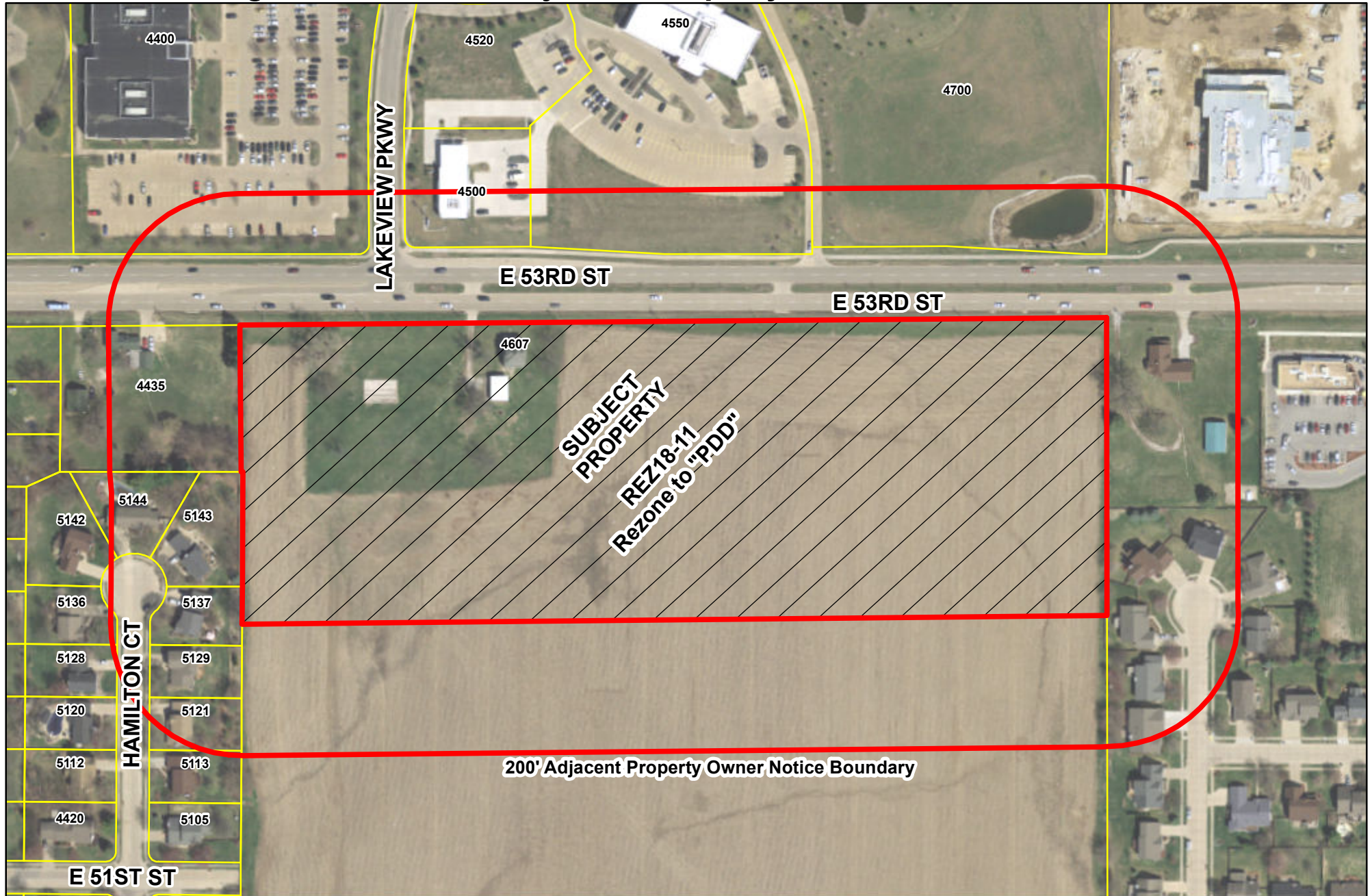
Signed: \_\_\_\_\_

Date : \_\_\_\_\_

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

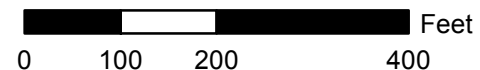
REZ18-11





Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 200 feet





---

*Community Planning and Economic Development Department  
City Hall - 226 West Fourth Street - Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)*

**PUBLIC HEARING NOTICE  
WEDNESDAY, AUGUST 15, 2018  
DAVENPORT COMMITTEE OF THE WHOLE  
COUNCIL CHAMBERS - DAVENPORT CITY HALL - 226 WEST 4th STREET – DAVENPORT, IOWA**

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

**Case No. REZ18-11: Request of Kevin Koellner, Build to Suit, Inc.; for the rezoning of 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf city limits from PDD, Planned Development District and R-2(PUD), Low Density Dwelling District (Planned Unit Development) to all PDD with a new Land Use Plan [Ward 6]. (See map of the affected property on reverse side of this notice)**

**The Plan and Zoning Commission voted on July 31, 2018 to recommend approval of the request.**

**A public hearing before the Davenport Committee of the Whole on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday August 15, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.**

**Any written comments or protests (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).**

**Please contact the Community Planning Division for additional information.**

**E-MAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)**

**Phone: (563) 326-7765**





Sophie Foster Traffic Study  
E 53<sup>rd</sup> St and Lakeview Pkwy  
**Traffic Data Development**  
May 2, 2018

## I. Introduction

A private developer is considering development of a multi-tenant complex in Davenport, IA on a mostly agricultural parcel. The parcel, as shown in Figure A, is situated on East 53<sup>rd</sup> Street between Amesbury Drive and the east city limit (Dove Court). The posted speed on E. 53<sup>rd</sup> St. is 45mph. For the purpose of this study the assumption is the multi-tenant development will consist of a car wash & detail center, retail, sit-down and drive-thru restaurants, drive-in bank, 3 single tenant 1-story office buildings and completion of the multi-family apartment subdivision to the south. Refer to Exhibit A for a depiction of the proposed multi-tenant development.

The result of this study finds that a right turn lane for eastbound 53<sup>rd</sup> to southbound Lakeview Parkway (West Entrance) is warranted at 27% build out of the development. In addition, a left turn deceleration lane for westbound E. 53<sup>rd</sup> St. to southbound Lakeview Parkway (West Entrance) is warranted at 35% build out of the development. Finally, a warrant check for traffic signals according the Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD) finds that the West Entrance improvements meet the warrant for traffic signals for both Warrant 1, Eight-Hour Volume and Warrant 3 Peak Hour Volume. These warrants would be met at roughly 76% build-out.

Furthermore, similar calculations find that no left-turn or right-turn are required at the proposed East Entrance, nor are signals warranted.

## II. Traffic Forecasts

Projected traffic for the site was estimated using rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, 2017, traffic counts taken in October of 2016 and ADT data from the Iowa Department of Transportation (IADOT) website.

### Exhibit B

30<sup>th</sup> maximum hour (Peak Hr) is traditionally identified as a weekday in May or October. No seasonal adjustment to the counts was therefore required. A comparison of the IADOT counts and Bi-State counts found that both the 2010 and the 2014 ADT coincided on 53<sup>rd</sup> Street between Utica Ridge and 18<sup>th</sup> Street. Counts were taken for the turning movements on Amesbury Drive and Lakeview Parkway in order to complete a Traffic Map of all the existing movements along E. 53<sup>rd</sup> St. through the study area. Refer to Exhibit B for the Traffic Map.



### Exhibit C

Exhibit B traffic was then projected forward to the expected construction year of the development of 2018. To determine the percent increase per year, a comparison of 2005 to 2010 IADOT counts and 2010 to 2014 IADOT counts was considered. The percent increase ranged from 1.5% to 3.6% from 2005 to 2010 and 1.5% to 6.0% from 2010 to 2014. For this study a 3% increase per year was used. Exhibit C shows the resulting traffic project forward to 2018.

### Exhibit D

After all existing traffic has been projected forward to 2018, we considered the new vehicle trips that will be generated by the proposed mixed-use development.

Figure B shows the total vehicle trips that will be generated using data from the publication Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, 2017. This data is included in the Appendix.

According to the ITE Manual, this falls within the parameters of a mixed-use development. Therefore, deductions were considered for internal capture of trips. Figure C demonstrates this mixed-use Internal capture.

Figure D then demonstrates the assumptions made for distribution of the new traffic to and from the development from all connecting streets. Based on the 2014 ADT (See Appendix), 55% of the existing traffic is west of the development and 45% east. We further assumed 2% of the 55% western volume is from/to Lakeview Parkway and 1% of the 45% eastern volume is from/to the private drive directly north of the proposed east entrance to the development.

Figure E applies the assumptions to the trips shown in Figure D to the volumes from Figure C.

Exhibit D then shows the trip ends from Figure E.

Exhibit E is then the resulting traffic projections along the corridor of E. 53<sup>rd</sup> St. in 2018 after all considerations, combining Exhibits B & C).

### III. Conclusion

#### West Entrance

With a posted speed of 45mph and four lanes of traffic, E. 53<sup>rd</sup> St. will be considered a four-lane expressway with a design speed of 50mph. In accordance with the Iowa DOT Office of Design, Design Manual, a right turn lane may be warranted if the right turn traffic flow is greater than 30vph measured over a minimum of 15 minutes and approach volume is greater than 400 vehicles per hour. The right turn movement forecasted volume at Lakeview Pkwy is 108 a.m. and 103 p.m. as shown on Exhibit E. The approach volume is 978 a.m. and 1,125 p.m. Therefore, the right turn is warranted at full build out of the development.

Furthermore, the right turn lane will would be warranted at 27% build out of the development,  $(30\text{vph} / 108\text{vph} = 27\%)$ .

Similarly, a left turn deceleration lane may be warranted if left turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and approach volume is greater than 400 vehicles per hour. The left turn movement forecasted volume at Lakeview Pkwy is 82 a.m. and 86 p.m. as shown on Exhibit E. The approach volume is 1,317 a.m. and 1,787 p.m. Therefore, the left turn deceleration lane is warranted at full build out of the development.

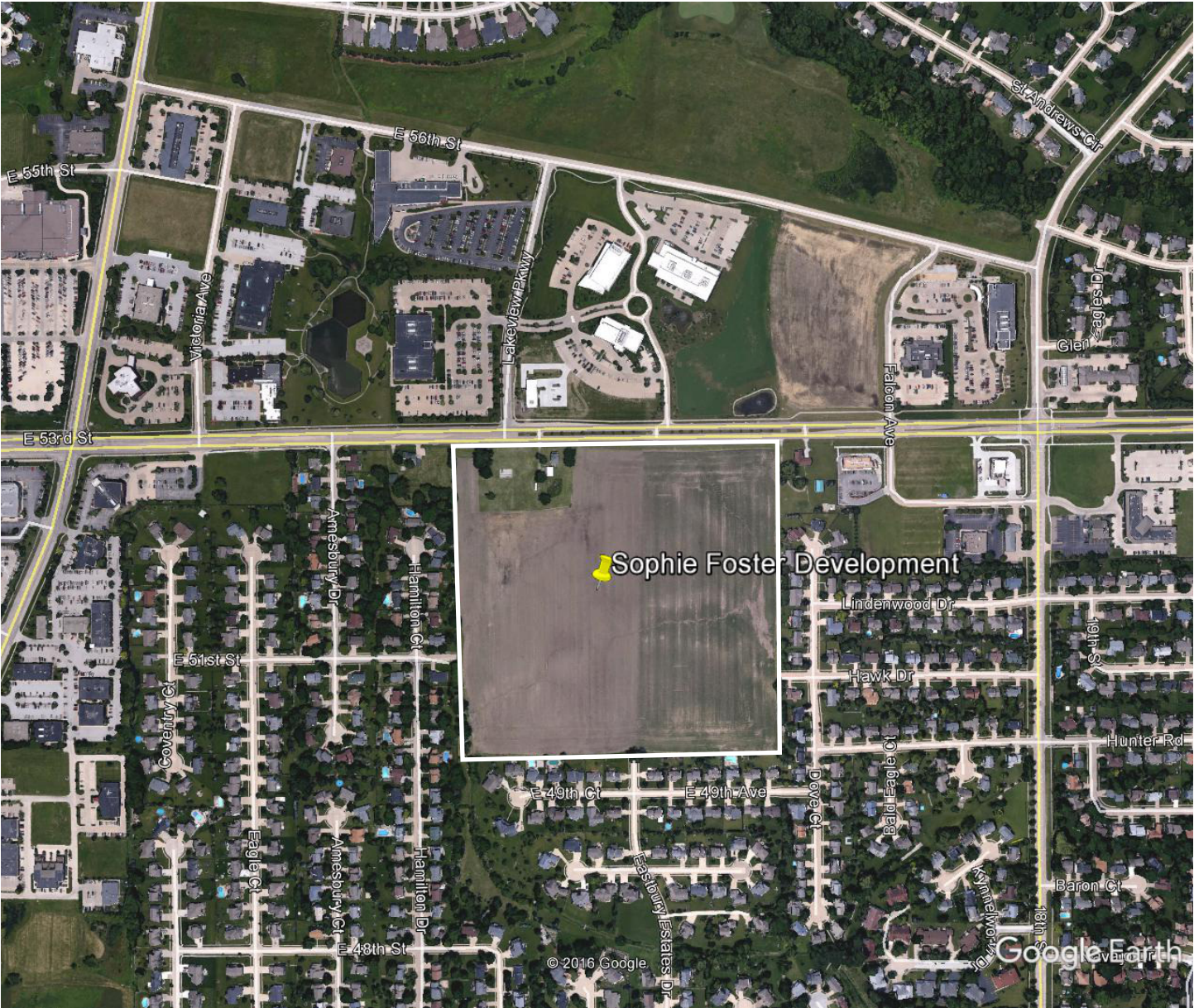
Furthermore, the left turn deceleration lane will would be warranted at 35% build out of the development,  $(30\text{vph} / 86\text{vph} = 35\%)$ .

#### East Entrance

Right-turn and left-turn deceleration lanes are not required since the turning volume in both cases will be lower than 30vph at full build-out (25 rights and 22 lefts).



FIGURE A





**FIGURE B**

**TRIP GENERATION  
Sophie Foster Development  
5/2/2018**

| ITE LAND-<br>USE CODE | TYPE                                      | SIZE<br>(SQFT) | EACH | AVE TRIP<br>GENERATIO<br>N AM RATE | AVE TRIP<br>GENERATIO<br>N PM RATE | AM DIST |     | PM DIST |     | AM PEAK HOUR |     |       | PM PEAK HOUR |     |       |
|-----------------------|-------------------------------------------|----------------|------|------------------------------------|------------------------------------|---------|-----|---------|-----|--------------|-----|-------|--------------|-----|-------|
|                       |                                           |                |      |                                    |                                    | IN      | OUT | IN      | OUT | IN           | OUT | TOTAL | IN           | OUT | TOTAL |
| 220                   | MULTIFAMILY<br>HOUSE (LOW<br>RISE)        | 10             | 28   | 0.46                               | 0.56                               | 23%     | 77% | 63%     | 37% | 30           | 99  | 129   | 99           | 58  | 157   |
| 715                   | SINGLE TENANT<br>OFFICE                   | 6,000          | 3    | 1.78                               | 1.71                               | 89%     | 11% | 15%     | 85% | 29           | 4   | 33    | 5            | 26  | 31    |
| 815                   | DISCOUNT<br>STORE                         | 10,500         | 1    | 1.17                               | 4.83                               | 69%     | 31% | 50%     | 50% | 8            | 5   | 13    | 25           | 26  | 51    |
| 912                   | DRIVE-IN BANK                             | 2,400          | 1    | 9.50                               | 20.45                              | 58%     | 42% | 50%     | 50% | 13           | 10  | 23    | 25           | 25  | 50    |
| 932                   | HIGH-TURNOVER<br>(SIT-DOWN)<br>RESTAURANT | 3,000          | 1    | 9.94                               | 9.77                               | 55%     | 45% | 62%     | 38% | 16           | 14  | 30    | 18           | 12  | 30    |
| 932                   | HIGH-TURNOVER<br>(SIT-DOWN)<br>RESTAURANT | 6,000          | 1    | 9.94                               | 9.77                               | 55%     | 45% | 62%     | 38% | 33           | 27  | 60    | 36           | 23  | 59    |
| 934                   | FAST FOOD WITH<br>DRIVE-THRU              | 6,000          | 1    | 40.19                              | 32.67                              | 51%     | 49% | 52%     | 48% | 123          | 119 | 242   | 102          | 95  | 197   |
| 945                   | GAS/SERVICE<br>W/CONVENIENCE<br>MARKET    | 4,800          | 1    | 90.61                              | 78.73                              | 50%     | 50% | 50%     | 50% | 217          | 218 | 435   | 189          | 189 | 378   |
| 949                   | CAR WASH AND<br>DETAIL CENTER             | 3              | 1    | 8.60                               | 13.60                              | 63%     | 37% | 49%     | 51% | 16           | 10  | 26    | 20           | 21  | 41    |
|                       | TOTAL TRIPS<br>GENERATED                  |                |      |                                    |                                    |         |     |         |     | 485          | 506 | 991   | 519          | 475 | 994   |

| <b>NCHRP 684 Internal Trip Capture Estimation Tool</b> |                           |                      |          |
|--------------------------------------------------------|---------------------------|----------------------|----------|
| <b>Project Name:</b>                                   | Sophie Foster Development | <b>Organization:</b> | IMEG     |
| <b>Project Location:</b>                               | Davenport, IA             | <b>Performed By:</b> | CJS      |
| <b>Scenario Description:</b>                           |                           | <b>Date:</b>         | 5/1/2018 |
| <b>Analysis Year:</b>                                  | 2019                      | <b>Checked By:</b>   |          |
| <b>Analysis Period:</b>                                | AM Street Peak Hour       | <b>Date:</b>         |          |

| <b>Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)</b> |                                         |          |             |                                      |          |         |
|-------------------------------------------------------------------------------------|-----------------------------------------|----------|-------------|--------------------------------------|----------|---------|
| Land Use                                                                            | Development Data (For Information Only) |          |             | Estimated Vehicle-Trips <sup>3</sup> |          |         |
|                                                                                     | ITE LUCs <sup>1</sup>                   | Quantity | Units       | Total                                | Entering | Exiting |
| Office                                                                              | 715                                     | 6,000    | 1000 sf GFA | 33                                   | 29       | 4       |
| Retail                                                                              | 815                                     | 10,500   | 1000 sf GFA | 13                                   | 8        | 5       |
| Restaurant                                                                          | 932                                     | 15,000   | 1000 sf GFA | 332                                  | 172      | 160     |
| Cinema/Entertainment                                                                |                                         |          |             | 0                                    |          |         |
| Residential                                                                         | 220                                     | 280      | DU          | 129                                  | 30       | 99      |
| Hotel                                                                               |                                         |          |             | 0                                    |          |         |
| All Other Land Uses <sup>2</sup>                                                    | 912,945,949                             | 7,200    | 1000 sf GFA | 484                                  | 246      | 238     |
|                                                                                     |                                         |          |             | 991                                  | 485      | 506     |

| <b>Table 2-A: Mode Split and Vehicle Occupancy Estimates</b> |                        |           |                 |                        |           |                 |
|--------------------------------------------------------------|------------------------|-----------|-----------------|------------------------|-----------|-----------------|
| Land Use                                                     | Entering Trips         |           |                 | Exiting Trips          |           |                 |
|                                                              | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized |
| Office                                                       |                        |           |                 |                        |           |                 |
| Retail                                                       |                        |           |                 |                        |           |                 |
| Restaurant                                                   |                        |           |                 |                        |           |                 |
| Cinema/Entertainment                                         |                        |           |                 |                        |           |                 |
| Residential                                                  |                        |           |                 |                        |           |                 |
| Hotel                                                        |                        |           |                 |                        |           |                 |
| All Other Land Uses <sup>2</sup>                             |                        |           |                 |                        |           |                 |

| <b>Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)</b> |                  |        |            |                      |             |       |
|----------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                    | Destination (To) |        |            |                      |             |       |
|                                                                                  | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                           |                  |        |            |                      |             |       |
| Retail                                                                           |                  |        |            |                      |             |       |
| Restaurant                                                                       |                  |        |            |                      |             |       |
| Cinema/Entertainment                                                             |                  |        |            |                      |             |       |
| Residential                                                                      |                  |        |            |                      |             |       |
| Hotel                                                                            |                  |        |            |                      |             |       |

| <b>Table 4-A: Internal Person-Trip Origin-Destination Matrix*</b> |                  |        |            |                      |             |       |
|-------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                     | Destination (To) |        |            |                      |             |       |
|                                                                   | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                            |                  | 1      | 2          | 0                    | 0           | 0     |
| Retail                                                            | 1                |        | 1          | 0                    | 1           | 0     |
| Restaurant                                                        | 4                | 1      |            | 0                    | 2           | 0     |
| Cinema/Entertainment                                              | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                       | 1                | 1      | 20         | 0                    |             | 0     |
| Hotel                                                             | 0                | 0      | 0          | 0                    | 0           |       |

| <b>Table 5-A: Computations Summary</b>    |       |          |         |
|-------------------------------------------|-------|----------|---------|
|                                           | Total | Entering | Exiting |
| All Person-Trips                          | 991   | 485      | 506     |
| Internal Capture Percentage               | 7%    | 7%       | 7%      |
| External Vehicle-Trips <sup>5</sup>       | 921   | 450      | 471     |
| External Transit-Trips <sup>5</sup>       | 0     | 0        | 0       |
| External Non-Motorized Trips <sup>6</sup> | 0     | 0        | 0       |

| <b>Table 6-A: Internal Trip Capture Percentages by Land Use</b> |                |               |
|-----------------------------------------------------------------|----------------|---------------|
| Land Use                                                        | Entering Trips | Exiting Trips |
| Office                                                          | 21%            | 75%           |
| Retail                                                          | 38%            | 60%           |
| Restaurant                                                      | 13%            | 4%            |
| Cinema/Entertainment                                            | N/A            | N/A           |
| Residential                                                     | 10%            | 22%           |
| Hotel                                                           | N/A            | N/A           |

|                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.                                                                                                                                                                         |
| <sup>2</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.                                                                                                                                               |
| <sup>3</sup> Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i> ).                                                                                                                                                                                 |
| <sup>4</sup> Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete. |
| <sup>5</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.                                                                                                                                                                                            |
| <sup>6</sup> Person-Trips                                                                                                                                                                                                                                                                               |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                                                                                                                                                               |
| Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1                                                                                                                                                                                                                    |

|                         |                           |
|-------------------------|---------------------------|
| <b>Project Name:</b>    | Sophie Foster Development |
| <b>Analysis Period:</b> | AM Street Peak Hour       |

| <b>Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends</b> |                               |               |               |                              |               |               |
|-----------------------------------------------------------------------|-------------------------------|---------------|---------------|------------------------------|---------------|---------------|
| Land Use                                                              | Table 7-A (D): Entering Trips |               |               | Table 7-A (O): Exiting Trips |               |               |
|                                                                       | Veh. Occ.                     | Vehicle-Trips | Person-Trips* | Veh. Occ.                    | Vehicle-Trips | Person-Trips* |
| Office                                                                | 1.00                          | 29            | 29            | 1.00                         | 4             | 4             |
| Retail                                                                | 1.00                          | 8             | 8             | 1.00                         | 5             | 5             |
| Restaurant                                                            | 1.00                          | 172           | 172           | 1.00                         | 160           | 160           |
| Cinema/Entertainment                                                  | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |
| Residential                                                           | 1.00                          | 30            | 30            | 1.00                         | 99            | 99            |
| Hotel                                                                 | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |

| <b>Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)</b> |                  |        |            |                      |             |       |
|-------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                             | Destination (To) |        |            |                      |             |       |
|                                                                                           | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                    |                  | 1      | 3          | 0                    | 0           | 0     |
| Retail                                                                                    | 1                |        | 1          | 0                    | 1           | 0     |
| Restaurant                                                                                | 50               | 22     |            | 0                    | 6           | 5     |
| Cinema/Entertainment                                                                      | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                                               | 2                | 1      | 20         | 0                    |             | 0     |
| Hotel                                                                                     | 0                | 0      | 0          | 0                    | 0           |       |

| <b>Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)</b> |                  |        |            |                      |             |       |
|------------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                                  | Destination (To) |        |            |                      |             |       |
|                                                                                                | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                         |                  | 3      | 40         | 0                    | 0           | 0     |
| Retail                                                                                         | 1                |        | 86         | 0                    | 1           | 0     |
| Restaurant                                                                                     | 4                | 1      |            | 0                    | 2           | 0     |
| Cinema/Entertainment                                                                           | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                                                    | 1                | 1      | 34         | 0                    |             | 0     |
| Hotel                                                                                          | 1                | 0      | 10         | 0                    | 0           |       |

| <b>Table 9-A (D): Internal and External Trips Summary (Entering Trips)</b> |                       |          |       |                         |                      |                            |
|----------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Destination Land Use                                                       | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                            | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                     | 6                     | 23       | 29    | 23                      | 0                    | 0                          |
| Retail                                                                     | 3                     | 5        | 8     | 5                       | 0                    | 0                          |
| Restaurant                                                                 | 23                    | 149      | 172   | 149                     | 0                    | 0                          |
| Cinema/Entertainment                                                       | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                                | 3                     | 27       | 30    | 27                      | 0                    | 0                          |
| Hotel                                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                           | 0                     | 246      | 246   | 246                     | 0                    | 0                          |

| <b>Table 9-A (O): Internal and External Trips Summary (Exiting Trips)</b> |                       |          |       |                         |                      |                            |
|---------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Origin Land Use                                                           | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                           | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                    | 3                     | 1        | 4     | 1                       | 0                    | 0                          |
| Retail                                                                    | 3                     | 2        | 5     | 2                       | 0                    | 0                          |
| Restaurant                                                                | 7                     | 153      | 160   | 153                     | 0                    | 0                          |
| Cinema/Entertainment                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                               | 22                    | 77       | 99    | 77                      | 0                    | 0                          |
| Hotel                                                                     | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                          | 0                     | 238      | 238   | 238                     | 0                    | 0                          |

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A                                              |
| <sup>2</sup> Person-Trips                                                                                                                                |
| <sup>3</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                |

| NCHRP 684 Internal Trip Capture Estimation Tool |                           |                      |          |  |  |
|-------------------------------------------------|---------------------------|----------------------|----------|--|--|
| <b>Project Name:</b>                            | Sophie Foster Development | <b>Organization:</b> | IMEG     |  |  |
| <b>Project Location:</b>                        | Davenport, IA             | <b>Performed By:</b> | CJS      |  |  |
| <b>Scenario Description:</b>                    |                           | <b>Date:</b>         | 5/1/2018 |  |  |
| <b>Analysis Year:</b>                           | 2019                      | <b>Checked By:</b>   |          |  |  |
| <b>Analysis Period:</b>                         | PM Street Peak Hour       | <b>Date:</b>         |          |  |  |

| Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate) |                                         |          |             |                                      |          |         |
|------------------------------------------------------------------------------|-----------------------------------------|----------|-------------|--------------------------------------|----------|---------|
| Land Use                                                                     | Development Data (For Information Only) |          |             | Estimated Vehicle-Trips <sup>3</sup> |          |         |
|                                                                              | ITE LUCs <sup>1</sup>                   | Quantity | Units       | Total                                | Entering | Exiting |
| Office                                                                       | 715                                     | 6,000    | 1000 sf GFA | 31                                   | 5        | 26      |
| Retail                                                                       | 815                                     | 10,500   | 1000 sf GFA | 51                                   | 25       | 26      |
| Restaurant                                                                   | 932                                     | 15,000   | 1000 sf GFA | 286                                  | 156      | 130     |
| Cinema/Entertainment                                                         |                                         |          |             | 0                                    |          |         |
| Residential                                                                  | 220                                     | 280      | DU          | 157                                  | 99       | 58      |
| Hotel                                                                        |                                         |          |             | 0                                    |          |         |
| All Other Land Uses <sup>2</sup>                                             | 912,945,949                             | 7,200    | 1000 sf GFA | 469                                  | 234      | 235     |
|                                                                              |                                         |          |             | 994                                  | 519      | 475     |

| Table 2-P: Mode Split and Vehicle Occupancy Estimates |                        |           |                 |                        |           |                 |
|-------------------------------------------------------|------------------------|-----------|-----------------|------------------------|-----------|-----------------|
| Land Use                                              | Entering Trips         |           |                 | Exiting Trips          |           |                 |
|                                                       | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized |
| Office                                                |                        |           |                 |                        |           |                 |
| Retail                                                |                        |           |                 |                        |           |                 |
| Restaurant                                            |                        |           |                 |                        |           |                 |
| Cinema/Entertainment                                  |                        |           |                 |                        |           |                 |
| Residential                                           |                        |           |                 |                        |           |                 |
| Hotel                                                 |                        |           |                 |                        |           |                 |
| All Other Land Uses <sup>2</sup>                      |                        |           |                 |                        |           |                 |

| Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance) |                  |        |            |                      |             |       |
|---------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                             | Destination (To) |        |            |                      |             |       |
|                                                                           | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                    |                  | 500    | 250        |                      | 700         |       |
| Retail                                                                    |                  |        |            |                      | 1000        |       |
| Restaurant                                                                |                  |        |            |                      | 1000        |       |
| Cinema/Entertainment                                                      |                  |        |            |                      |             |       |
| Residential                                                               |                  | 1000   | 1000       |                      |             |       |
| Hotel                                                                     |                  |        |            |                      |             |       |

| Table 4-P: Internal Person-Trip Origin-Destination Matrix* |                  |        |            |                      |             |       |
|------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                              | Destination (To) |        |            |                      |             |       |
|                                                            | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                     |                  | 2      | 1          | 0                    | 1           | 0     |
| Retail                                                     | 0                |        | 8          | 0                    | 6           | 0     |
| Restaurant                                                 | 1                | 13     |            | 0                    | 16          | 0     |
| Cinema/Entertainment                                       | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                | 2                | 2      | 9          | 0                    |             | 0     |
| Hotel                                                      | 0                | 0      | 0          | 0                    | 0           |       |

| Table 5-P: Computations Summary           |       |          |         |
|-------------------------------------------|-------|----------|---------|
|                                           | Total | Entering | Exiting |
| All Person-Trips                          | 994   | 519      | 475     |
| Internal Capture Percentage               | 12%   | 12%      | 13%     |
| External Vehicle-Trips <sup>5</sup>       | 872   | 458      | 414     |
| External Transit-Trips <sup>5</sup>       | 0     | 0        | 0       |
| External Non-Motorized Trips <sup>6</sup> | 0     | 0        | 0       |

| Table 6-P: Internal Trip Capture Percentages by Land Use |                |               |
|----------------------------------------------------------|----------------|---------------|
| Land Use                                                 | Entering Trips | Exiting Trips |
| Office                                                   | 60%            | 15%           |
| Retail                                                   | 68%            | 54%           |
| Restaurant                                               | 12%            | 23%           |
| Cinema/Entertainment                                     | N/A            | N/A           |
| Residential                                              | 23%            | 22%           |
| Hotel                                                    | N/A            | N/A           |

|                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.                                        |
| <sup>2</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.              |
| <sup>3</sup> Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i> ).                                                |
| <sup>4</sup> Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made. |
| <sup>5</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.                                                           |
| <sup>6</sup> Person-Trips                                                                                                                                              |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                              |
| Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1                                                                                   |



|                         |                           |
|-------------------------|---------------------------|
| <b>Project Name:</b>    | Sophie Foster Development |
| <b>Analysis Period:</b> | PM Street Peak Hour       |

| <b>Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends</b> |                               |               |               |                              |               |               |
|-----------------------------------------------------------------------|-------------------------------|---------------|---------------|------------------------------|---------------|---------------|
| Land Use                                                              | Table 7-P (D): Entering Trips |               |               | Table 7-P (O): Exiting Trips |               |               |
|                                                                       | Veh. Occ.                     | Vehicle-Trips | Person-Trips* | Veh. Occ.                    | Vehicle-Trips | Person-Trips* |
| Office                                                                | 1.00                          | 5             | 5             | 1.00                         | 26            | 26            |
| Retail                                                                | 1.00                          | 25            | 25            | 1.00                         | 26            | 26            |
| Restaurant                                                            | 1.00                          | 156           | 156           | 1.00                         | 130           | 130           |
| Cinema/Entertainment                                                  | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |
| Residential                                                           | 1.00                          | 99            | 99            | 1.00                         | 58            | 58            |
| Hotel                                                                 | 1.00                          | 0             | 0             | 1.00                         | 0             | 0             |

| <b>Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)</b> |                  |        |            |                      |             |       |
|-------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                             | Destination (To) |        |            |                      |             |       |
|                                                                                           | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                    |                  | 5      | 1          | 0                    | 1           | 0     |
| Retail                                                                                    | 1                |        | 8          | 1                    | 6           | 1     |
| Restaurant                                                                                | 4                | 53     |            | 10                   | 22          | 9     |
| Cinema/Entertainment                                                                      | 0                | 0      | 0          |                      | 0           | 0     |
| Residential                                                                               | 2                | 19     | 9          | 0                    |             | 2     |
| Hotel                                                                                     | 0                | 0      | 0          | 0                    | 0           |       |

| <b>Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)</b> |                  |        |            |                      |             |       |
|------------------------------------------------------------------------------------------------|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)                                                                                  | Destination (To) |        |            |                      |             |       |
|                                                                                                | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office                                                                                         |                  | 2      | 3          | 0                    | 4           | 0     |
| Retail                                                                                         | 2                |        | 45         | 0                    | 46          | 0     |
| Restaurant                                                                                     | 2                | 13     |            | 0                    | 16          | 0     |
| Cinema/Entertainment                                                                           | 0                | 1      | 5          |                      | 4           | 0     |
| Residential                                                                                    | 3                | 2      | 17         | 0                    |             | 0     |
| Hotel                                                                                          | 0                | 1      | 8          | 0                    | 0           |       |

| <b>Table 9-P (D): Internal and External Trips Summary (Entering Trips)</b> |                       |          |       |                         |                      |                            |
|----------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Destination Land Use                                                       | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                            | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                     | 3                     | 2        | 5     | 2                       | 0                    | 0                          |
| Retail                                                                     | 17                    | 8        | 25    | 8                       | 0                    | 0                          |
| Restaurant                                                                 | 18                    | 138      | 156   | 138                     | 0                    | 0                          |
| Cinema/Entertainment                                                       | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                                | 23                    | 76       | 99    | 76                      | 0                    | 0                          |
| Hotel                                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                           | 0                     | 234      | 234   | 234                     | 0                    | 0                          |

| <b>Table 9-P (O): Internal and External Trips Summary (Exiting Trips)</b> |                       |          |       |                         |                      |                            |
|---------------------------------------------------------------------------|-----------------------|----------|-------|-------------------------|----------------------|----------------------------|
| Origin Land Use                                                           | Person-Trip Estimates |          |       | External Trips by Mode* |                      |                            |
|                                                                           | Internal              | External | Total | Vehicles <sup>1</sup>   | Transit <sup>2</sup> | Non-Motorized <sup>2</sup> |
| Office                                                                    | 4                     | 22       | 26    | 22                      | 0                    | 0                          |
| Retail                                                                    | 14                    | 12       | 26    | 12                      | 0                    | 0                          |
| Restaurant                                                                | 30                    | 100      | 130   | 100                     | 0                    | 0                          |
| Cinema/Entertainment                                                      | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| Residential                                                               | 13                    | 45       | 58    | 45                      | 0                    | 0                          |
| Hotel                                                                     | 0                     | 0        | 0     | 0                       | 0                    | 0                          |
| All Other Land Uses <sup>3</sup>                                          | 0                     | 235      | 235   | 235                     | 0                    | 0                          |

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <sup>1</sup> Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P                                              |
| <sup>2</sup> Person-Trips                                                                                                                                |
| <sup>3</sup> Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator |
| *Indicates computation that has been rounded to the nearest whole number.                                                                                |

**FIGURE C**  
**Table 7.1**  
**Sophie Foster Development**

| Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development |                         |              |              |
|-------------------------------------------------------------------------------------------------|-------------------------|--------------|--------------|
| Land Use Pairs                                                                                  |                         | Weekday      |              |
|                                                                                                 |                         | AM Peak Hour | PM Peak Hour |
| From OFFICE                                                                                     | To Office               | 0.0%         | 0.0%         |
|                                                                                                 | To Retail               | 28.0%        | 18.2%        |
|                                                                                                 | To Restaurant           | 63.0%        | 3.9%         |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 1.0%         | 2.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 0.0%         |
| From RETAIL                                                                                     | To Office               | 29.0%        | 2.0%         |
|                                                                                                 | To Retail               | 0.0%         | 0.0%         |
|                                                                                                 | To Restaurant           | 13.0%        | 29.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 4.0%         |
|                                                                                                 | To Residential          | 14.0%        | 24.2%        |
|                                                                                                 | To Hotel                | 0.0%         | 5.0%         |
| From RESTAURANT                                                                                 | To Office               | 31.0%        | 3.0%         |
|                                                                                                 | To Retail               | 14.0%        | 41.0%        |
|                                                                                                 | To Restaurant           | 0.0%         | 0.0%         |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 8.0%         |
|                                                                                                 | To Residential          | 4.0%         | 16.7%        |
|                                                                                                 | To Hotel                | 3.0%         | 7.0%         |
| From CINEMA/ENTERTAINMENT                                                                       | To Office               | 0.0%         | 2.0%         |
|                                                                                                 | To Retail               | 0.0%         | 21.0%        |
|                                                                                                 | To Restaurant           | 0.0%         | 31.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 0.0%         | 8.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 2.0%         |
| From RESIDENTIAL                                                                                | To Office               | 2.0%         | 4.0%         |
|                                                                                                 | To Retail               | 1.0%         | 31.9%        |
|                                                                                                 | To Restaurant           | 20.0%        | 16.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 0.0%         | 0.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 3.0%         |
| From HOTEL                                                                                      | To Office               | 75.0%        | 0.0%         |
|                                                                                                 | To Retail               | 14.0%        | 16.0%        |
|                                                                                                 | To Restaurant           | 9.0%         | 68.0%        |
|                                                                                                 | To Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                 | To Residential          | 0.0%         | 2.0%         |
|                                                                                                 | To Hotel                | 0.0%         | 0.0%         |

**FIGURE C**  
**Table 7.2**  
**Sophie Foster Development**

| Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development |                           |              |              |
|------------------------------------------------------------------------------------------------------|---------------------------|--------------|--------------|
| Land Use Pairs                                                                                       |                           | Weekday      |              |
|                                                                                                      |                           | AM Peak Hour | PM Peak Hour |
| To OFFICE                                                                                            | From Office               | 0.0%         | 0.0%         |
|                                                                                                      | From Retail               | 4.0%         | 31.0%        |
|                                                                                                      | From Restaurant           | 14.0%        | 30.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 6.0%         |
|                                                                                                      | From Residential          | 3.0%         | 57.0%        |
|                                                                                                      | From Hotel                | 3.0%         | 0.0%         |
| To RETAIL                                                                                            | From Office               | 32.0%        | 7.3%         |
|                                                                                                      | From Retail               | 0.0%         | 0.0%         |
|                                                                                                      | From Restaurant           | 8.0%         | 50.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 4.0%         |
|                                                                                                      | From Residential          | 17.0%        | 7.6%         |
|                                                                                                      | From Hotel                | 4.0%         | 2.0%         |
| To RESTAURANT                                                                                        | From Office               | 23.0%        | 2.0%         |
|                                                                                                      | From Retail               | 50.0%        | 29.0%        |
|                                                                                                      | From Restaurant           | 0.0%         | 0.0%         |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 3.0%         |
|                                                                                                      | From Residential          | 20.0%        | 10.6%        |
|                                                                                                      | From Hotel                | 6.0%         | 5.0%         |
| To CINEMA/ENTERTAINMENT                                                                              | From Office               | 0.0%         | 1.0%         |
|                                                                                                      | From Retail               | 0.0%         | 26.0%        |
|                                                                                                      | From Restaurant           | 0.0%         | 32.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 0.0%         |
|                                                                                                      | From Residential          | 0.0%         | 0.0%         |
|                                                                                                      | From Hotel                | 0.0%         | 0.0%         |
| To RESIDENTIAL                                                                                       | From Office               | 0.0%         | 4.0%         |
|                                                                                                      | From Retail               | 2.0%         | 46.0%        |
|                                                                                                      | From Restaurant           | 5.0%         | 16.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 4.0%         |
|                                                                                                      | From Residential          | 0.0%         | 0.0%         |
|                                                                                                      | From Hotel                | 0.0%         | 0.0%         |
| To HOTEL                                                                                             | From Office               | 0.0%         | 0.0%         |
|                                                                                                      | From Retail               | 0.0%         | 17.0%        |
|                                                                                                      | From Restaurant           | 4.0%         | 71.0%        |
|                                                                                                      | From Cinema/Entertainment | 0.0%         | 1.0%         |
|                                                                                                      | From Residential          | 0.0%         | 12.0%        |
|                                                                                                      | From Hotel                | 0.0%         | 0.0%         |

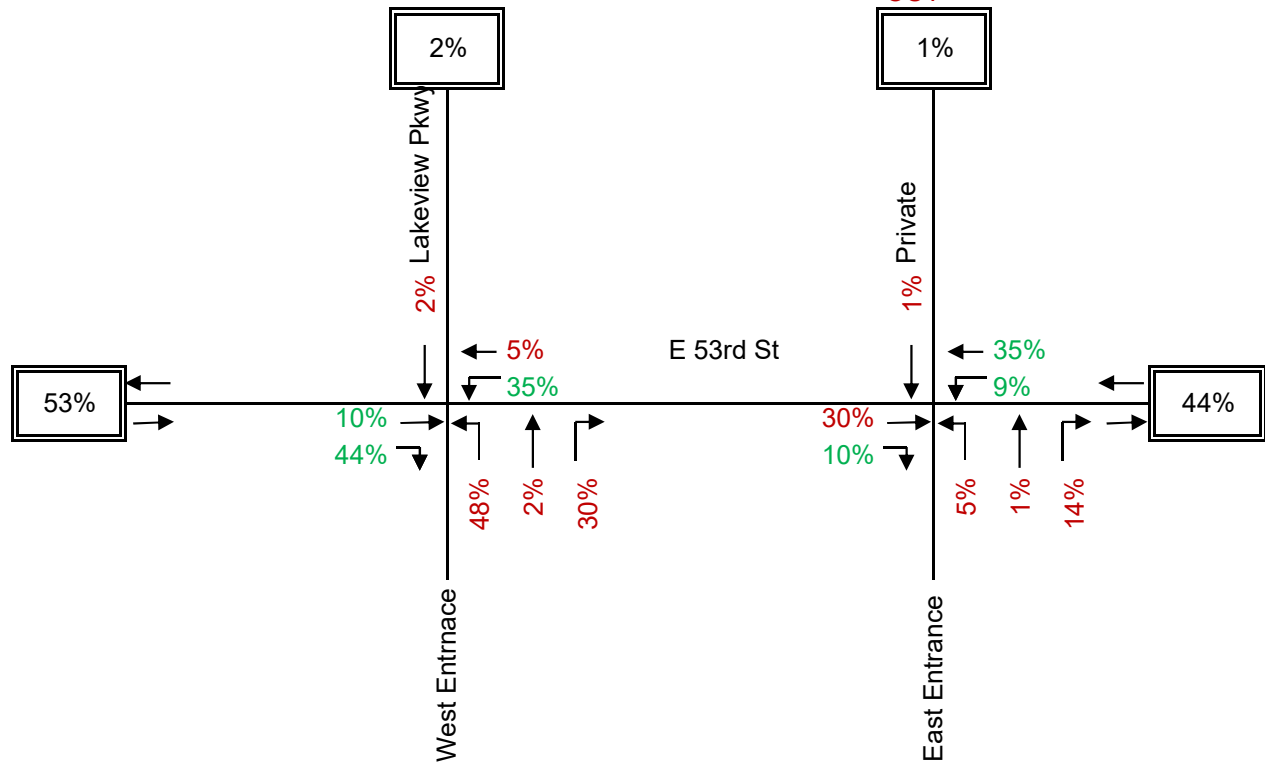
FIGURE D

TRIP END DISTRIBUTION  
Sophie Foster Development

Date: 5/2/2018

LEGEND

IN  
OUT





# FIGURE E

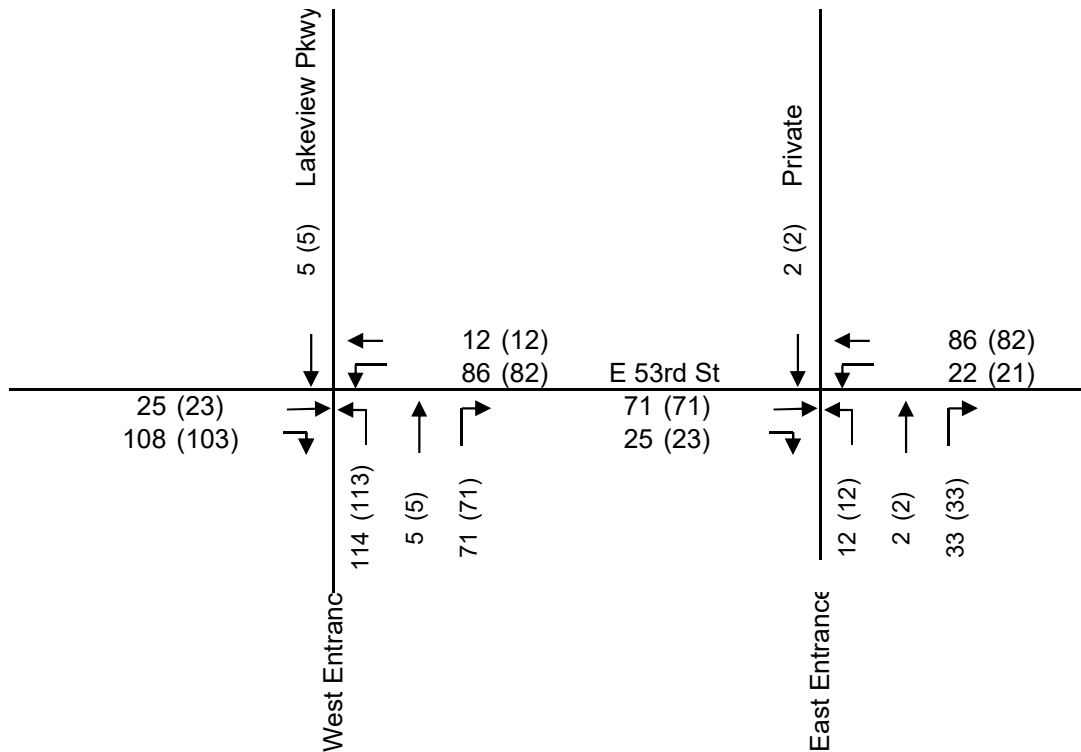
## TRIP END DISTRIBUTION Sophie Foster Development

After Deduction for Internal Capture

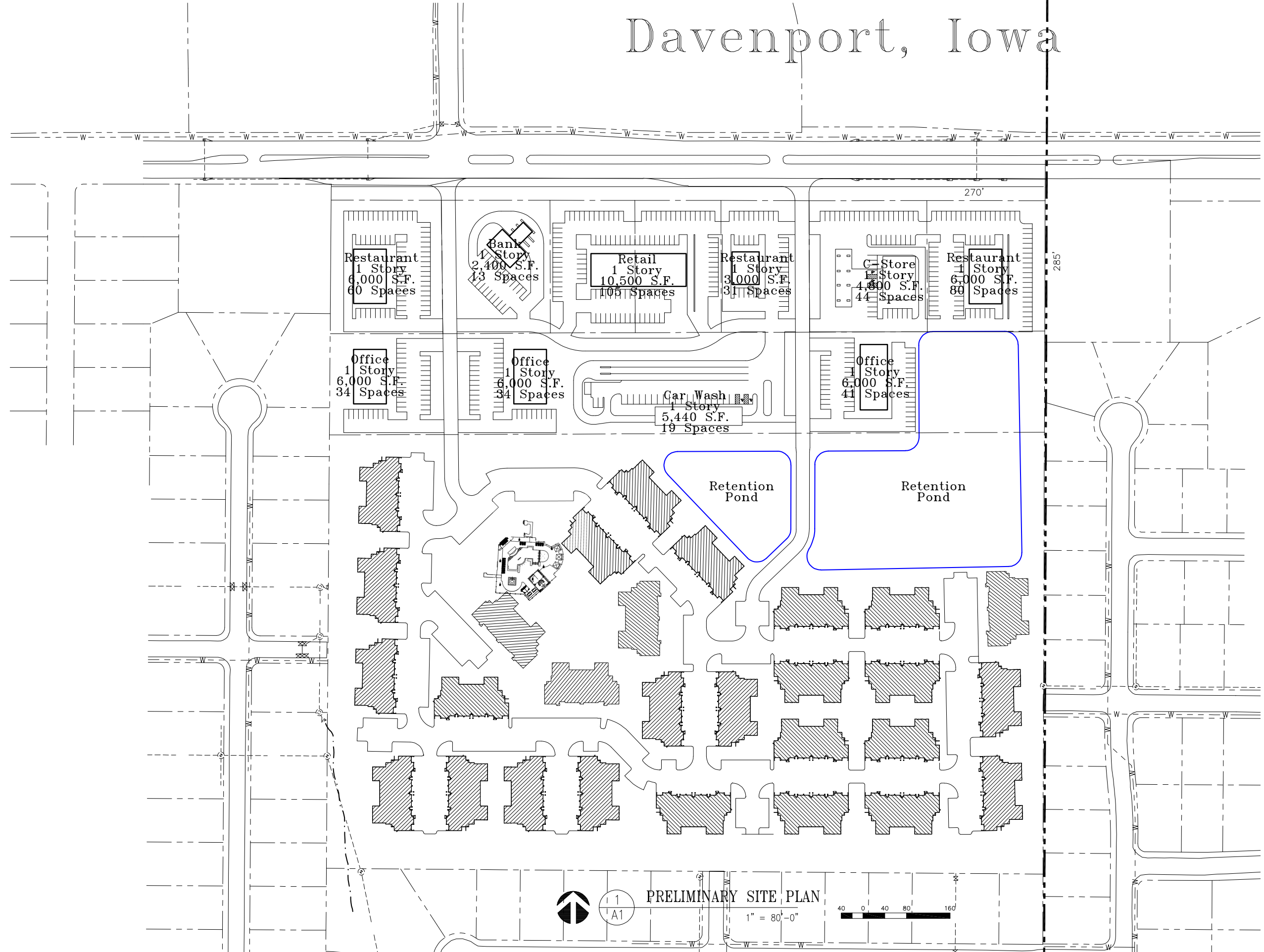
Date: 5/2/2018

|    | IN  | OUT |
|----|-----|-----|
| AM | 246 | 238 |
| PM | 234 | 235 |

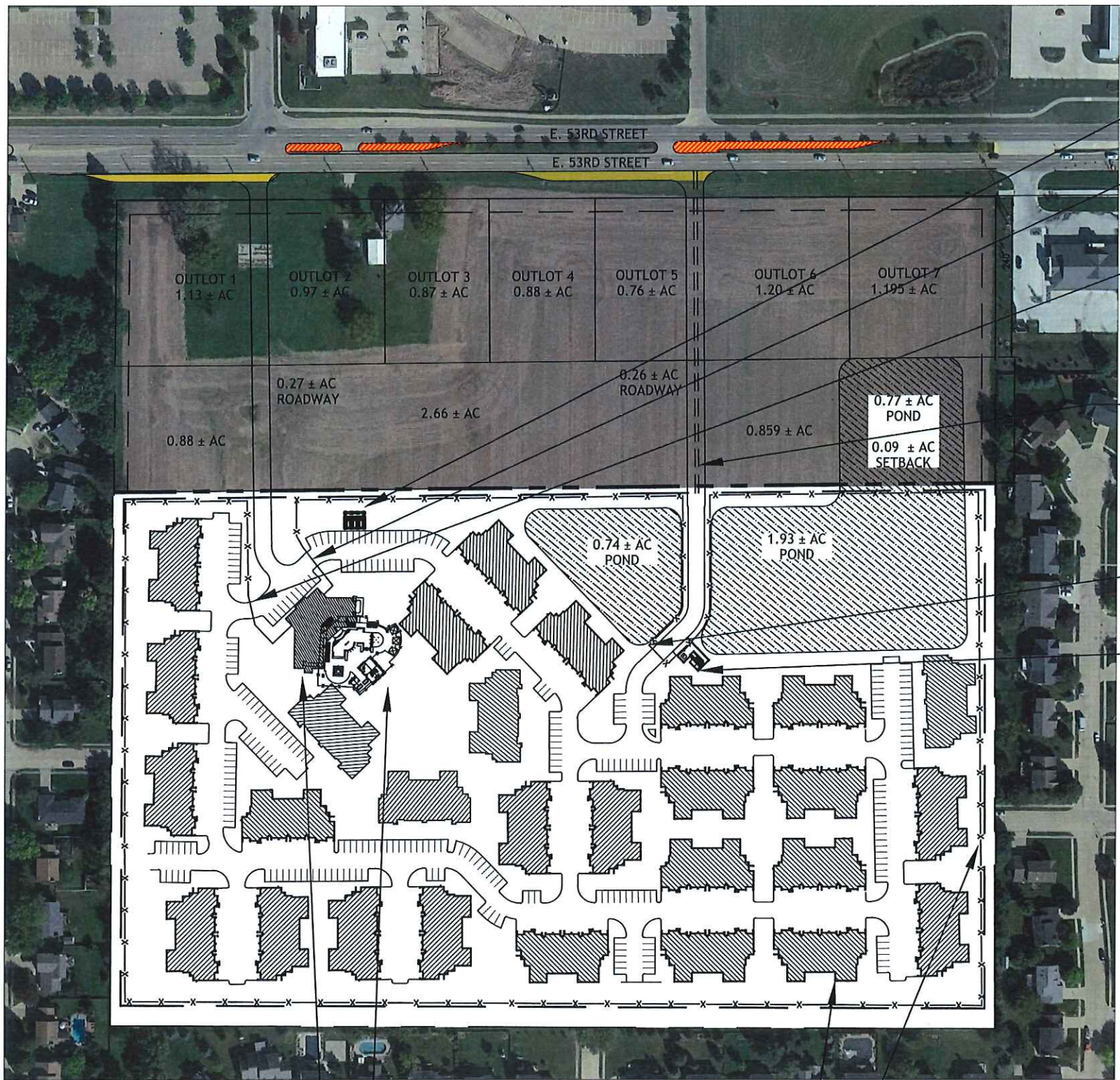
LEGEND  
AM (PM)



# East 53rd Street Retail Davenport, Iowa







CLUBHOUSE

POOL DECK AND DOG PARK

2-STORY BIG HOUSE GARAGE

2-STORY BIG HOUSE NON GARAGE

MAIL KIOSK

VEHICLE GATE

VEHICLE GATE

12" DIP WATER & 8" PVC SEWER

VEHICLE GATE

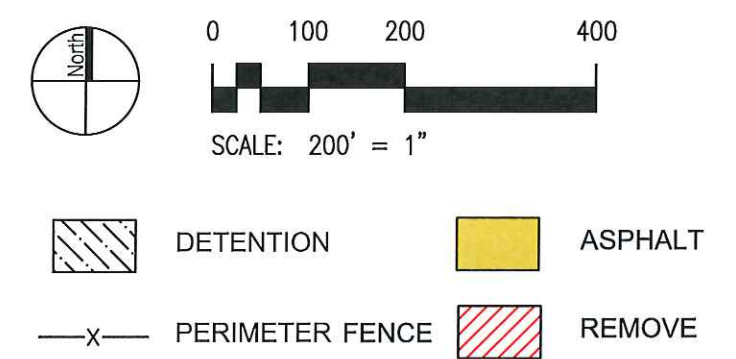
TRASH ENCLOSURE WITH RECYCLE

**WATERMARK**  
**DAVENPORT, IA**  
**DENSITY STUDY (RFP) | 18-0326**  
(24) 2 STORY "BIG HOUSE GARAGE" BUILDINGS  
(4) 2 STORY "BIG HOUSE" BUILDINGS  
(1) CLUBHOUSE

**MULTI FAMILY SITE SUMMARY**

|              |                              |
|--------------|------------------------------|
| SITE AREA:   | 24.18 ± ACRES                |
| TOTAL UNITS: | 296 UNITS                    |
| DENSITY:     | 12.24 UNITS/ACRE             |
| PARKING:     | 514 SPACES (1.74 RATIO)      |
| - SURFACE:   | 274 SURFACE SPACES           |
| - GARAGES:   | 240 ATTACHED GARAGES         |
| DETENTION:   | 3.54 ACRE WET POND FOOTPRINT |

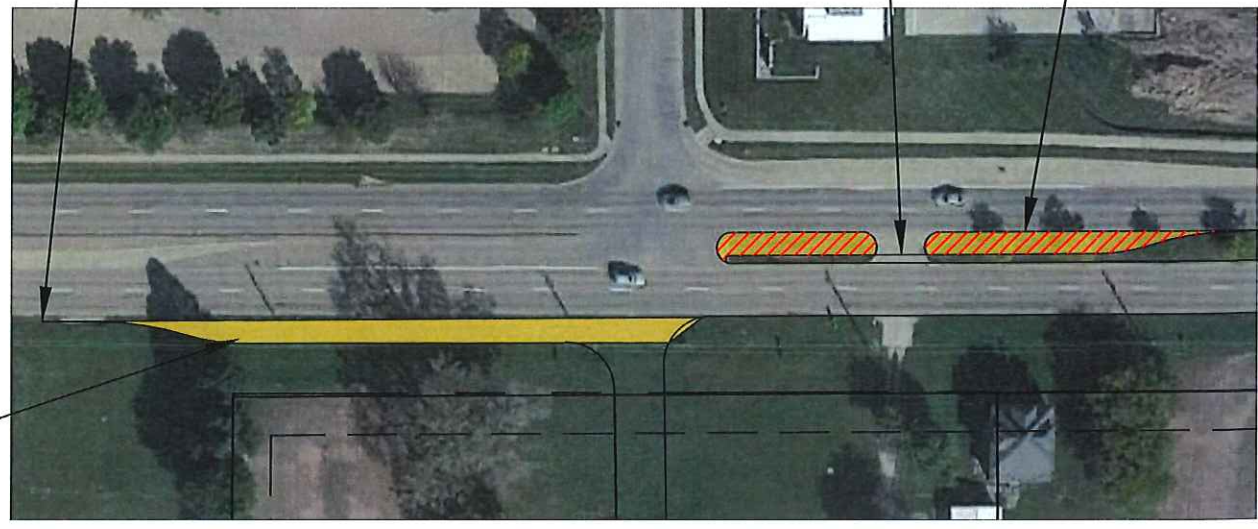
**RETAIL SITE SUMMARY**  
SITE AREA: 12.91 ± ACRES



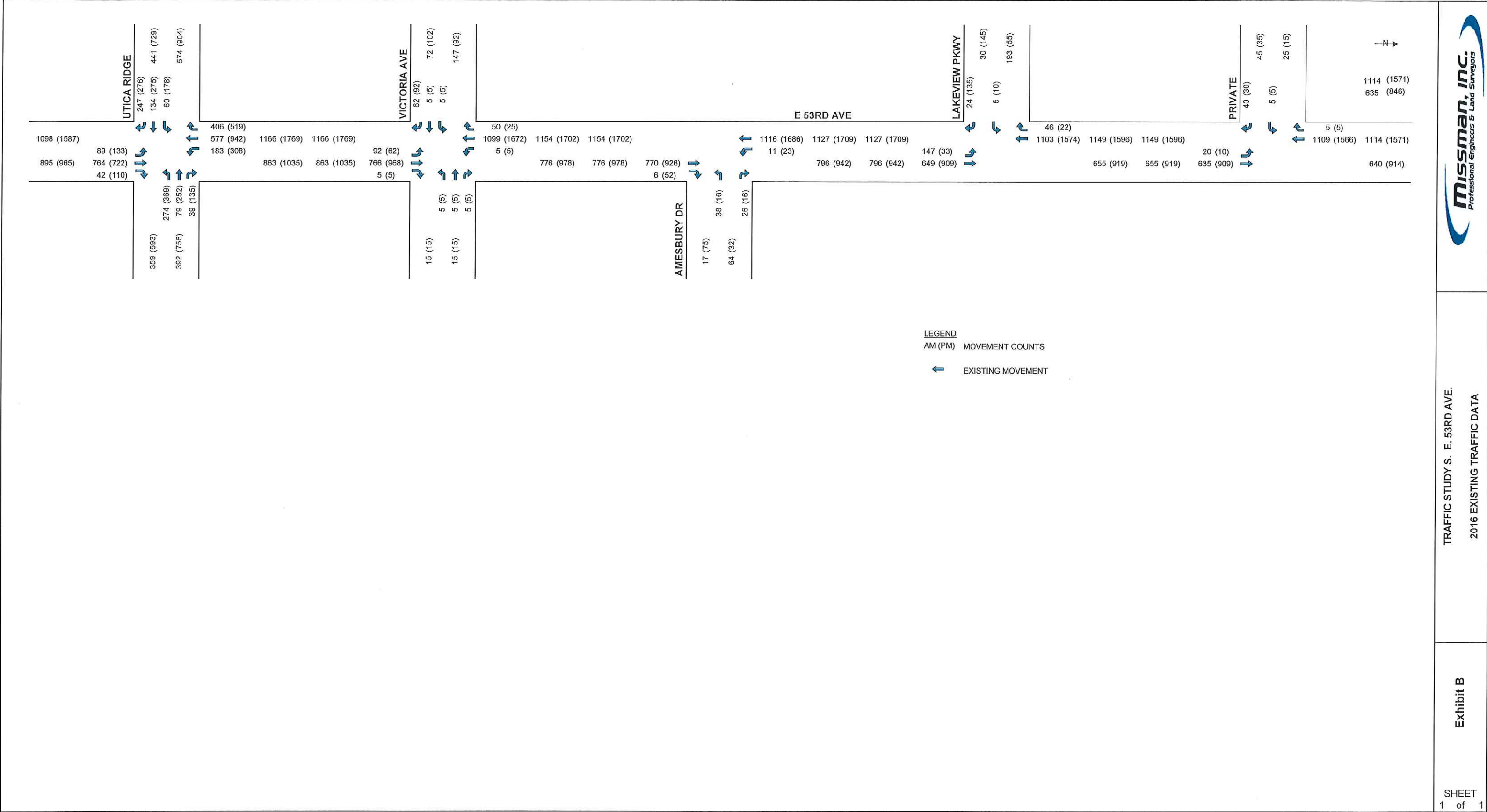
REMOVE CURRENT MEDIAN

NEW DECELERATION LANE

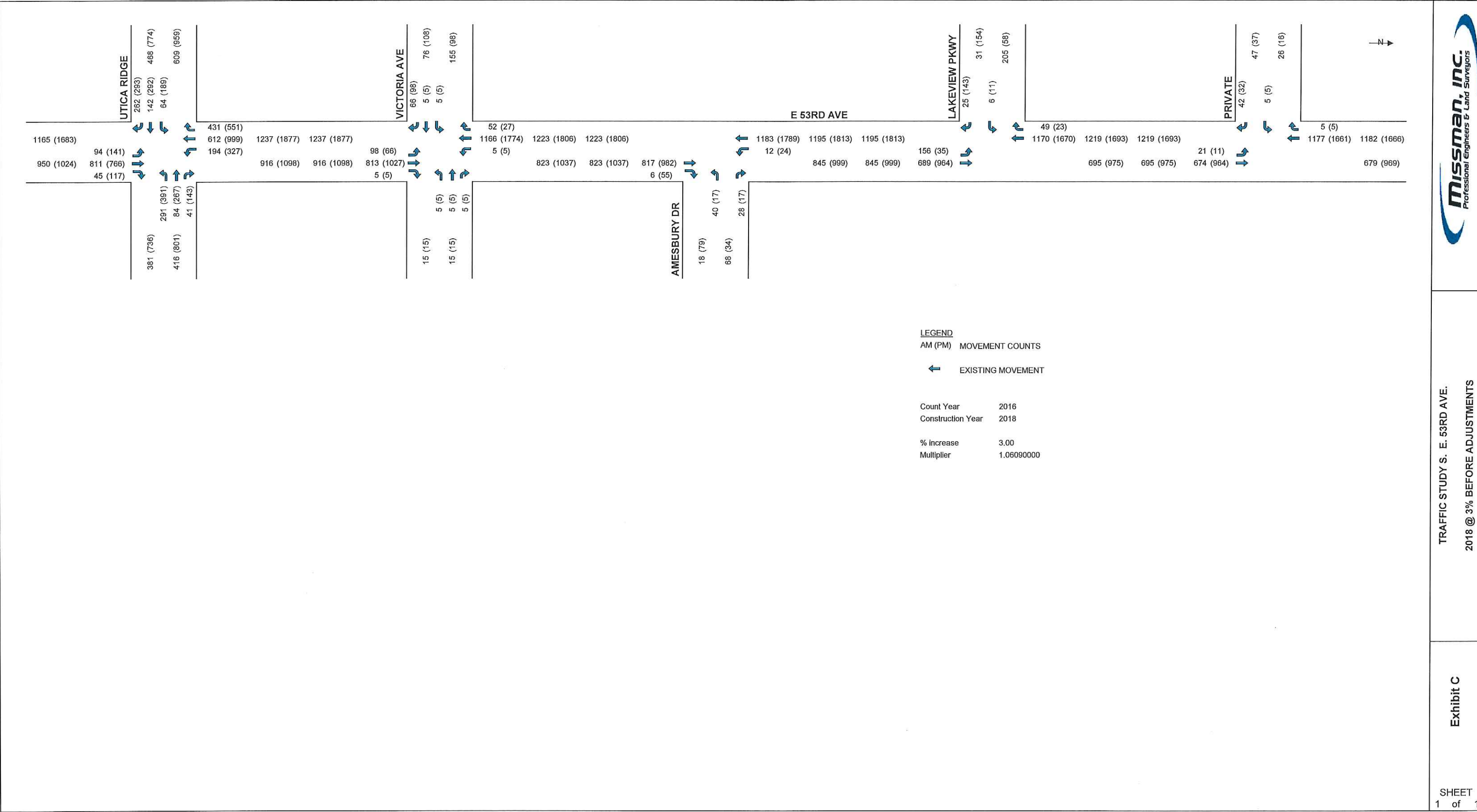
ASPHALT

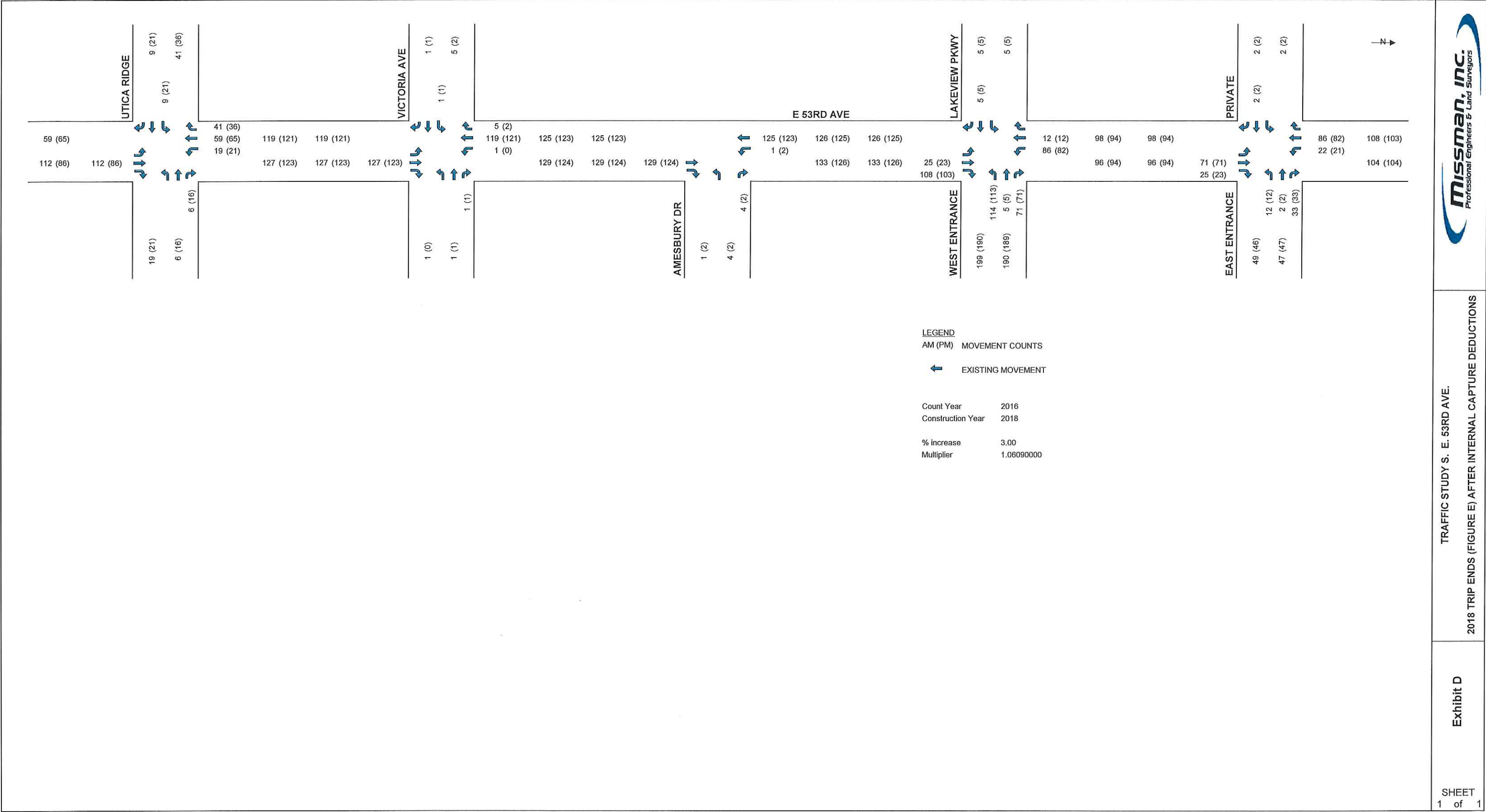


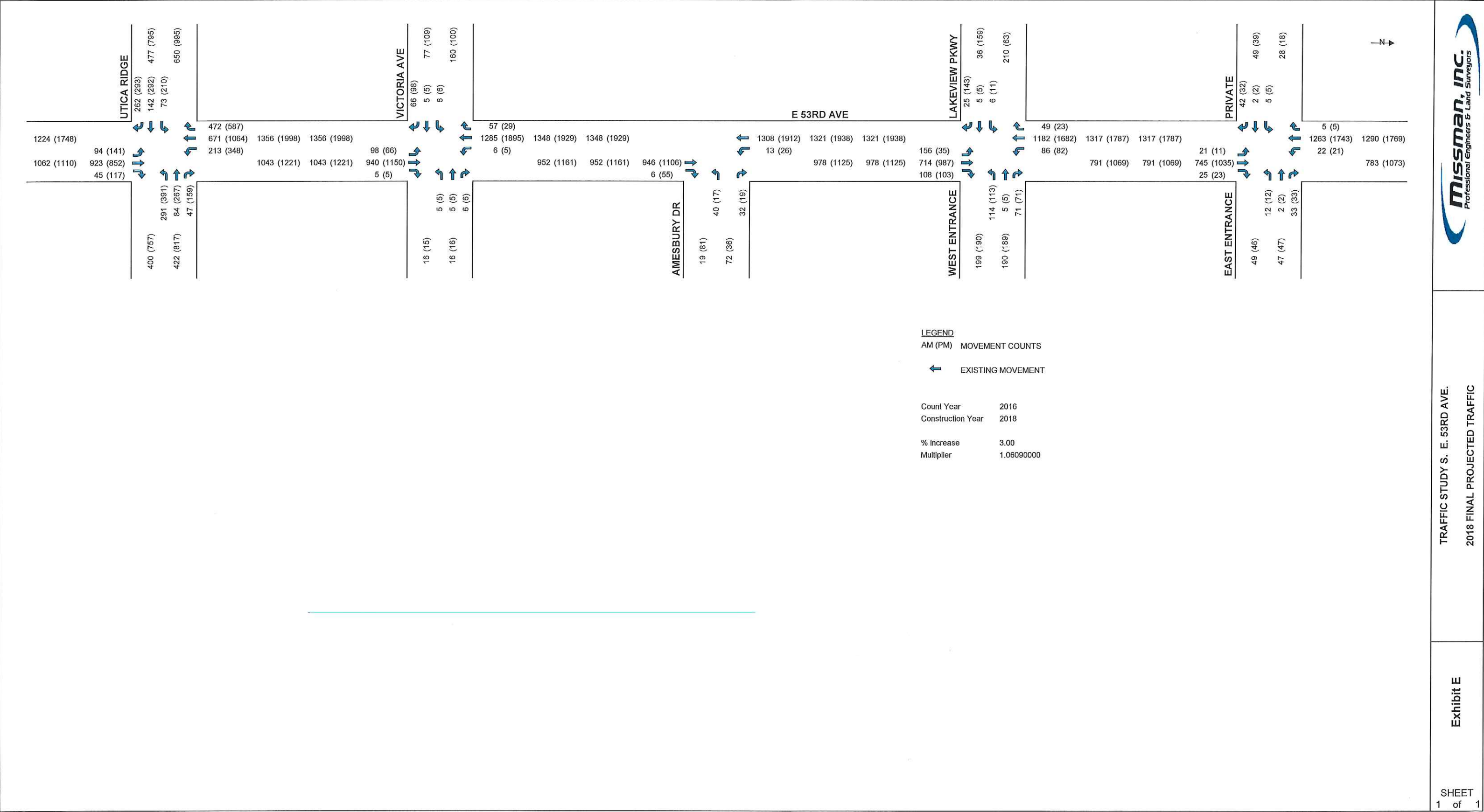














## APPENDIX

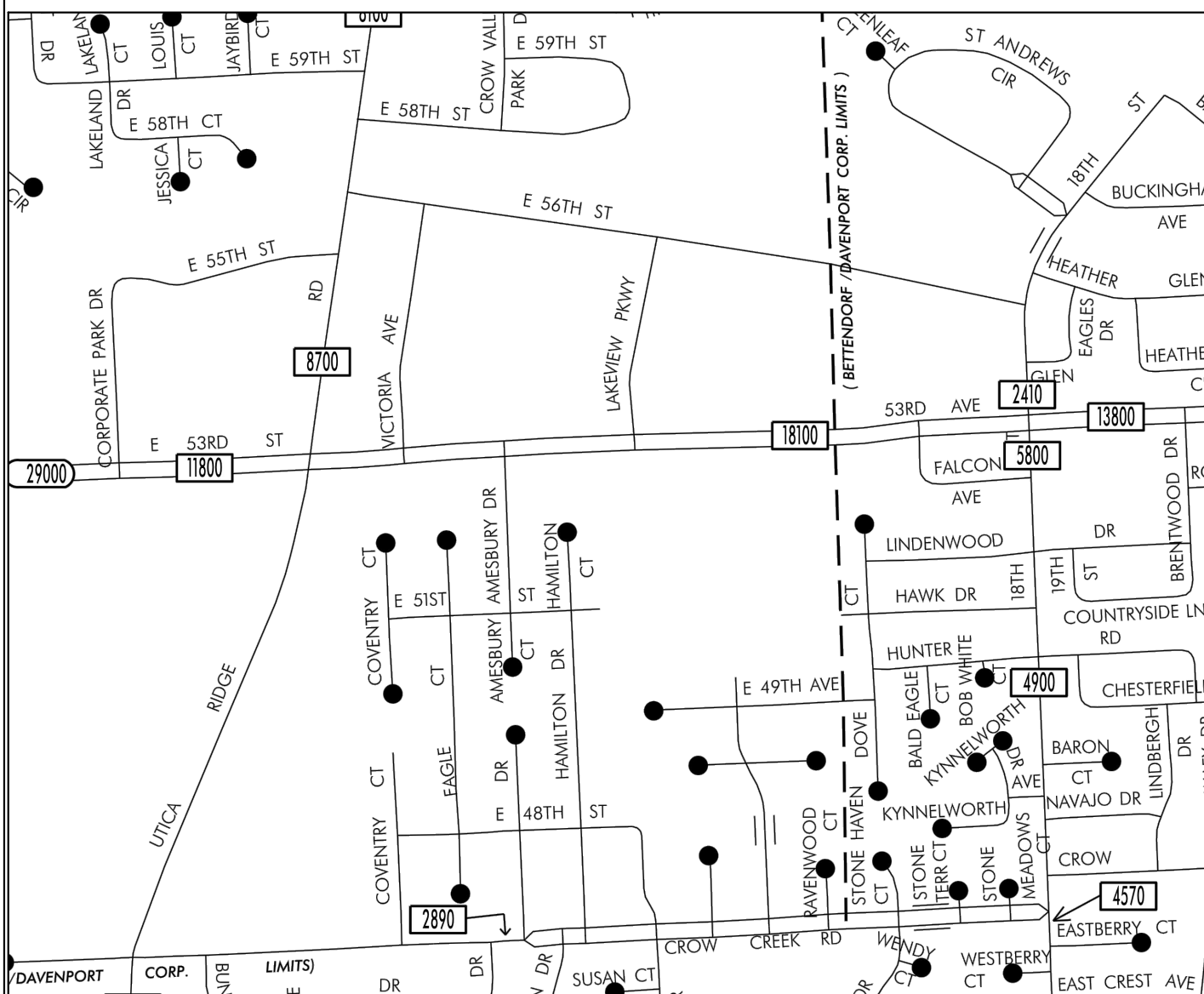
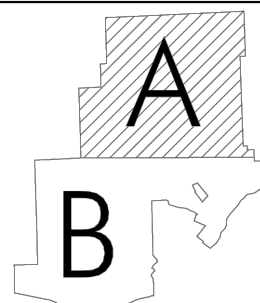


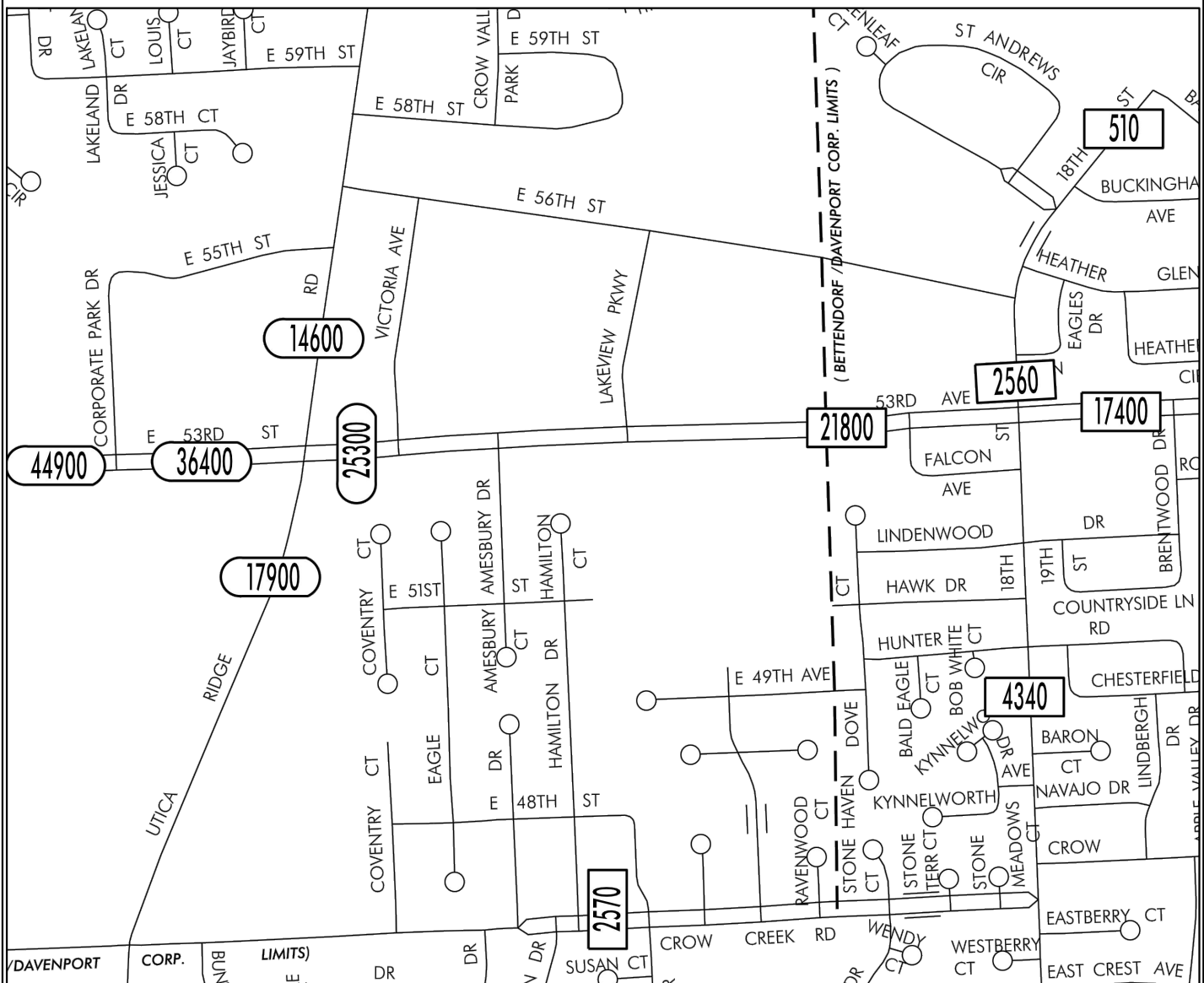
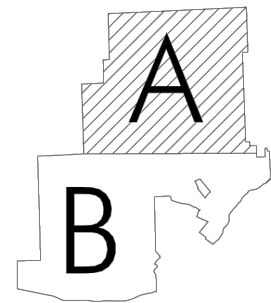
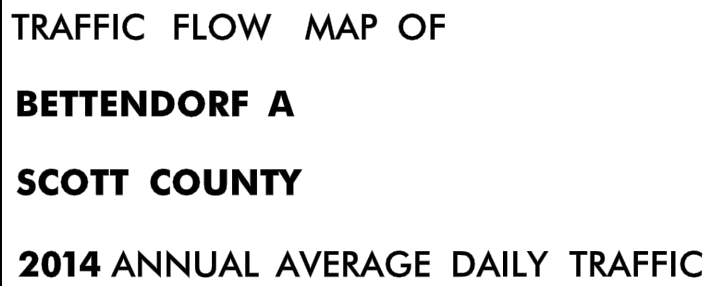


## BETTENDORF A

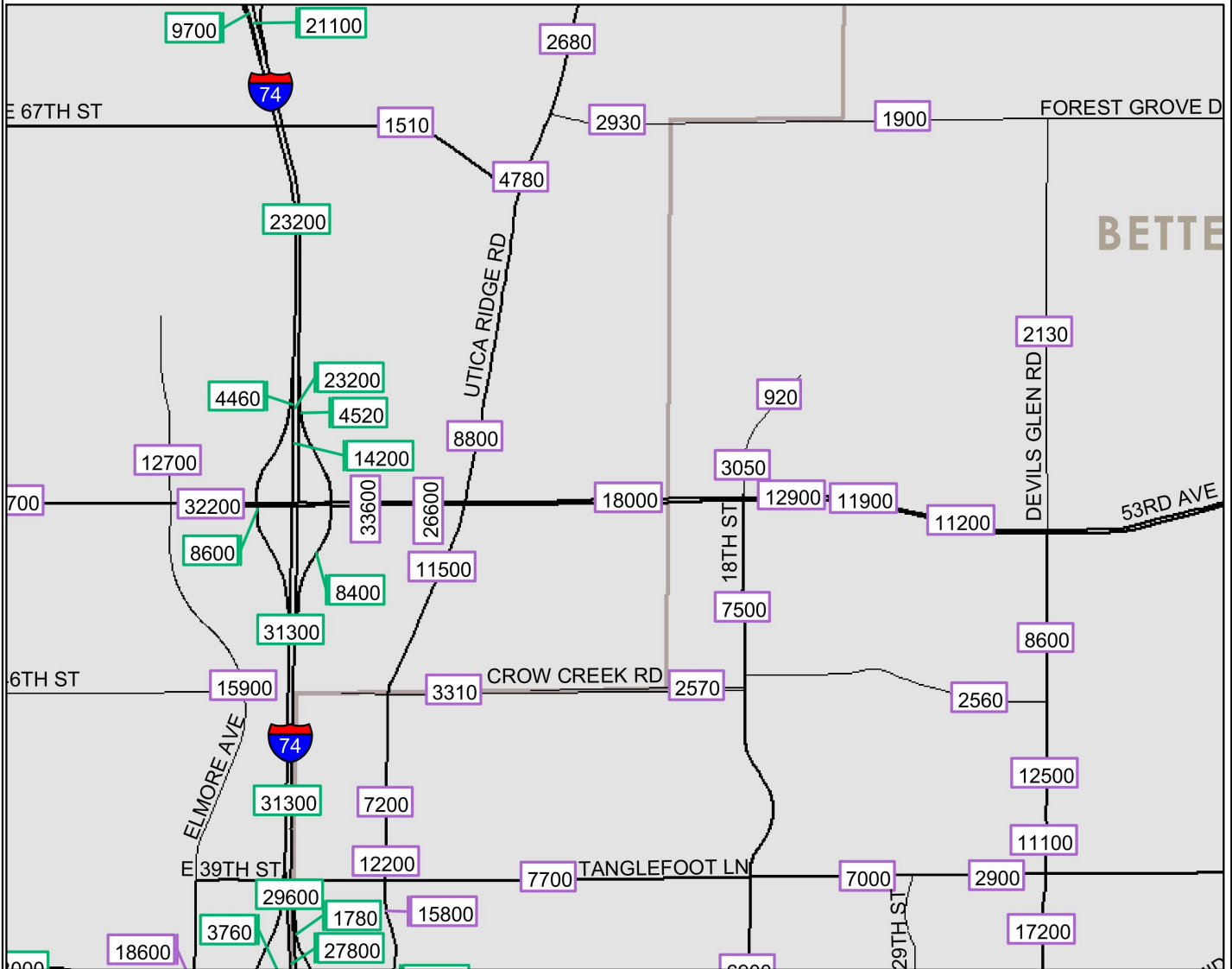
## SCOTT COUNTY

## 2010 ANNUAL AVERAGE DAILY TRAFFIC





# QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Count



## Legend

### Traffic Count Symbols

|                     |                                         |
|---------------------|-----------------------------------------|
| 12345 Illinois 2008 | 12345 Iowa 2008                         |
| 12345 Illinois 2007 | 12345 Iowa 2006                         |
| 12345 Illinois 2006 | 12345 Rock Island Arsenal November 2005 |

### Other Symbols

|  |                      |
|--|----------------------|
|  | Rivers/Water Bodies  |
|  | Corporate Boundaries |
|  | County Boundaries    |

Map prepared by Bi-State Regional Commission, February 2010

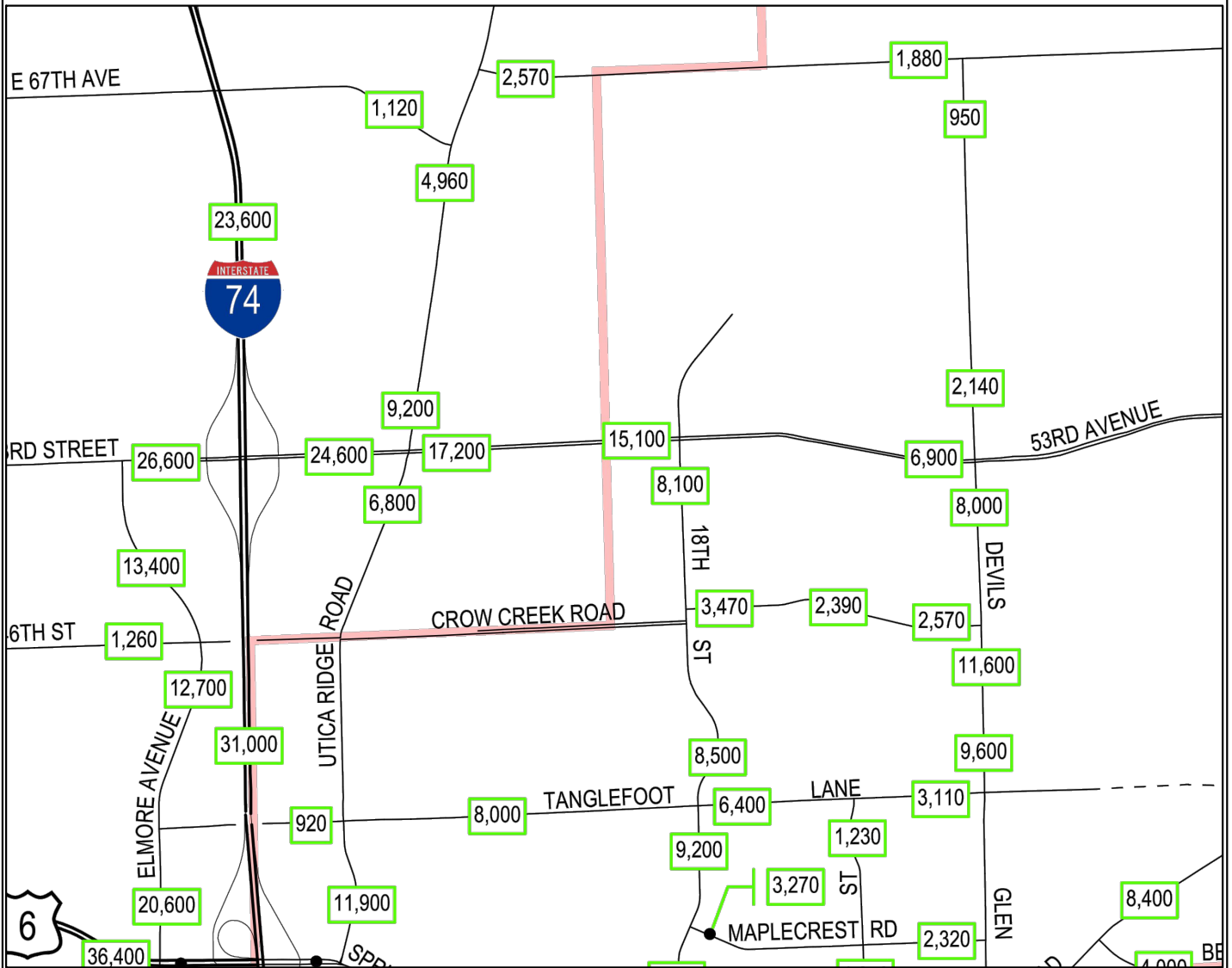
Data Sources: Illinois Department of Transportation;  
Iowa Department of Transportation;  
Rock Island Arsenal.

Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>

# QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Volume



## LEGEND

5,000 - 2003 AADT, Illinois DOT

5,000 - 2002 AADT, Iowa DOT

5,000 - 2001 AADT, Illinois DOT

5,000 - 1998 AADT, Iowa DOT

Map Prepared by Bi-State Regional Commission, June 2005

DATA SOURCE: Illinois Department of Transportation; Iowa Department of Transportation

Disclaimer: This map is for reference only. Data provided is derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown herein.



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>



# Iowa Department of Transportation

## Turning Movement Traffic Count Summary

### Annualized Daily Traffic For All Vehicles

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

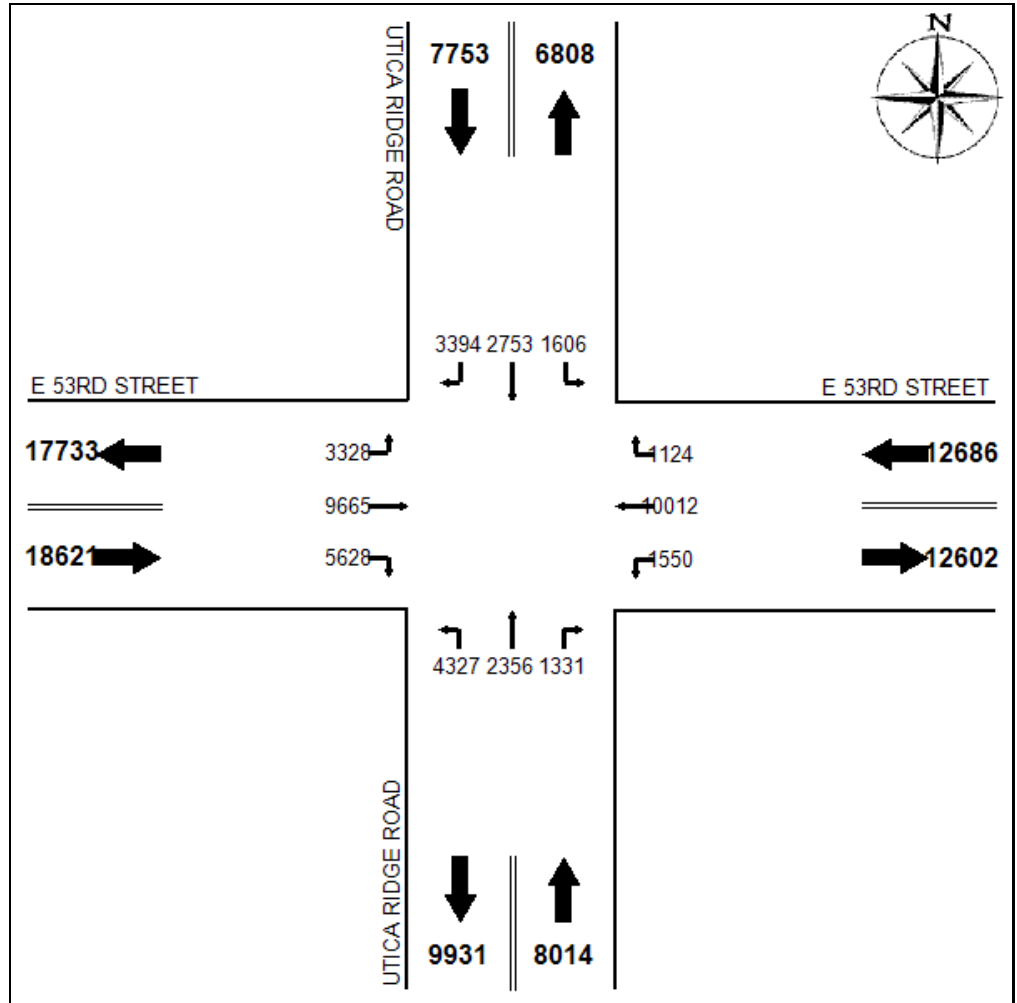
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** 1.980  
**Pass Class Factor:** 2.001  
**SU Class Factor:** 1.908  
**Combo Class Factor:** 1.716



#### Raw Data-All Vehicles:

|       | N Leg |     |     | E Leg |     |     | S Leg |     |     | W Leg |     |     |
|-------|-------|-----|-----|-------|-----|-----|-------|-----|-----|-------|-----|-----|
|       | L     | T   | R   | L     | T   | R   | L     | T   | R   | L     | T   | R   |
| 07:00 | 56    | 126 | 232 | 83    | 720 | 39  | 258   | 74  | 36  | 172   | 543 | 382 |
| 08:00 | 54    | 147 | 195 | 109   | 624 | 52  | 242   | 84  | 63  | 189   | 537 | 391 |
| 11:00 | 117   | 180 | 235 | 113   | 667 | 85  | 324   | 205 | 90  | 239   | 612 | 348 |
| 12:00 | 142   | 226 | 282 | 127   | 780 | 101 | 341   | 207 | 134 | 259   | 709 | 389 |
| 15:00 | 131   | 208 | 238 | 99    | 718 | 90  | 301   | 183 | 100 | 273   | 658 | 348 |
| 16:00 | 137   | 231 | 258 | 119   | 821 | 93  | 352   | 188 | 116 | 246   | 891 | 469 |
| 17:00 | 167   | 259 | 260 | 125   | 680 | 103 | 347   | 237 | 127 | 290   | 887 | 489 |

**Iowa Department of Transportation**  
**Turning Movement Traffic Count Summary**  
 Vehicle Type: Passenger Vehicles

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

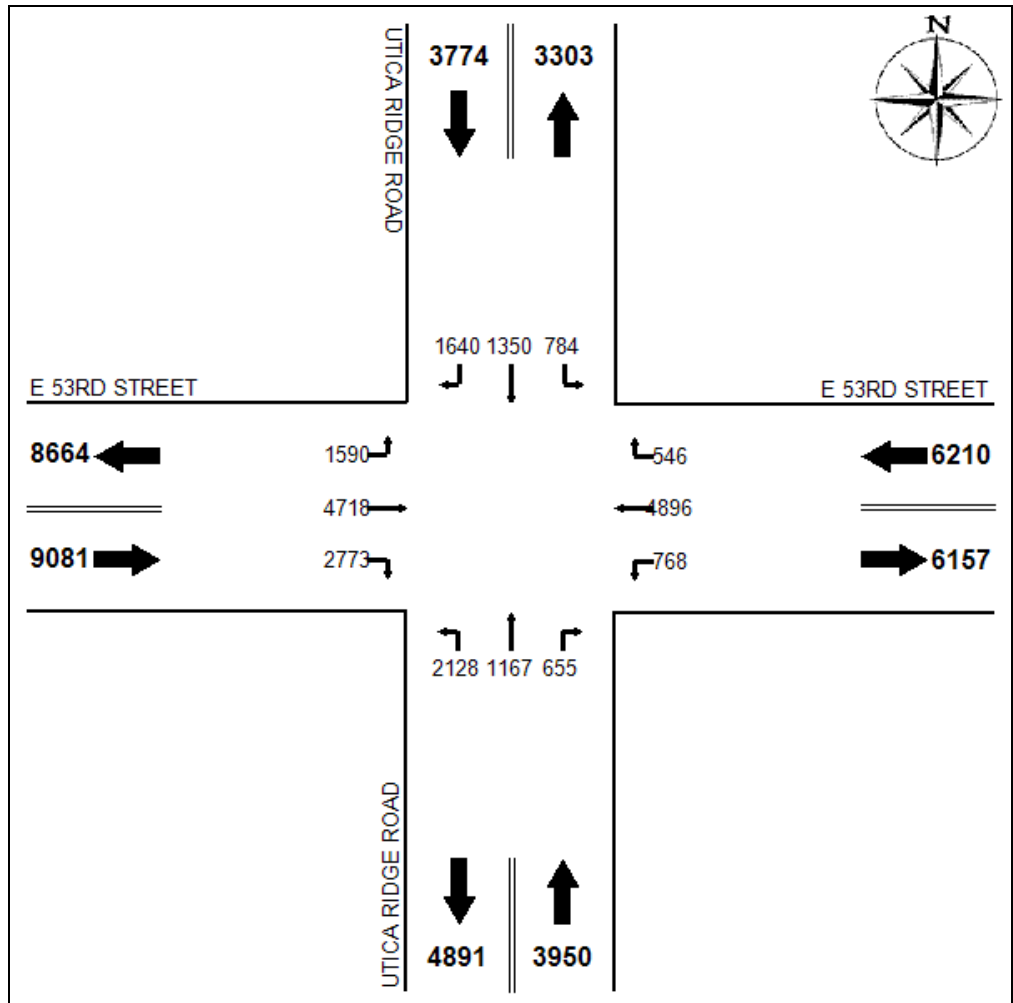
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** N/A  
**Pass Class Factor:** N/A  
**SU Class Factor:** N/A  
**Combo Class Factor:** N/A



**Raw Data-Passenger Vehicles:**

|       | N Leg |     |     | E Leg |     |     | S Leg |     |     | W Leg |     |     |
|-------|-------|-----|-----|-------|-----|-----|-------|-----|-----|-------|-----|-----|
|       | L     | T   | R   | L     | T   | R   | L     | T   | R   | L     | T   | R   |
| 07:00 | 55    | 121 | 228 | 83    | 707 | 39  | 256   | 73  | 35  | 159   | 526 | 375 |
| 08:00 | 49    | 144 | 186 | 105   | 603 | 49  | 231   | 84  | 63  | 171   | 502 | 383 |
| 11:00 | 113   | 177 | 220 | 111   | 653 | 82  | 318   | 200 | 88  | 222   | 588 | 338 |
| 12:00 | 137   | 223 | 272 | 126   | 751 | 96  | 334   | 205 | 131 | 249   | 694 | 385 |
| 15:00 | 129   | 204 | 234 | 99    | 702 | 88  | 296   | 182 | 99  | 265   | 647 | 344 |
| 16:00 | 137   | 226 | 246 | 119   | 810 | 91  | 349   | 187 | 113 | 237   | 880 | 465 |
| 17:00 | 164   | 255 | 254 | 125   | 670 | 101 | 344   | 236 | 126 | 287   | 881 | 483 |

**Iowa Department of Transportation**  
**Turning Movement Traffic Count Summary**  
 Vehicle Type: Single-Unit Trucks

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

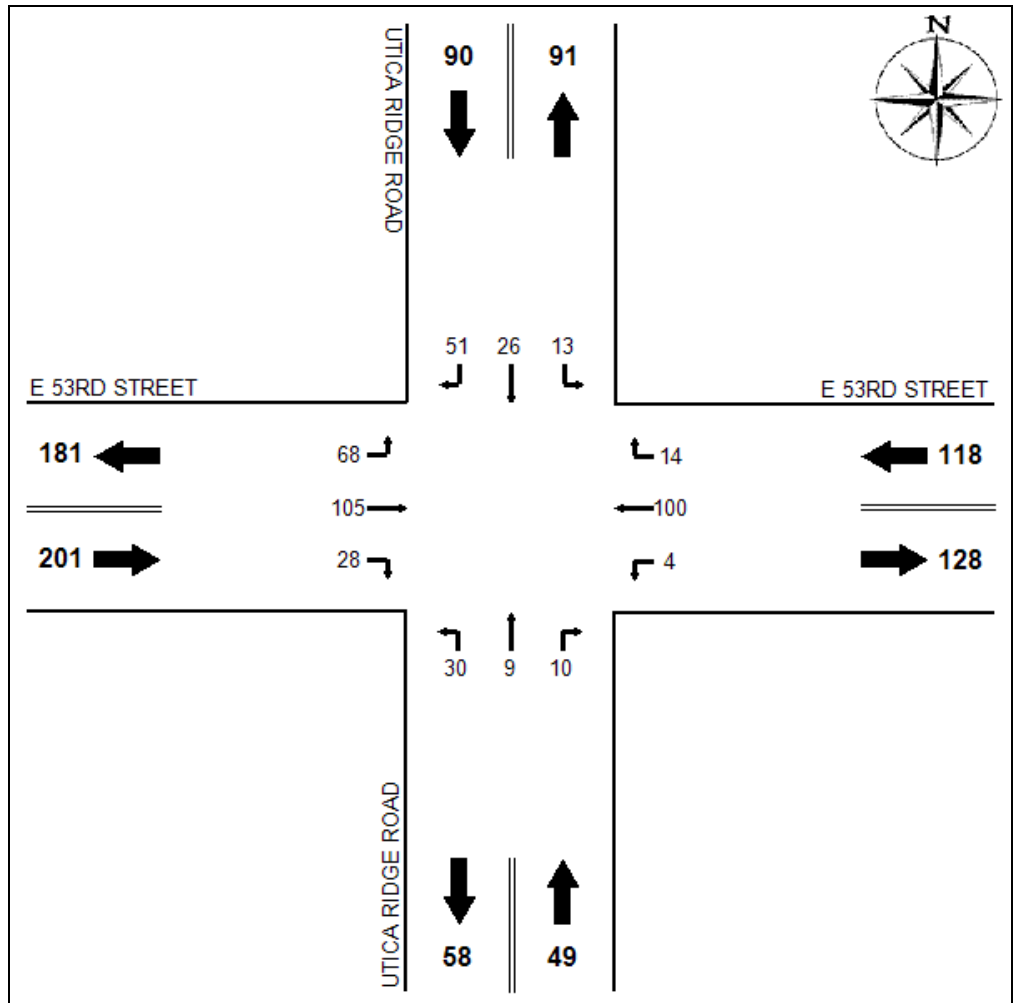
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** N/A  
**Pass Class Factor:** N/A  
**SU Class Factor:** N/A  
**Combo Class Factor:** N/A



**Raw Data-Single-Unit Trucks:**

|       | N Leg |   |    | E Leg |    |   | S Leg |   |   | W Leg |    |   |
|-------|-------|---|----|-------|----|---|-------|---|---|-------|----|---|
|       | L     | T | R  | L     | T  | R | L     | T | R | L     | T  | R |
| 07:00 | 0     | 4 | 1  | 0     | 12 | 0 | 2     | 0 | 1 | 11    | 16 | 3 |
| 08:00 | 3     | 3 | 9  | 1     | 19 | 1 | 9     | 0 | 0 | 16    | 31 | 5 |
| 11:00 | 4     | 3 | 13 | 2     | 12 | 3 | 5     | 4 | 2 | 14    | 20 | 6 |
| 12:00 | 2     | 3 | 10 | 1     | 25 | 4 | 5     | 2 | 3 | 10    | 14 | 3 |
| 15:00 | 2     | 4 | 3  | 0     | 13 | 2 | 4     | 1 | 1 | 8     | 10 | 4 |
| 16:00 | 0     | 5 | 9  | 0     | 11 | 2 | 3     | 1 | 2 | 6     | 9  | 2 |
| 17:00 | 2     | 4 | 6  | 0     | 8  | 2 | 2     | 1 | 1 | 3     | 5  | 5 |

**Iowa Department of Transportation**  
**Turning Movement Traffic Count Summary**  
 Vehicle Type: Combination Trucks

**Station Number:**  
82147332099

---

**Count Date:**  
Thursday, July 24, 2014

---

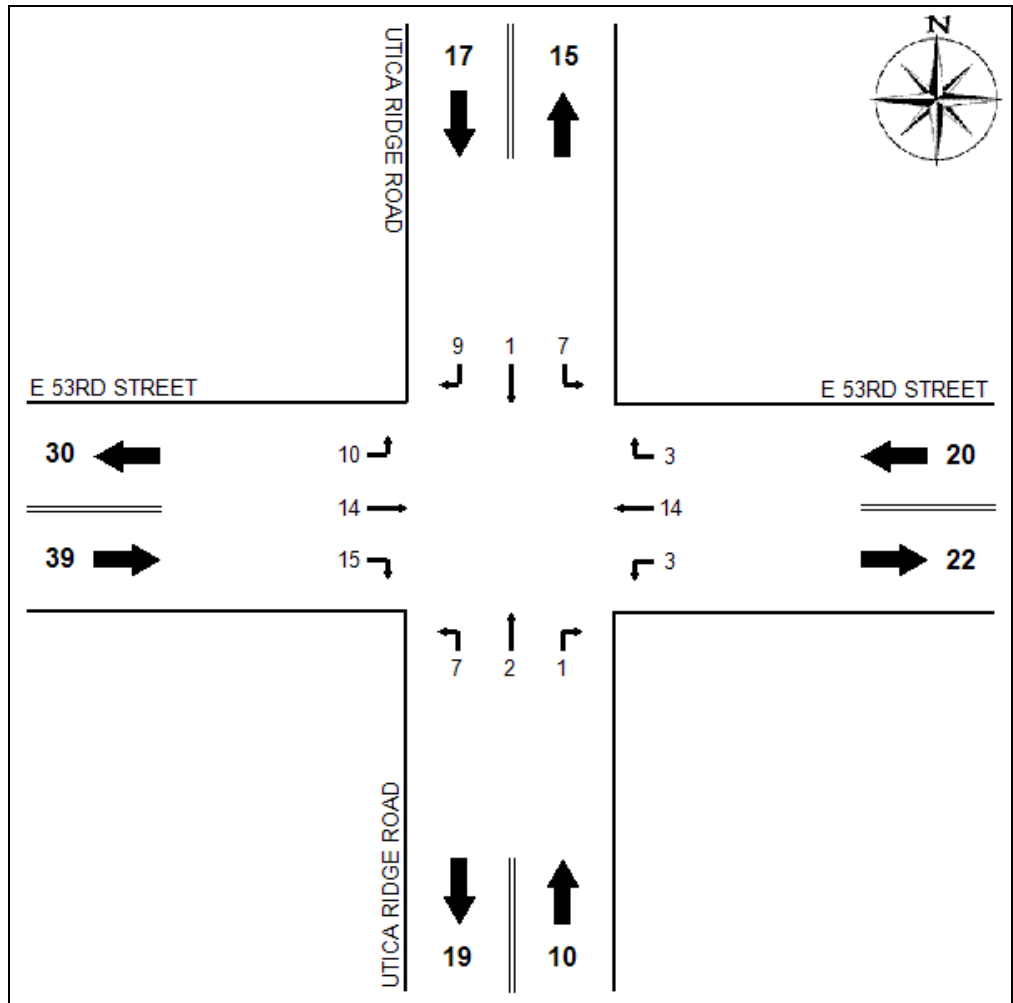
**County:**  
Scott

---

**Location Description:**  
E 53rd St & Utica Ridge Road

---

**Volume Factor:** N/A  
**Pass Class Factor:** N/A  
**SU Class Factor:** N/A  
**Combo Class Factor:** N/A



**Raw Data-Combination Trucks:**

|       | N Leg |   |   | E Leg |   |   | S Leg |   |   | W Leg |   |   |
|-------|-------|---|---|-------|---|---|-------|---|---|-------|---|---|
|       | L     | T | R | L     | T | R | L     | T | R | L     | T | R |
| 07:00 | 1     | 1 | 3 | 0     | 1 | 0 | 0     | 1 | 0 | 2     | 1 | 4 |
| 08:00 | 2     | 0 | 0 | 3     | 2 | 2 | 2     | 0 | 0 | 2     | 4 | 3 |
| 11:00 | 0     | 0 | 2 | 0     | 2 | 0 | 1     | 1 | 0 | 3     | 4 | 4 |
| 12:00 | 3     | 0 | 0 | 0     | 4 | 1 | 2     | 0 | 0 | 0     | 1 | 1 |
| 15:00 | 0     | 0 | 1 | 0     | 3 | 0 | 1     | 0 | 0 | 0     | 1 | 0 |
| 16:00 | 0     | 0 | 3 | 0     | 0 | 0 | 0     | 0 | 1 | 3     | 2 | 2 |
| 17:00 | 1     | 0 | 0 | 0     | 2 | 0 | 1     | 0 | 0 | 0     | 1 | 1 |



| YEAR 2014: E 53RD STREET AT UTICA RIDGE ROAD |            |     |     |           |     |     |            |     |     |           |     |     |      |
|----------------------------------------------|------------|-----|-----|-----------|-----|-----|------------|-----|-----|-----------|-----|-----|------|
|                                              | SOUTHBOUND |     |     | WESTBOUND |     |     | NORTHBOUND |     |     | EASTBOUND |     |     |      |
|                                              | L          | T   | R   | L         | T   | R   | L          | T   | R   | L         | T   | R   |      |
| 7:00 AM                                      | 56         | 126 | 232 | 83        | 720 | 39  | 258        | 74  | 36  | 172       | 543 | 382 | 2721 |
| 8:00 AM                                      | 54         | 147 | 195 | 109       | 624 | 52  | 242        | 84  | 63  | 189       | 537 | 391 | 2687 |
| 11:00 AM                                     | 117        | 180 | 235 | 113       | 667 | 85  | 324        | 205 | 90  | 239       | 612 | 348 | 3215 |
| 12:00 PM                                     | 142        | 226 | 282 | 127       | 780 | 101 | 341        | 207 | 134 | 259       | 709 | 389 | 3697 |
| 3:00 PM                                      | 131        | 208 | 238 | 99        | 718 | 90  | 301        | 183 | 100 | 273       | 658 | 348 | 3347 |
| 4:00 PM                                      | 137        | 231 | 258 | 119       | 821 | 93  | 352        | 188 | 116 | 246       | 891 | 469 | 3921 |
| 5:00 PM                                      | 167        | 259 | 260 | 125       | 680 | 103 | 347        | 237 | 127 | 290       | 887 | 489 | 3971 |

|         |     |     |     |      |
|---------|-----|-----|-----|------|
| AM PEAK | 414 | 842 | 368 | 1097 |
|         |     | 812 |     |      |

|       |      |      |      |      |       |      |      |      |      |      |      |      |
|-------|------|------|------|------|-------|------|------|------|------|------|------|------|
|       | 804  | 1377 | 1700 | 775  | 5010  | 563  | 2165 | 1178 | 666  | 1668 | 4837 | 2816 |
| 2.001 | 1609 | 2755 | 3402 | 1551 | 10025 | 1127 | 4332 | 2357 | 1333 | 3338 | 9679 | 5635 |

|          |             |             |             |             |
|----------|-------------|-------------|-------------|-------------|
| PM PEAK  | 686         | 908         | 711         | 1666        |
| ADT      | 7753        | 12668       | 8014        | 18621       |
| % OF ADT | 11.30174927 | 13.95154185 | 11.27144866 | 11.17707083 |

| YEAR 2016: E 53RD STREET AT UTICA RIDGE ROAD @ 3% GROWTH RATE |            |     |     |           |     |     |            |     |     |           |     |     |      |
|---------------------------------------------------------------|------------|-----|-----|-----------|-----|-----|------------|-----|-----|-----------|-----|-----|------|
|                                                               | SOUTHBOUND |     |     | WESTBOUND |     |     | NORTHBOUND |     |     | EASTBOUND |     |     |      |
|                                                               | L          | T   | R   | L         | T   | R   | L          | T   | R   | L         | T   | R   |      |
| 7:00 AM                                                       | 60         | 134 | 247 | 89        | 764 | 42  | 274        | 79  | 39  | 183       | 577 | 406 | 2894 |
| 8:00 AM                                                       | 58         | 156 | 207 | 116       | 663 | 56  | 257        | 90  | 67  | 201       | 570 | 415 | 2856 |
| 11:00 AM                                                      | 125        | 191 | 250 | 120       | 708 | 91  | 344        | 218 | 96  | 254       | 650 | 370 | 3417 |
| 12:00 PM                                                      | 151        | 240 | 300 | 135       | 828 | 108 | 362        | 220 | 143 | 275       | 753 | 413 | 3928 |
| 3:00 PM                                                       | 139        | 221 | 253 | 106       | 762 | 96  | 320        | 195 | 107 | 290       | 699 | 370 | 3558 |
| 4:00 PM                                                       | 146        | 246 | 274 | 127       | 871 | 99  | 374        | 200 | 124 | 261       | 946 | 498 | 4166 |
| 5:00 PM                                                       | 178        | 275 | 276 | 133       | 722 | 110 | 369        | 252 | 135 | 308       | 942 | 519 | 4219 |

**Wednesday October 19th - Amesbury Drive AM**

|             | 1 - Left Out | 2 - Right Out | 3 - Left In | 4 - Right In |    |
|-------------|--------------|---------------|-------------|--------------|----|
| 6:00 - 6:15 | 5            | 2             | 0           | 1            |    |
| 6:16 - 6:30 | 1            | 0             | 1           | 0            |    |
| 6:31 - 6:45 | 6            | 4             | 0           | 1            |    |
| 6:46 - 7:00 | 9            | 9             | 5           | 1            | 45 |
| 7:01 - 7:15 | 15           | 3             | 0           | 1            | 56 |
| 7:16 - 7:30 | 6            | 7             | 2           | 3            | 72 |
| 7:31 - 7:45 | 8            | 7             | 4           | 1            | 81 |
| 7:46 - 8:00 | 5            | 6             | 4           | 3            | 75 |
| 8:01 - 8:15 | 4            | 3             | 1           | 2            | 66 |
| 8:16 - 8:30 | 3            | 5             | 1           | 4            | 61 |
| 8:31 - 8:45 | 7            | 4             | 0           | 3            | 55 |
| 8:46 - 9:00 | 2            | 6             | 0           | 6            | 51 |

**Wednesday October 19th - Amesbury Drive PM**

|             | 1 - Left Out | 2 - Right Out | 3 - Left In | 4 - Right In |     |
|-------------|--------------|---------------|-------------|--------------|-----|
| 3:00 - 3:15 | 1            | 4             | 5           | 6            |     |
| 3:16 - 3:30 | 4            | 4             | 3           | 4            |     |
| 3:31 - 3:45 | 3            | 3             | 3           | 8            |     |
| 3:46 - 4:00 | 5            | 1             | 4           | 8            | 66  |
| 4:01 - 4:15 | 3            | 1             | 6           | 7            | 67  |
| 4:16 - 4:30 | 1            | 5             | 3           | 15           | 76  |
| 4:31 - 4:45 | 2            | 5             | 9           | 15           | 90  |
| 4:46 - 5:00 | 6            | 4             | 4           | 11           | 97  |
| 5:01 - 5:15 | 7            | 2             | 7           | 11           | 107 |
| 5:16 - 5:30 | 3            | 1             | 3           | 13           | 103 |
| 5:31 - 5:45 | 8            | 4             | 3           | 12           | 99  |
| 5:46 - 6:00 | 3            | 3             | 5           | 4            | 89  |

**Wednesday October 19th - Lakeview Parkway AM**

|             | 1 - Right Out | 2 - Left Out | 3 - Right In | 4 - Left In |     |
|-------------|---------------|--------------|--------------|-------------|-----|
| 6:00 - 6:15 | 5             | 0            | 4            | 9           |     |
| 6:16 - 6:30 | 3             | 2            | 10           | 17          |     |
| 6:31 - 6:45 | 6             | 2            | 7            | 11          |     |
| 6:46 - 7:00 | 2             | 2            | 13           | 40          | 133 |
| 7:01 - 7:15 | 6             | 1            | 8            | 20          | 150 |
| 7:16 - 7:30 | 7             | 1            | 11           | 45          | 182 |
| 7:31 - 7:45 | 9             | 2            | 14           | 42          | 223 |
| 7:46 - 8:00 | 9             | 0            | 20           | 69          | 264 |
| 8:01 - 8:15 | 6             | 0            | 8            | 39          | 282 |
| 8:16 - 8:30 | 13            | 2            | 9            | 25          | 267 |
| 8:31 - 8:45 | 16            | 2            | 4            | 24          | 246 |
| 8:46 - 9:00 | 9             | 2            | 9            | 17          | 185 |

**Wednesday October 19th - Lakeview Parkway PM**

|             | 1 - Right Out | 2 - Left Out | 3 - Right In | 4 - Left In |     |
|-------------|---------------|--------------|--------------|-------------|-----|
| 3:00 - 3:15 | 18            | 5            | 4            | 12          |     |
| 3:16 - 3:30 | 20            | 1            | 2            | 9           |     |
| 3:31 - 3:45 | 15            | 4            | 3            | 15          |     |
| 3:46 - 4:00 | 13            | 2            | 11           | 5           | 139 |
| 4:01 - 4:15 | 34            | 2            | 3            | 4           | 143 |
| 4:16 - 4:30 | 23            | 4            | 8            | 5           | 151 |
| 4:31 - 4:45 | 47            | 2            | 7            | 11          | 181 |
| 4:46 - 5:00 | 30            | 3            | 5            | 11          | 199 |
| 5:01 - 5:15 | 35            | 1            | 2            | 6           | 200 |
| 5:16 - 5:30 | 18            | 1            | 8            | 8           | 195 |
| 5:31 - 5:45 | 14            | 2            | 7            | 17          | 168 |
| 5:46 - 6:00 | 8             | 1            | 4            | 6           | 138 |

Iowa DOT and BiState compare well 2010 vs 2010

2005-2010 % increase/year 1.5 - 3.6

2010-2014 % increase/year 1.5 - 6.0

use 3% increase per year

563



# PREDICTING PERCENT INCREASE IN TRAFFIC

| Bi-State       | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     |
|----------------|------|---------|------|---------|------|---------|------|---------|------|---------|
| Original Count | 2005 | 24600   | 2005 | 17200   | 2005 | 8000    | 2005 | 6800    | 2005 | 15100   |
| New Count      | 2010 | 26600   | 2010 | 18000   | 2010 | 8600    | 2010 | 11500   | 2010 | 18000   |
|                | 5    | 1.0813  | 5    | 1.04651 | 5    | 1.075   | 5    | 1.69118 | 5    | 1.19205 |
| % Increase     |      | 1.57558 |      | 0.91339 |      | 1.45692 |      | 11.0805 |      | 3.57599 |
| IowaDOT        | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     | Year | ADT     |
| Original Count | 2010 | 18100   | 2010 | 2410    | 2010 | 13800   |      |         |      |         |
| New Count      | 2014 | 21800   | 2014 | 2560    | 2014 | 17400   |      |         |      |         |
|                | 4    | 1.20442 | 4    | 1.06224 | 4    | 1.26087 |      |         |      |         |
| % Increase     |      | 4.75976 |      | 1.52096 |      | 5.96624 |      |         |      |         |

Use 3% increase per year

PEAK HOUR SPLITS ON E. 53rd ST.  
USING UTICA IADOT COUNTS AS COMPARISON.

ADT 25,300  $\times 0.10 =$  2,530 VPH PEAK HOUR

45/55 SPLIT @ EAST LEG OF UTICA

←

→

2014-2016  $(1.03)^2 = 1.0609$

2016 ADT

$25,300 (1.0609) = 26,840$  AM PM

← 1,166 1,769 410 / 60

→ 863 1,035 42 / 58

2,029 2,804

0.0756 0.1045

58 65

—  
42 35

WEST OF  
FALCON AVE  
2014 ADT

2016:  $21,800 \times (1.0609) = 23,128$

← 1014 1571

→ 735 846

1,749 2,417

## Land Use: 220

### Multifamily Housing (Low-Rise)

#### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

#### Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

***It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.***

#### **Source Numbers**

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

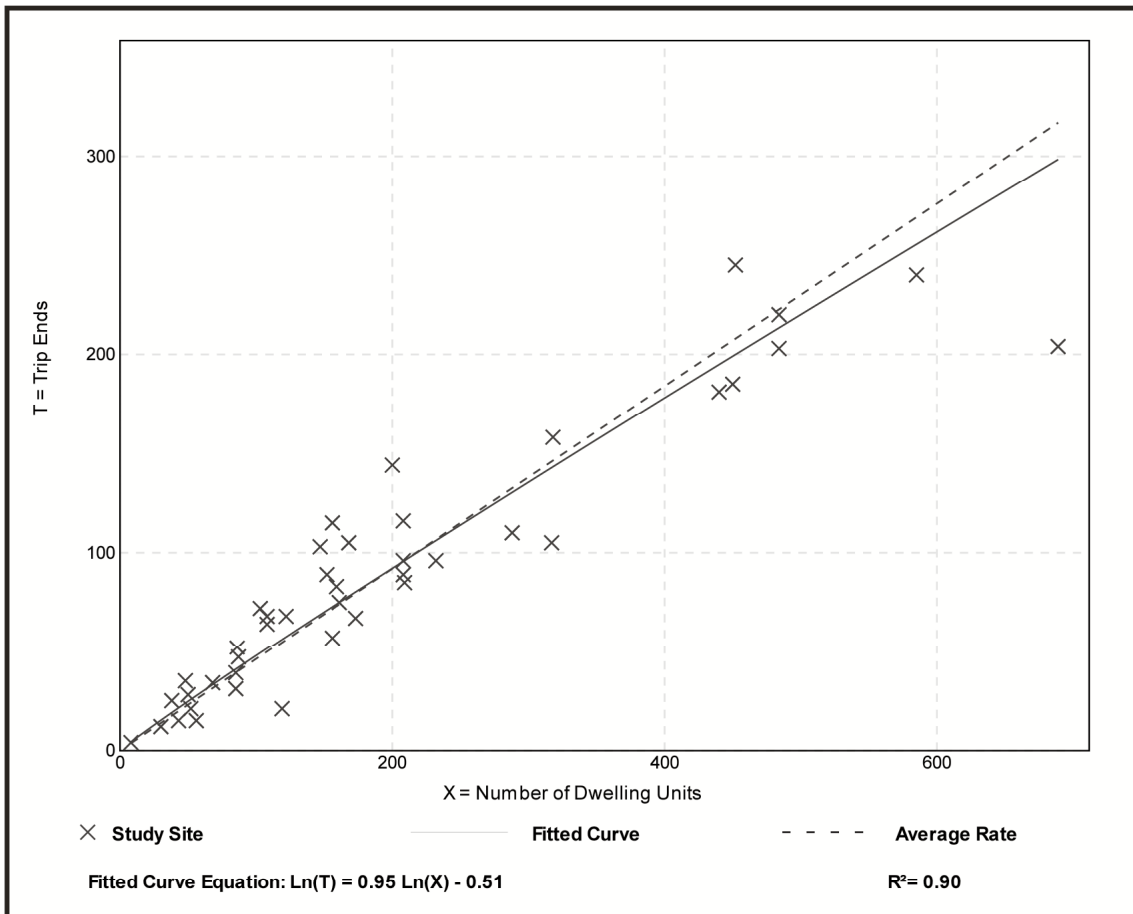
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.46         | 0.18 - 0.74    | 0.12               |

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

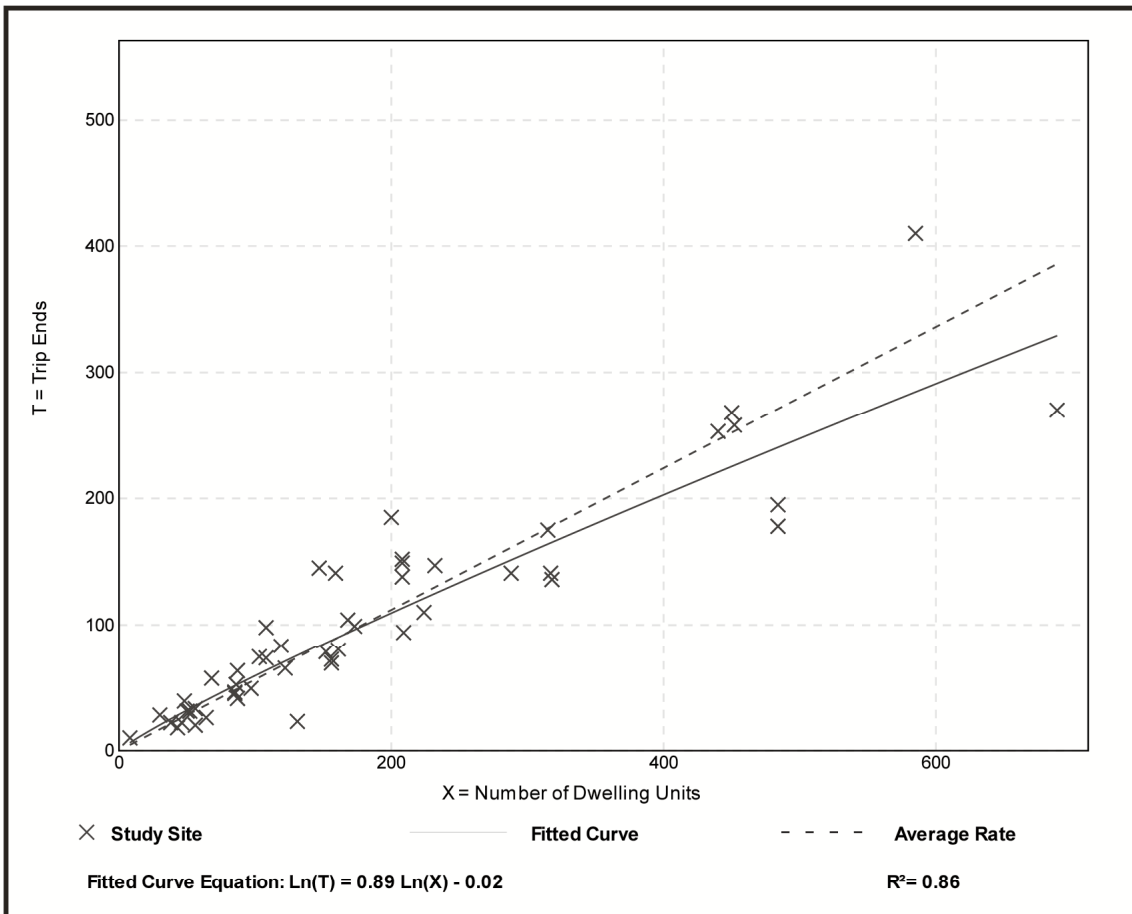
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.56         | 0.18 - 1.25    | 0.16               |

### Data Plot and Equation



## **Land Use: 715**

### **Single Tenant Office Building**

#### **Description**

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), small office building (Land Use 712), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are related uses.

#### **Additional Data**

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Kansas, Maryland, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

#### **Source Numbers**

212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510, 701

## Single Tenant Office Building (715)

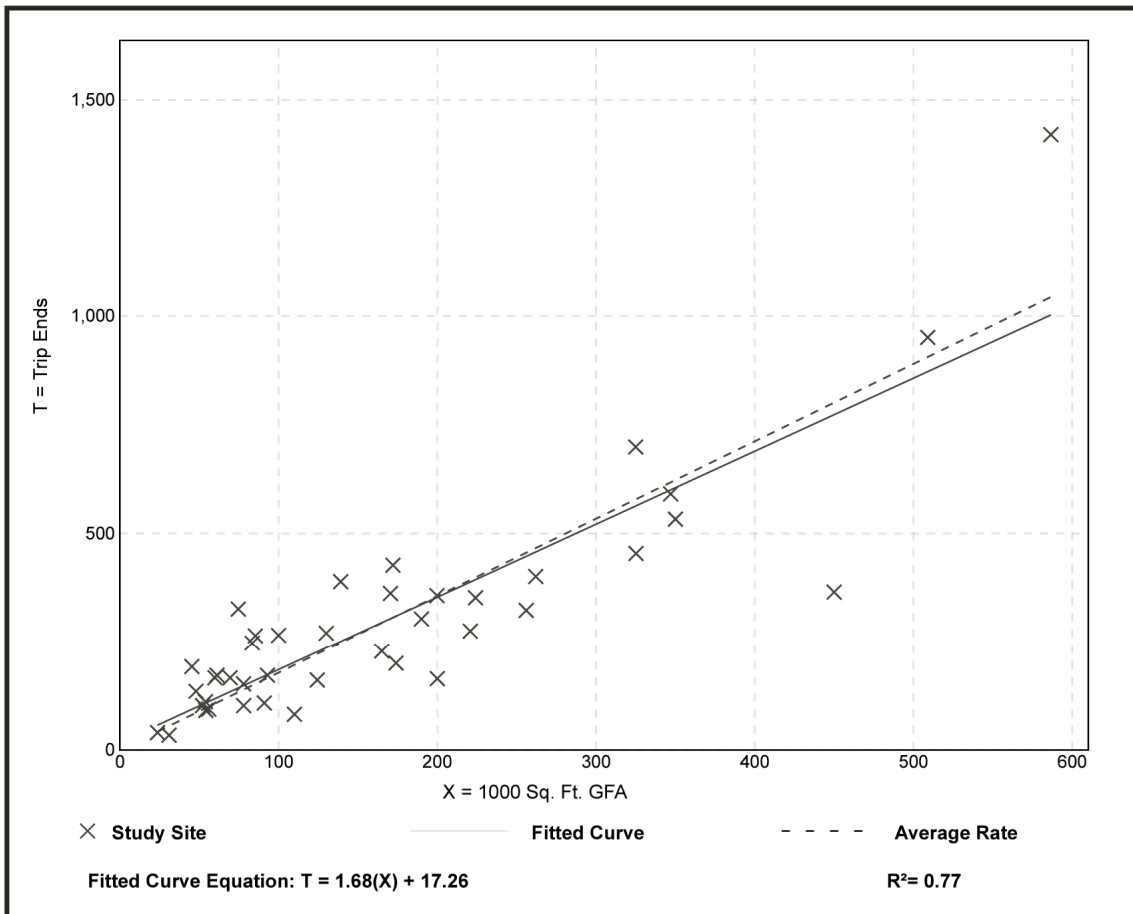
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 41  
1000 Sq. Ft. GFA: 168  
Directional Distribution: 89% entering, 11% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.78         | 0.75 - 4.37    | 0.67               |

### Data Plot and Equation





## Single Tenant Office Building (715)

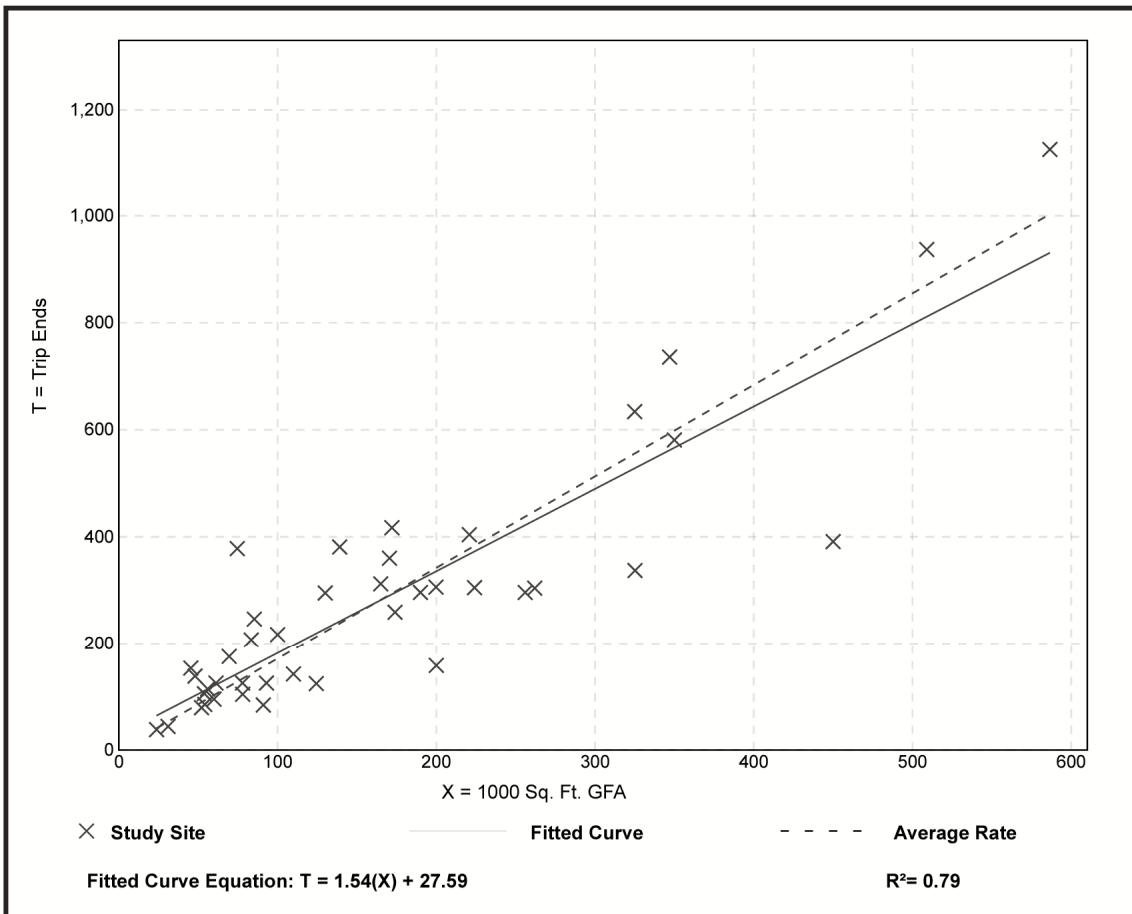
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 41  
1000 Sq. Ft. GFA: 168  
Directional Distribution: 15% entering, 85% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.71         | 0.79 - 5.07    | 0.64               |

### Data Plot and Equation



## Land Use: 815

### Free-Standing Discount Store

#### Description

A discount store is similar to a free-standing discount superstore described in Land Use 813 with the exception that it does not contain a full-service grocery department. It is also similar to a department store described in Land Use 875 with the exception that it generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center and/or service station. Free-standing discount stores are also sometimes found as separate parcels within a retail complex, with or without their own dedicated parking. Free-standing discount superstore (Land Use 813), variety store (Land Use 814) and department store (Land Use 875) are related uses.

#### Additional Data

Time-of-day data are limited for this land use. For the sites with vehicle counts over a several hour period, the weekday site peak hour ranged between 11:00 a.m. and 5:00 p.m. and the Saturday site peak hour ranged between 11:00 a.m. and 4:00 p.m.

Garden centers contained within the principal outside faces of the exterior building walls were included in the gross square floor areas reported. Outdoor or fenced-in areas outside the principal outside faces of the exterior building walls were excluded.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, South Dakota, and Wisconsin.

***To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space and service stations in trip generation data submissions.***

#### Source Numbers

305, 340, 353, 358, 376, 386, 417, 504, 528, 579, 588, 595, 630, 735, 842, 946, 960

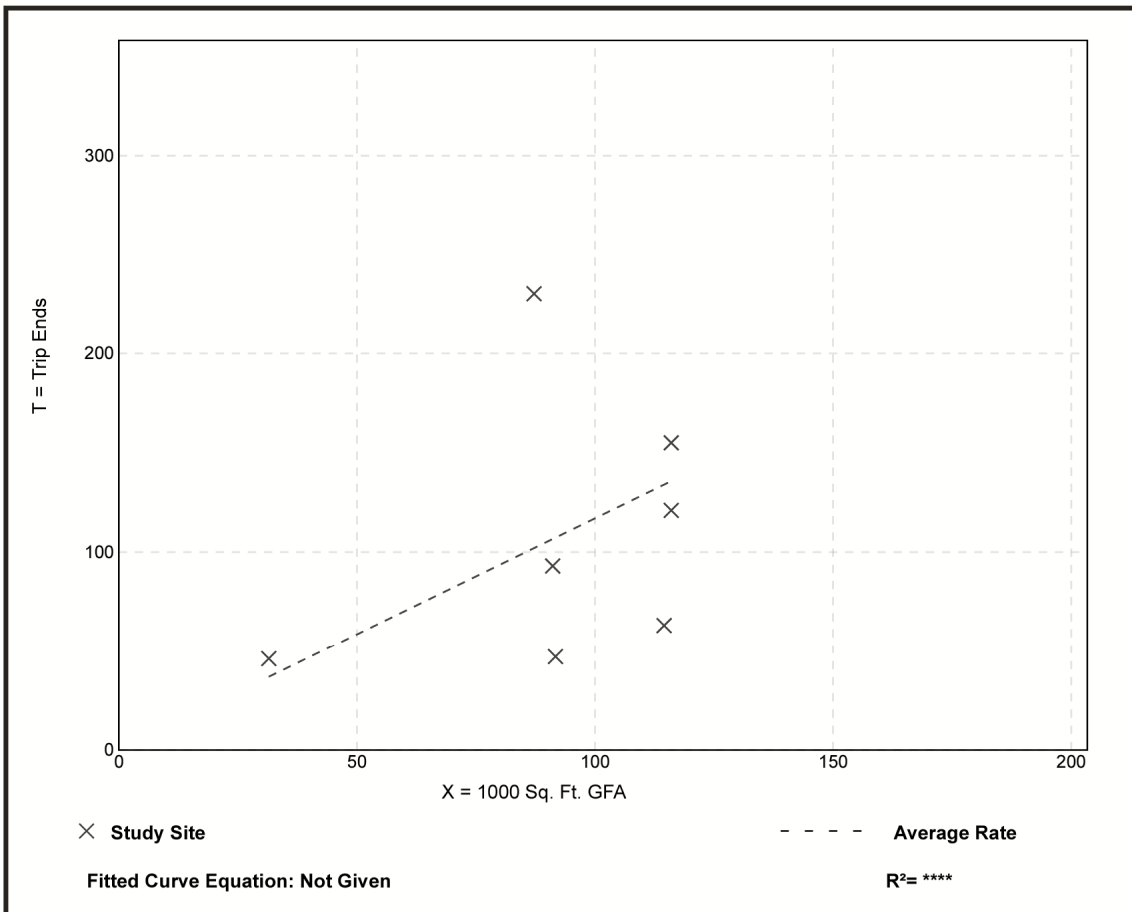
## Free-Standing Discount Store (815)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 7  
 1000 Sq. Ft. GFA: 93  
 Directional Distribution: 69% entering, 31% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.17         | 0.51 - 2.64    | 0.71               |

### Data Plot and Equation



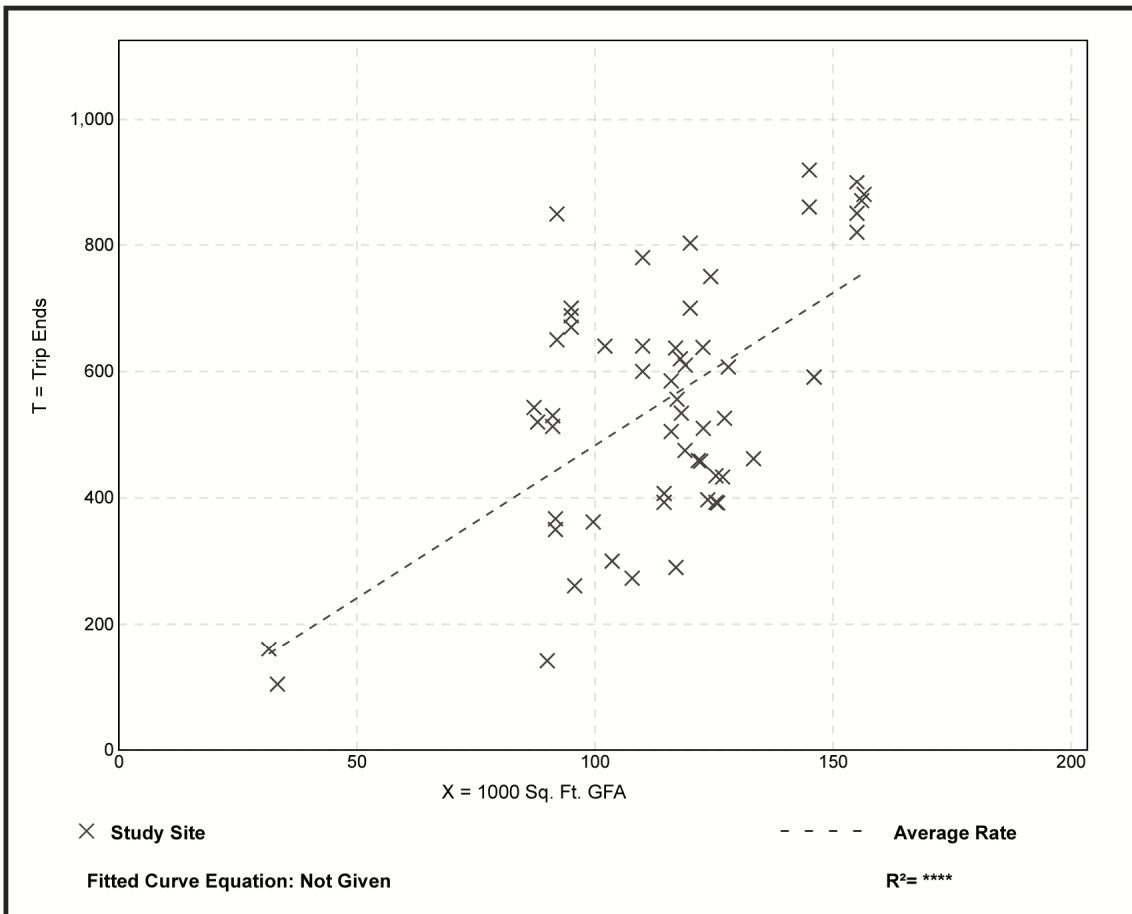
## Free-Standing Discount Store (815)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 57  
 1000 Sq. Ft. GFA: 114  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 4.83         | 1.57 - 9.23    | 1.44               |

### Data Plot and Equation





# Land Use: 912

## Drive-in Bank

### Description

A drive-in bank provides banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs). Walk-in bank (Land Use 911) is a related use.

### Additional Data

The independent variable, drive-in lanes, refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

Time-of-day distribution data for this land use are presented in Appendix A. For the 18 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 12:45 and 1:45 p.m., respectively.

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

***To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.***

### Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961

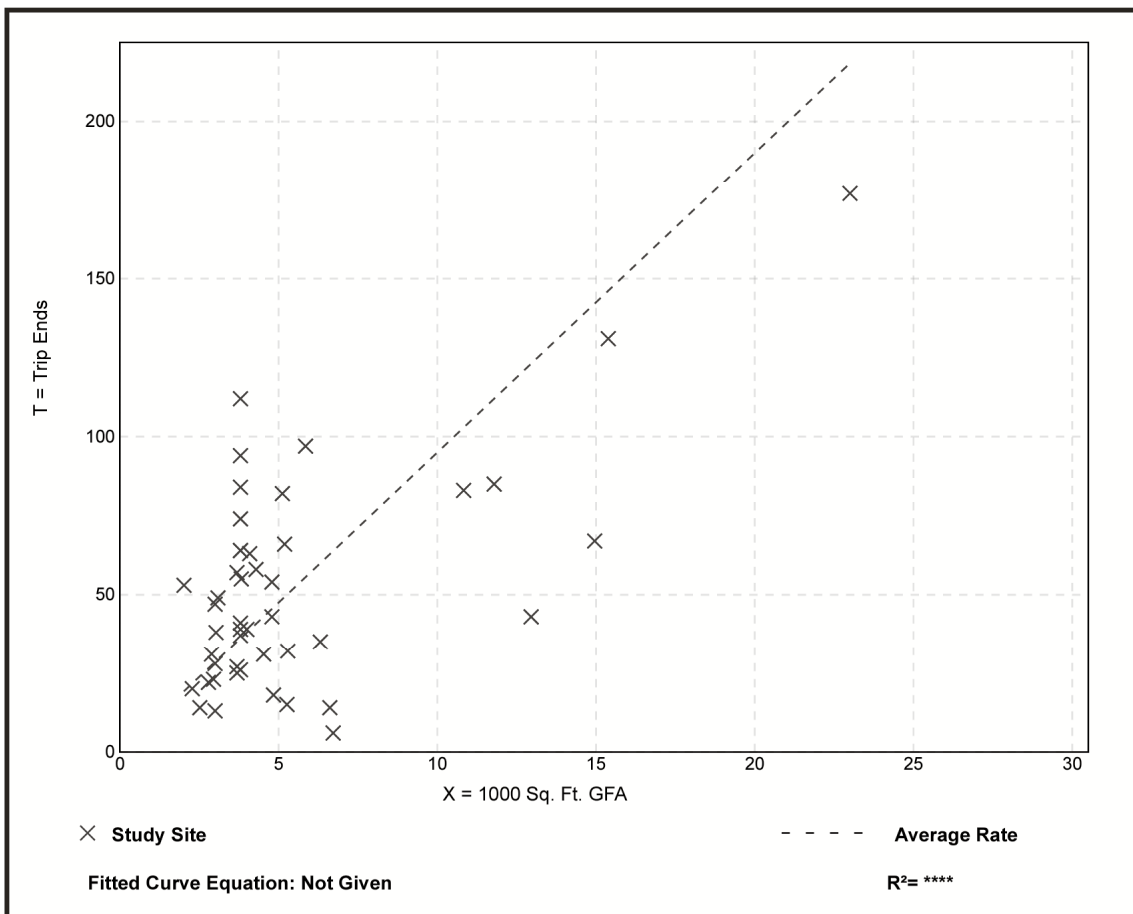
## Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 46  
 1000 Sq. Ft. GFA: 5  
 Directional Distribution: 58% entering, 42% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.50         | 0.89 - 29.47   | 5.85               |

### Data Plot and Equation



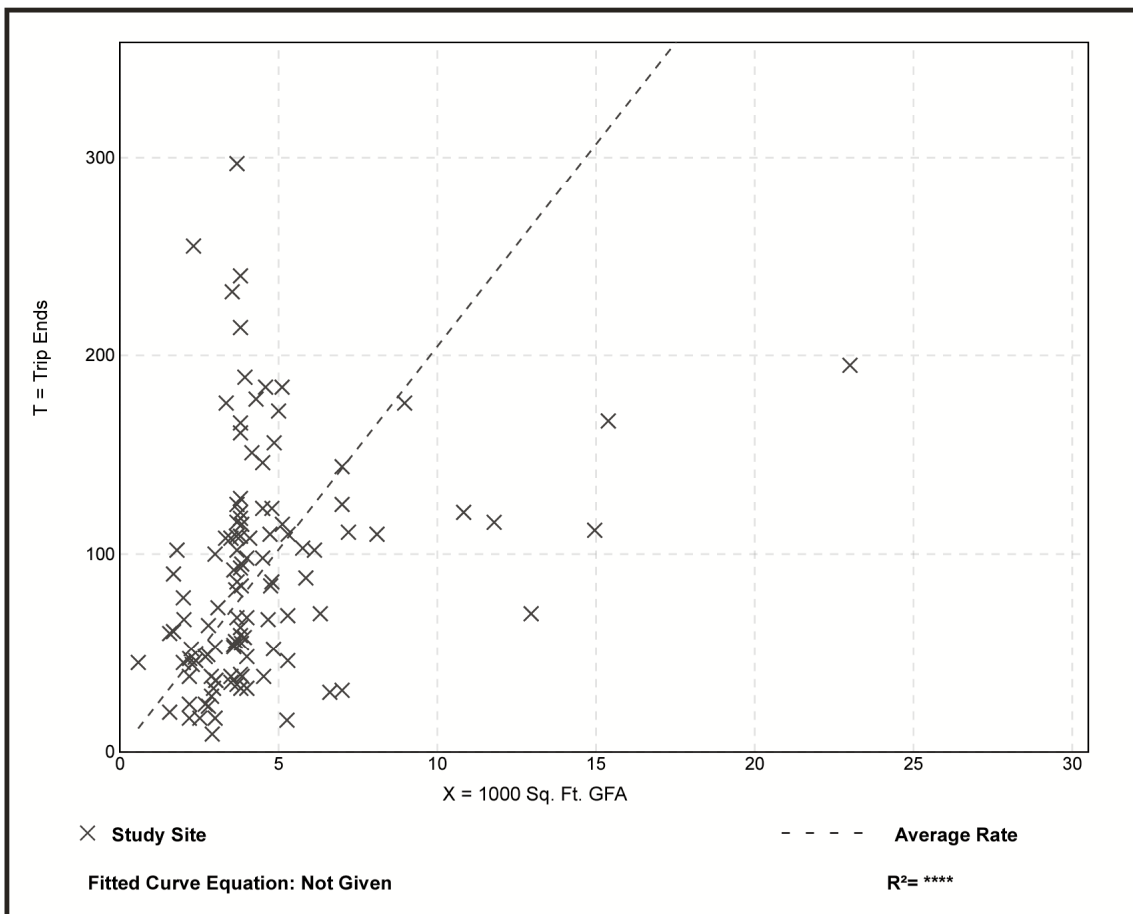
## Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 115  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 20.45        | 3.04 - 109.91  | 15.01              |

### Data Plot and Equation



## Land Use: 932

### High-Turnover (Sit-Down) Restaurant

#### Description

This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### Additional Data

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 38 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Texas, Vermont, and Wisconsin.

#### Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 944, 961, 962, 977



## High-Turnover (Sit-Down) Restaurant (932)

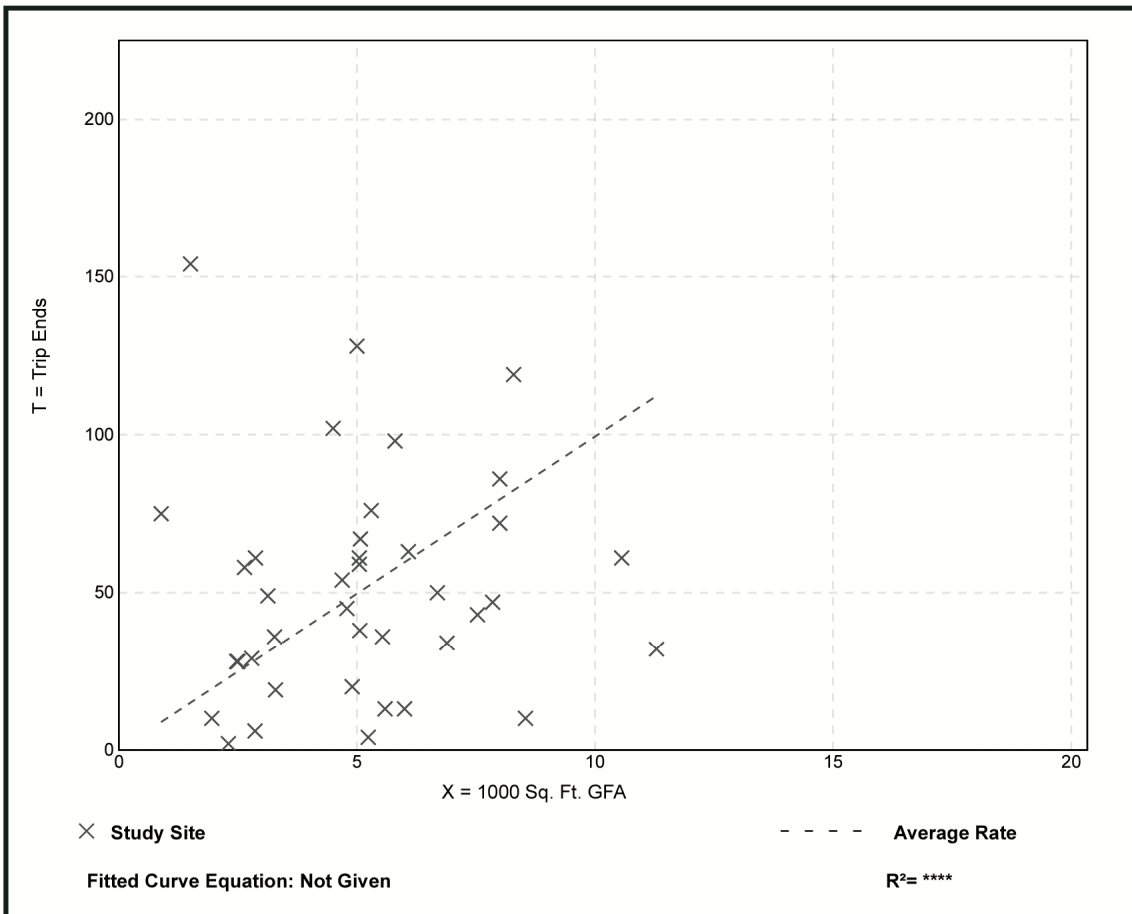
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban  
Number of Studies: 39  
1000 Sq. Ft. GFA: 5  
Directional Distribution: 55% entering, 45% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.94         | 0.76 - 102.39  | 11.33              |

### Data Plot and Equation



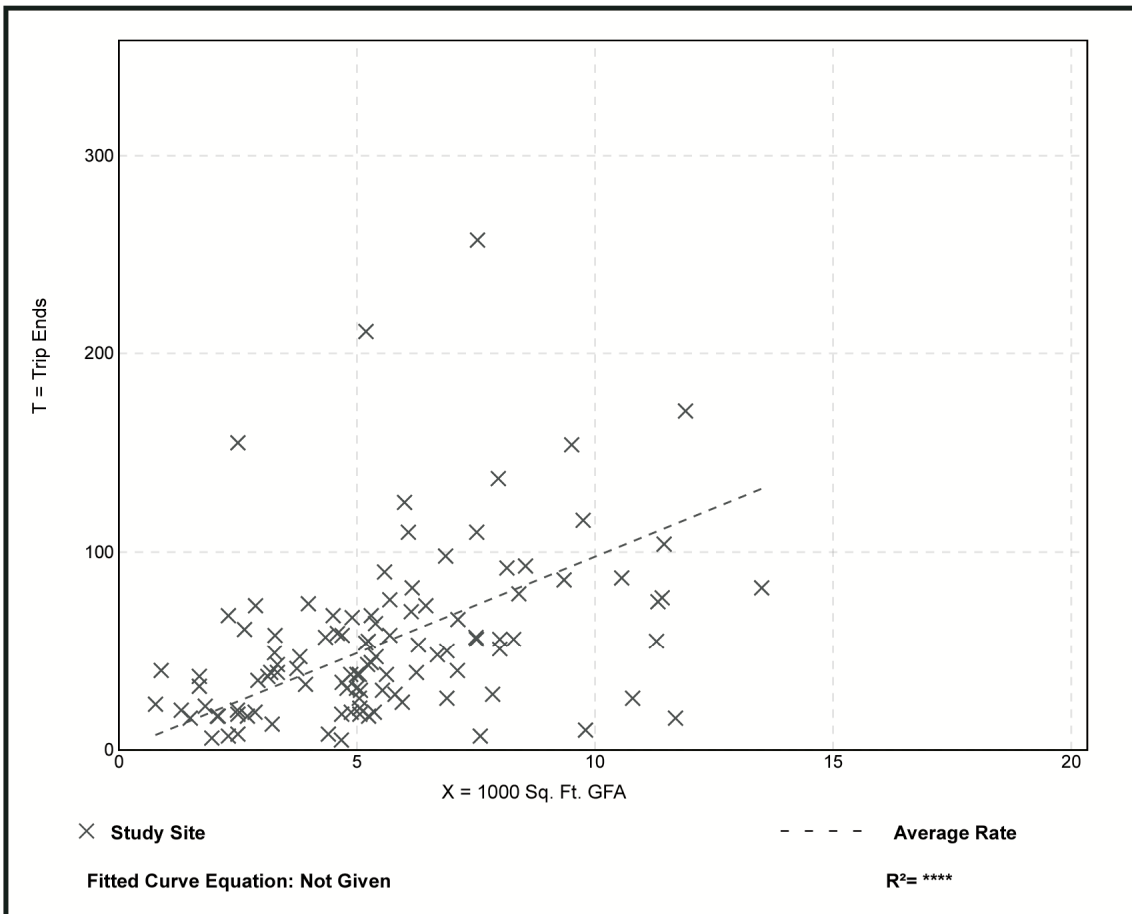
## High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 107  
 1000 Sq. Ft. GFA: 6  
 Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.77         | 0.92 - 62.00   | 7.37               |

### Data Plot and Equation



## Land Use: 934

### Fast-Food Restaurant with Drive-Through Window

#### Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### Additional Data

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 46 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

#### Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

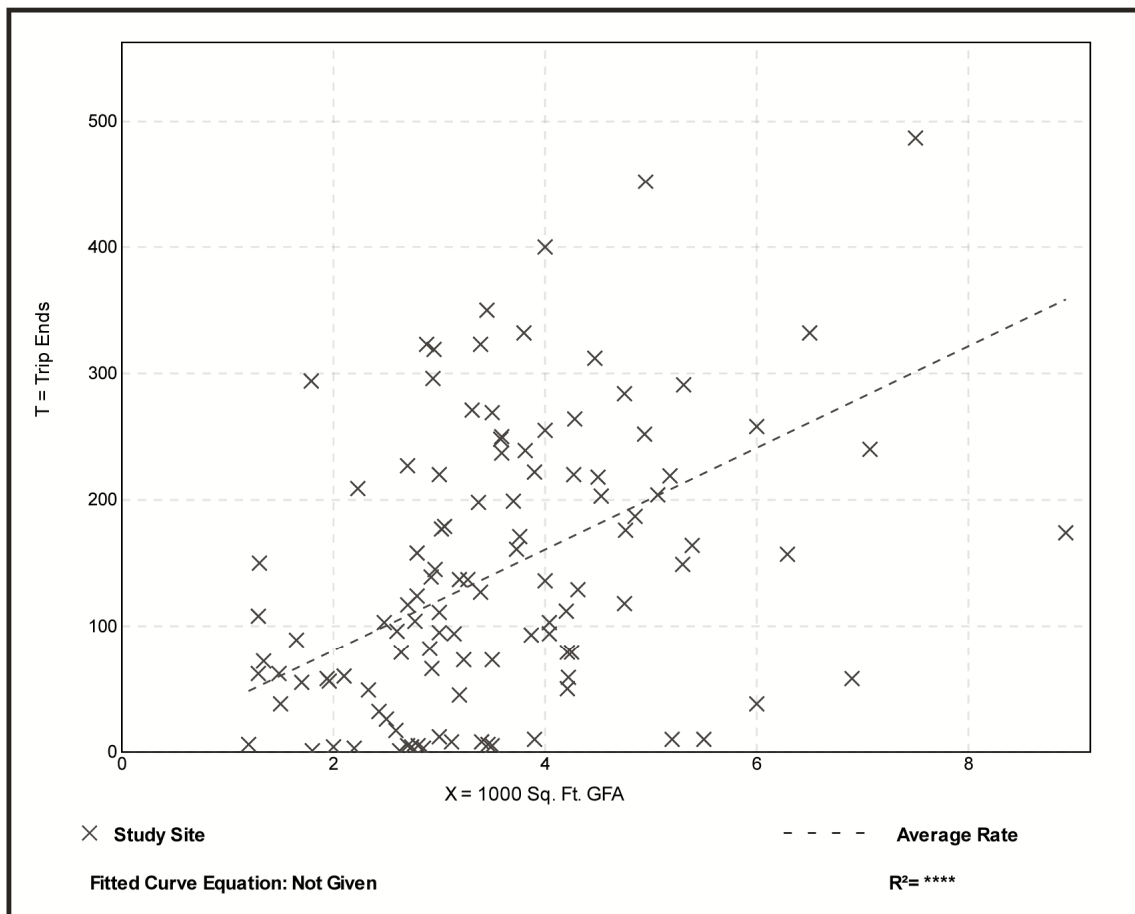
## Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.  
Setting/Location: General Urban/Suburban  
Number of Studies: 111  
1000 Sq. Ft. GFA: 4  
Directional Distribution: 51% entering, 49% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 40.19        | 0.38 - 164.25  | 28.78              |

### Data Plot and Equation





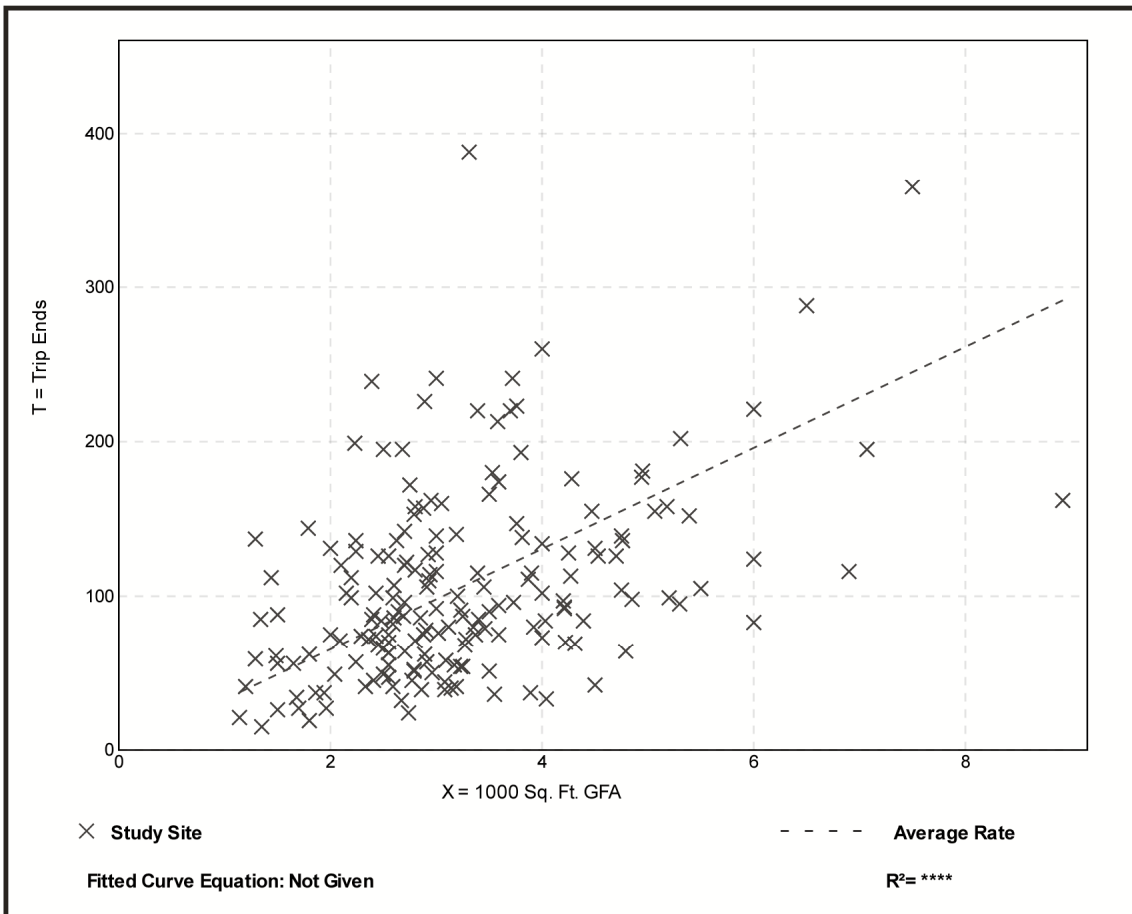
## Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 185  
 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 52% entering, 48% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 32.67        | 8.17 - 117.22  | 17.87              |

### Data Plot and Equation



## **Land Use 945:**

### **Gasoline/Service Station with Convenience Market**

#### **Description**

This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles and may have a car wash. Some commonly sold convenience items are newspapers, coffee or other beverages, and snack items that are usually consumed in the car. The sites included in this land use category have the following two specific characteristics:

- The number of vehicle fueling positions divided by the gross floor area of the convenience market (in 1,000s of square feet) is greater than a value of 4.0
- The gross floor area of the convenience market is between 2,000 and 6,000 gross square feet

Convenience market (Land Use 851), convenience market with gasoline pumps (Land Use 853), gasoline/service station (Land Use 944), truck stop (Land Use 950), and super convenience market/gas station (Land Use 960) are related uses.

#### **Additional Data**

The independent variable, vehicle fueling positions, is defined as the maximum number of vehicles that can be fueled simultaneously.

Gasoline/service stations in this land use include “pay-at-the-pump” and traditional fueling stations. The weekday peak hours of the generator typically coincided with the peak hours of the adjacent street traffic.

Time-of-day distribution data for this land use are presented in Appendix A. For the 14 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 3:30 and 4:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CA), California, Connecticut, Florida, Indiana, Iowa, Kentucky, Maryland, Minnesota, New Hampshire, New Jersey, Pennsylvania, South Dakota, Texas, Utah, and Wisconsin.

#### **Source Numbers**

221, 245, 274, 340, 350, 351, 359, 385, 440, 617, 813, 844, 850, 864, 865, 882, 883, 888, 938, 954, 960, 962, 977

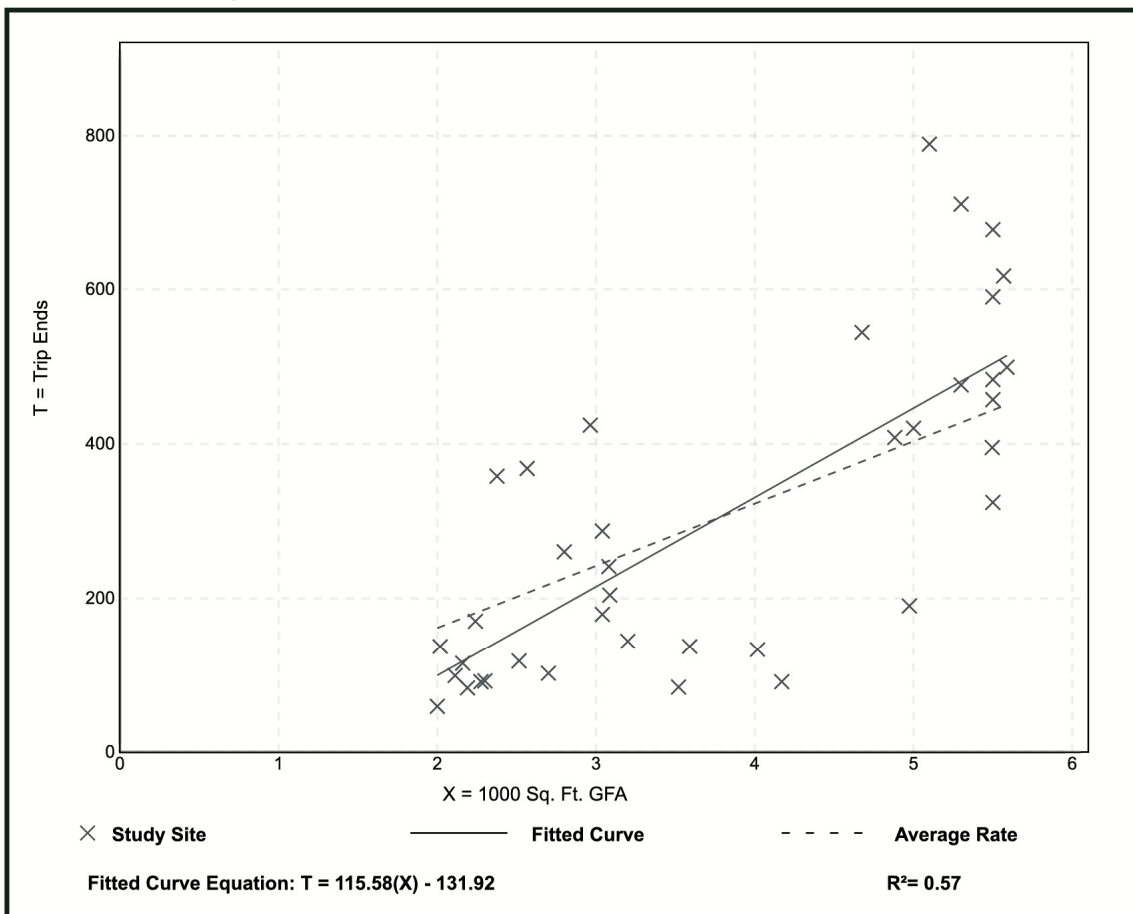
## Gasoline/Service Station With Convenience Market (945)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 38  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 80.61        | 21.82 - 154.71 | 37.09              |

### Data Plot and Equation



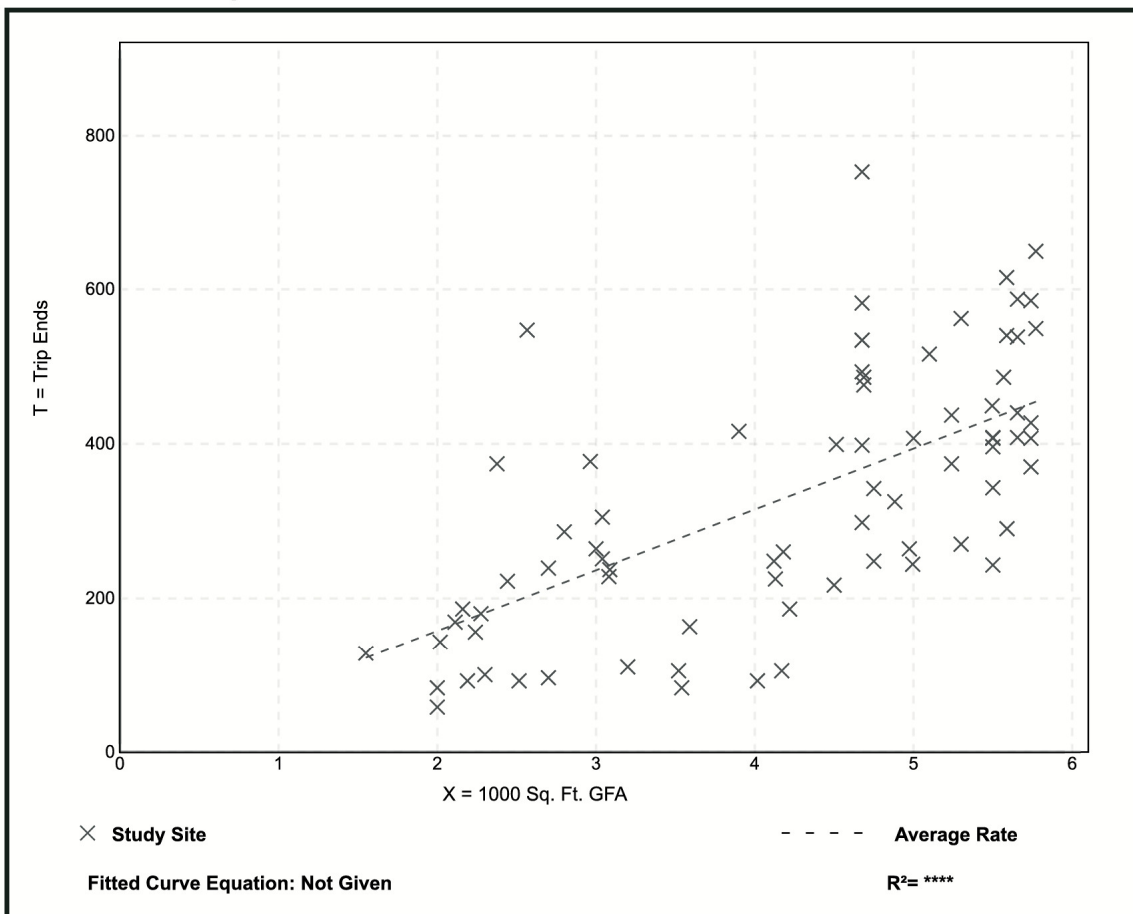
## Gasoline/Service Station With Convenience Market (945)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 76  
 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 78.73        | 22.90 - 213.17 | 30.46              |

### Data Plot and Equation



## **Land Use: 949**

### **Car Wash and Detail Center**

#### **Description**

A car wash and detail center is a facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. Self-service car wash (Land Use 947) and automated car wash (Land Use 948) are related uses.

#### **Additional Data**

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:00 a.m. and 12:00 p.m. and 2:15 and 3:15 p.m., respectively.

The site was surveyed in the 2010s in Minnesota.

#### **Source Number**

866



## Car Wash and Detail Center (949)

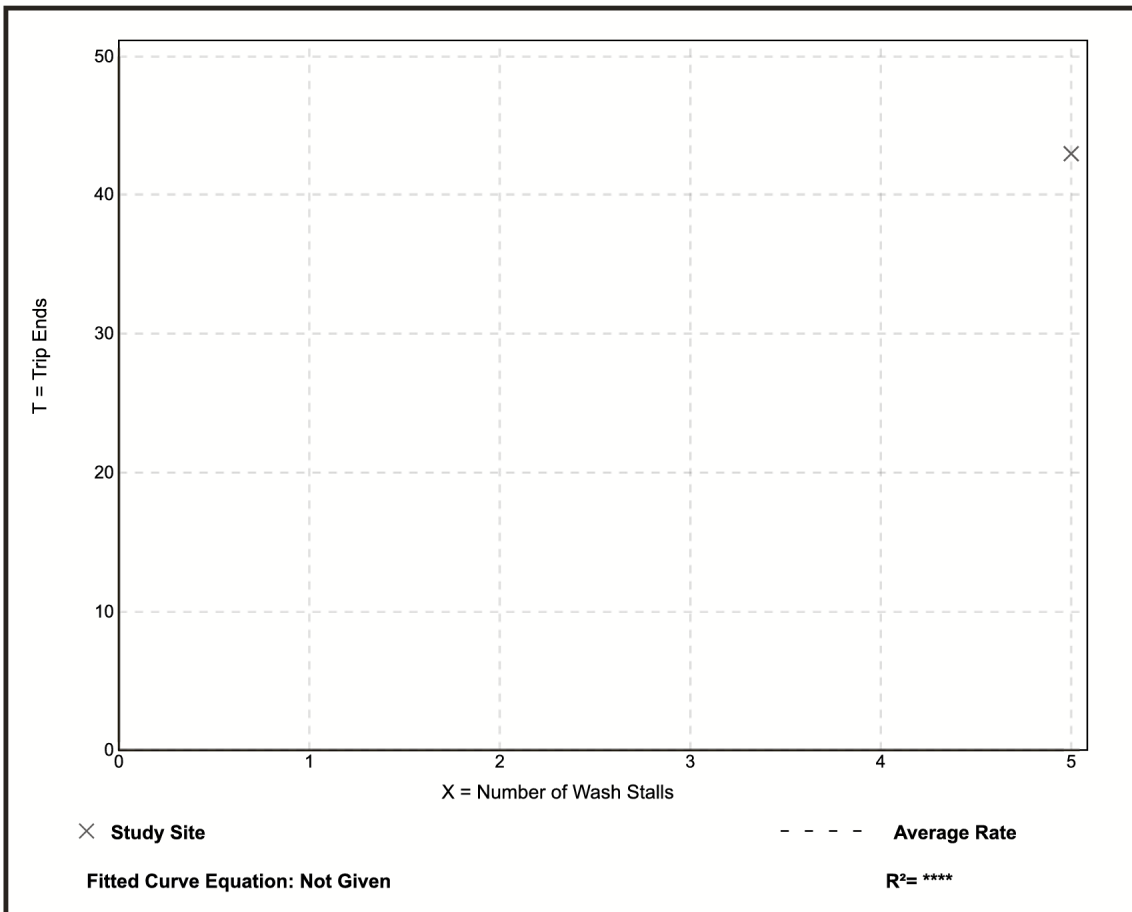
**Vehicle Trip Ends vs: Wash Stalls**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 1  
 Avg. Num. of Wash Stalls: 5  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Wash Stall

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 8.60         | 8.60 - 8.60    | *                  |

### Data Plot and Equation

*Caution – Small Sample Size*



## Car Wash and Detail Center (949)

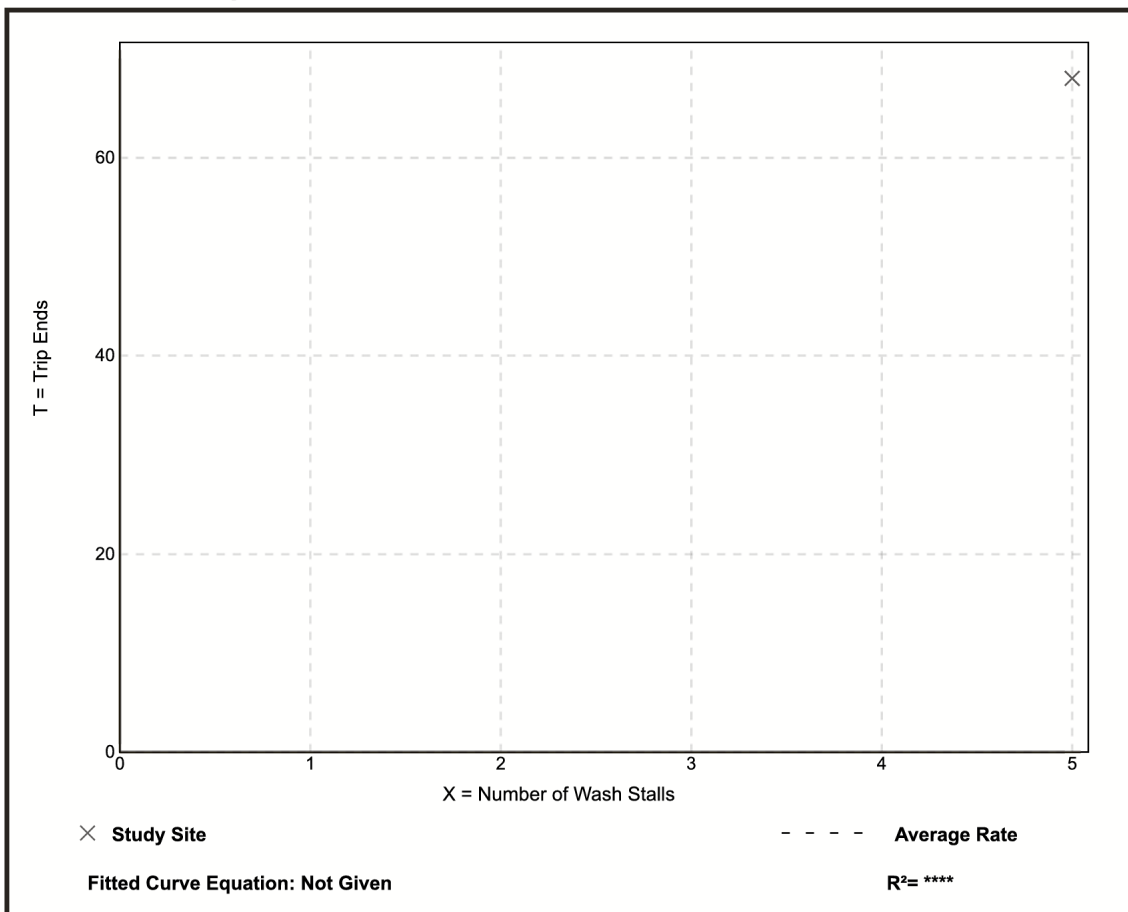
**Vehicle Trip Ends vs:** Wash Stalls  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 1  
 Avg. Num. of Wash Stalls: 5  
 Directional Distribution: 49% entering, 51% exiting

### Vehicle Trip Generation per Wash Stall

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 13.60        | 13.60 - 13.60  | *                  |

### Data Plot and Equation

*Caution – Small Sample Size*



WEST ENTRANCE

E. 53RD ST POSTED SPEED OVER 40 MPH: USE 70% COLUMN

PEAK HOUR 978 + 137 = 2295  
AM 888 + 1293 = 2231  
PM 1125 + 1787 = 2912  
1010 + 1690 = 2700

8TH MAX HOUR = 55% OF PEAK HOUR

AM 55(2231) = 1,227 1,262  
PM 55(2700) = 1,485 1,602  
2912

LAKEVIEW

NB

AM PEAK 93 190  
PM PEAK 388 189

AM 8TH MAX HOUR = 0.55(93) = 52 105  
PM 8TH MAX HOUR = 0.55(388) = 214 104  
189

WARRANT 1, Eight-hour Vehicular

CONDITION A Met in PM AT 76% Build-out  
A Met in AM AT 76% Build-out

80/105 = 76  
80/104 = 76

WARRANT 3, PEAK HOUR

A, PM TWSC DELAY 500.7  
6234.3  $\frac{500.7}{\text{veh}} = 103 \frac{\text{min}}{\text{veh}} = \text{METRIC}$   
60 sec  
hr

@ 87% 1 Met 8 vehicles  
Build-out 2 Met Rt & Lt Turners > 100  
100 vph = 57% 3 Met Total entering Traffic = 3,128 7 800  
174 vph 3,200

B. Final LC 740 MPH ON MAJOR STREET

AM/PM AM/PM WARRANT MET @ 38% Build-out  
95%

80/214 = 38%  
100/105 = 95%

PM

100/104 = 95%



EAST ENTRANCE

E. 53rd St.

PEAK HOUR

$$\text{AM } 791 + 1290 = 2,081$$

$$\text{PM } 1069 + 1769 = 2,838$$

8TH MAX HOUR = 55% OF PEAK HOUR

$$\text{AM: } .55(2,081) = 1,145$$

$$\text{PM: } .55(2,838) = 1,561$$

EAST ENTRANCE

NB

AM PEAK 47

PM PEAK 47

$$\text{AM 8TH HR} = 0.55(47) = 26$$

$$\text{PM 8TH HR} = 0.55(47) = 26$$

WARRANT 1, EIGHT-HOUR VEHICULAR

NOT MET  $\Rightarrow$  LESS THAN 60 vph

WARRANT 3, PEAK HOUR

NOT MET  $\Rightarrow$  LESS THAN 75 vph



WEST ENTRANCE

Right-turn warrants

Per Chapter 6 of the Iowa DOT design manual

$$30 \text{ vph} / 108 \text{ vph at full buildout} = 27\%$$

$\therefore$  @ 27% build out the right-turn is warranted.

LEFT-TURN WARRANT

Per Chapter 6

$$30 \text{ vph} / 86 \text{ vph at full buildout} = 35\%$$

$\therefore$  @ 35% buildout the left-turn lane is warranted

EAST ENTRANCE

Right-turn warrant

30 vph min. <sup>AM PM</sup> 25 (23) ACTUAL  $\therefore \Rightarrow$  NOT MET

Left-turn warrant

30 vph min. 22 (21) Actual  $\therefore$  NOT MET



# HCS7 Two-Way Stop-Control Report

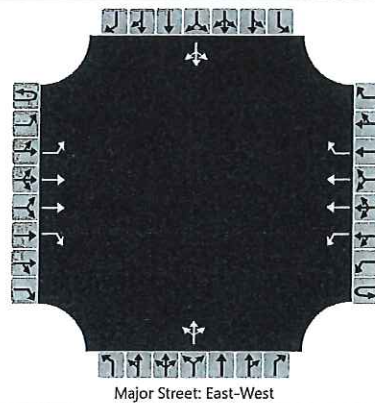
## General Information

|                          |                           |
|--------------------------|---------------------------|
| Analyst                  | CJS                       |
| Agency/Co.               | Devenport, IA             |
| Date Performed           | 5/2/18                    |
| Analysis Year            | 2018                      |
| Time Analyzed            | PM                        |
| Intersection Orientation | East-West                 |
| Project Description      | Sohpie Foster Development |

## Site Information

|                            |                          |
|----------------------------|--------------------------|
| Intersection               | 53rd Street and Lakeview |
| Jurisdiction               | Devenport, IA            |
| East/West Street           | E. 53rd Street           |
| North/South Street         | Lakeview Pkwy            |
| Peak Hour Factor           | 0.92                     |
| Analysis Time Period (hrs) | 0.25                     |

## Lanes



## Vehicle Volumes and Adjustments

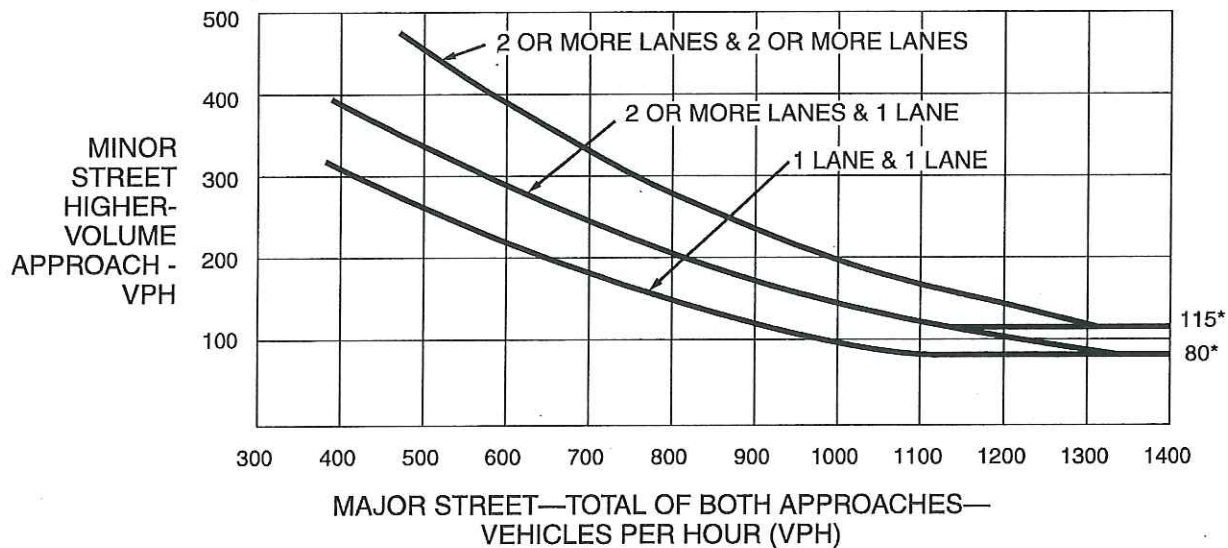
| Approach                   | Eastbound |    |     |     | Westbound |    |      |    | Northbound |     |     |    | Southbound |    |     |    |
|----------------------------|-----------|----|-----|-----|-----------|----|------|----|------------|-----|-----|----|------------|----|-----|----|
| Movement                   | U         | L  | T   | R   | U         | L  | T    | R  | U          | L   | T   | R  | U          | L  | T   | R  |
| Priority                   | 1U        | 1  | 2   | 3   | 4U        | 4  | 5    | 6  |            | 7   | 8   | 9  |            | 10 | 11  | 12 |
| Number of Lanes            | 0         | 1  | 2   | 1   | 0         | 1  | 2    | 1  |            | 0   | 1   | 0  |            | 0  | 1   | 0  |
| Configuration              |           | L  | T   | R   |           | L  | T    | R  |            |     | LTR |    |            |    | LTR |    |
| Volume, V (veh/h)          |           | 35 | 987 | 103 |           | 86 | 1182 | 49 |            | 113 | 5   | 71 |            | 6  | 5   | 25 |
| Percent Heavy Vehicles (%) |           | 1  |     |     |           | 1  |      |    |            | 1   | 1   | 1  |            | 1  | 1   | 1  |
| Proportion Time Blocked    |           |    |     |     |           |    |      |    |            |     |     |    |            |    |     |    |
| Percent Grade (%)          |           |    |     |     |           |    |      |    | 0          |     |     |    | 0          |    |     |    |
| Right Turn Channelized     | No        |    |     |     | No        |    |      |    | No         |     |     |    | No         |    |     |    |
| Median Type/Storage        | Left Only |    |     |     |           |    |      |    | 1          |     |     |    |            |    |     |    |

## Critical and Follow-up Headways

|                              |  |      |  |  |  |      |  |  |  |      |      |      |  |      |      |      |
|------------------------------|--|------|--|--|--|------|--|--|--|------|------|------|--|------|------|------|
| Base Critical Headway (sec)  |  | 4.1  |  |  |  | 4.1  |  |  |  | 7.5  | 6.5  | 6.9  |  | 7.5  | 6.5  | 6.9  |
| Critical Headway (sec)       |  | 4.12 |  |  |  | 4.12 |  |  |  | 7.52 | 6.52 | 6.92 |  | 7.52 | 6.52 | 6.92 |
| Base Follow-Up Headway (sec) |  | 2.2  |  |  |  | 2.2  |  |  |  | 3.5  | 4.0  | 3.3  |  | 3.5  | 4.0  | 3.3  |
| Follow-Up Headway (sec)      |  | 2.21 |  |  |  | 2.21 |  |  |  | 3.51 | 4.01 | 3.31 |  | 3.51 | 4.01 | 3.31 |

## Delay, Queue Length, and Level of Service

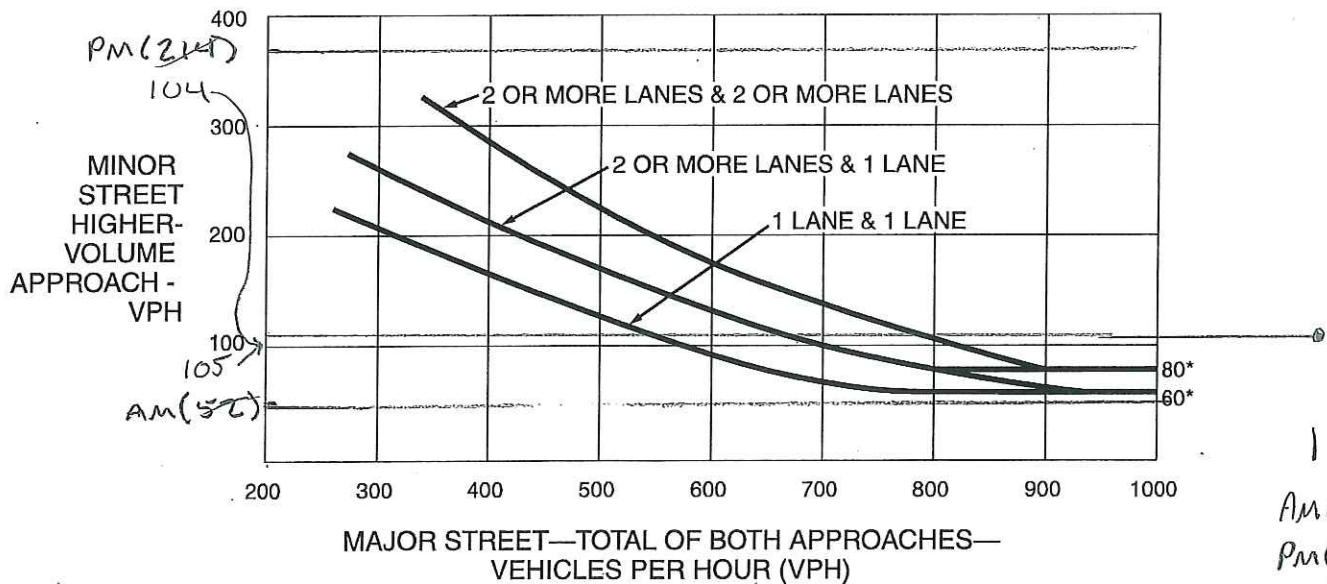
|                                         |     |      |  |  |     |      |  |  |       |       |  |  |      |  |      |  |
|-----------------------------------------|-----|------|--|--|-----|------|--|--|-------|-------|--|--|------|--|------|--|
| Flow Rate, v (veh/h)                    |     | 38   |  |  |     | 93   |  |  |       | 205   |  |  |      |  | 39   |  |
| Capacity, c (veh/h)                     |     | 517  |  |  |     | 591  |  |  |       | 108   |  |  |      |  | 81   |  |
| v/c Ratio                               |     | 0.07 |  |  |     | 0.16 |  |  |       | 1.89  |  |  |      |  | 0.48 |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |     | 0.2  |  |  |     | 0.6  |  |  |       | 16.7  |  |  |      |  | 2.0  |  |
| Control Delay (s/veh)                   |     | 12.5 |  |  |     | 12.2 |  |  |       | 500.7 |  |  |      |  | 85.5 |  |
| Level of Service, LOS                   |     | B    |  |  |     | B    |  |  |       | F     |  |  |      |  | F    |  |
| Approach Delay (s/veh)                  | 0.4 |      |  |  | 0.8 |      |  |  | 500.7 |       |  |  | 85.5 |  |      |  |
| Approach LOS                            |     |      |  |  |     |      |  |  | F     |       |  |  | F    |  |      |  |

**Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume**

\*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

**Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)**

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



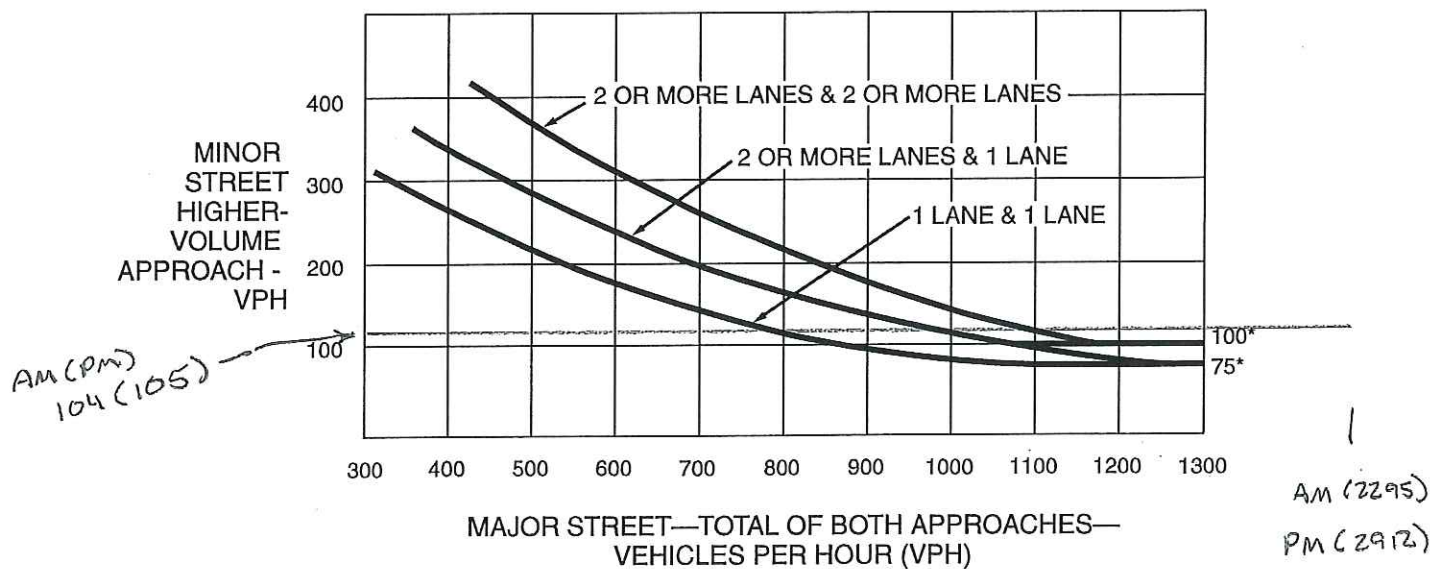
\*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.



**Figure 4C-3. Warrant 3, Peak Hour**

\*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

**Figure 4C-4. Warrant 3, Peak Hour (70% Factor)**  
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



\*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

# Four-Lane Expressway Turn Lanes

Design Manual  
Chapter 6  
Geometric Design

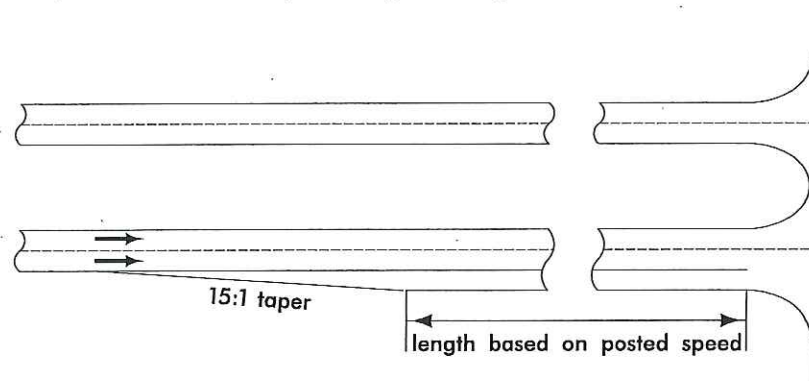
Originally Issued: 01-04-02  
Revised: 06-18-04

This section discusses warrants and design for four-lane expressway turn lanes for both existing intersections and intersections that are in the design process. The warrants apply to unsignalized intersections located in rural areas with stop control on the side road and mainline operating speeds of 55 mph or higher. These warrants should not be used at urban intersections, intersections on transitional highways (where speeds are slowing down or speeding up as a rural roadway transitions to or from an urban or more congested environment), or at signalized intersections.

Turn lanes function to maintain smooth mainline traffic flow and facilitate turning movements. Thus both turning and mainline traffic are involved in the warranting process and should be considered in the design of turn lanes. Since each intersection is unique, the warrants and designs discussed in this section should be regarded as guidelines rather than rules. The designer will need to examine each intersection carefully to determine when turn lanes are warranted and, if so, the appropriate design.

## Right Turn Lanes

When a right turn lane is warranted, it should be designed as a deceleration lane, see Figure 1, rather than a storage lane, and should normally be designed as a parallel lane.



**Figure 1:** Deceleration right turn lane.

## Right Turn Lane Warrants

The basic guidelines for when right turn lanes are warranted involve turning and approach (mainline) volume, and intersection location.

### Turning and approach volumes

A right turn lane may be warranted if right turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and either:

- approach volume is greater than 400 vehicles per hour, or
- approach truck traffic volume is greater than 20 vehicles per hour.

WEST ENTRANCE  
Exhibit E  
AM (PM)  
08 (103) MET  
EAST ENTRANCE  
AM (PM)  
25 (23)  
NOT MET



### Intersection location

Intersection location may warrant a right turn lane even if turning and approach volumes don't. Local observations in the past have indicated that at some intersections on four-lane expressways within 5 miles (8 kilometers) of some urban areas with a population of 20,000 or greater, drivers have used the granular shoulders as right turn lanes. Therefore, areas similar to these should seriously be considered for right turn lanes even if volume warrants are not met.

Right turn lanes should be provided at all school locations regardless of turning and approach volumes. Other locations where right turn lanes may be judged to be warranted by the Project Management Team (PMT) include main entrances for towns, shopping areas, housing developments, attraction locations such as recreational areas, and locations that would have special users such as truck traffic or campers. Special attention should be given to intersections serving locations that attract elderly drivers such as drug stores, grocery stores, retirement developments, medical facilities, nursing homes, etc. Intersections with paved side roads should also be considered for right turn lanes.

### Right Turn Lane Design

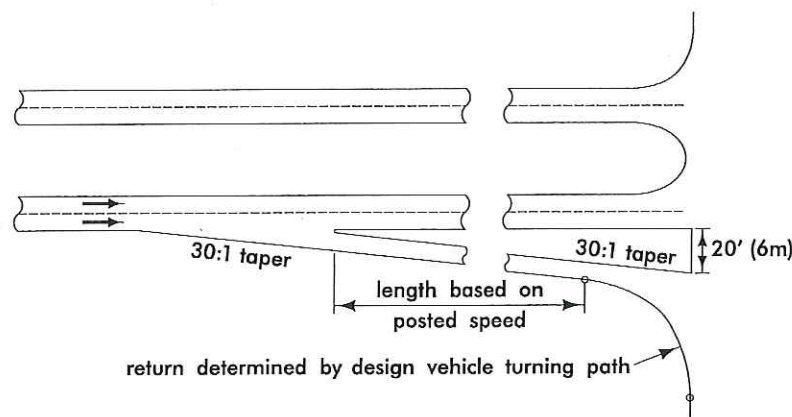
Right turn lanes should be designed as deceleration lanes with a 15:1 taper. The length of the parallel portion of the deceleration lane will normally depend on posted mainline speed and return radius. The posted mainline speed is used as the design speed for the parallel portion of the turn lane. Geometric design of an intersection determines the return radius. If a compound curve is used for the return radius, use the smallest of the radii for determining deceleration lane length. For example, given a mainline posted speed of 65 mph (110 km/h) and a turning radius of 90 feet (25 meters), the length of the parallel portion of the deceleration lane should be 520 feet (170 meters). This was determined in the following manner. The posted mainline speed is 65 mph (110 km/h) and this is used as the design speed for the parallel portion of the deceleration lane. Using Table 2 in Section 6A-1 of this manual, a 90-foot (25-meter) radius with a 65 mph (110 km/h) design speed corresponds to a 520-foot (170-meter) deceleration lane length. The length of the lane may need to be adjusted for grade, see Table 3 in Section 6A-1 of this manual.

To assist drivers on a side road determine the proper stopping point at an intersection, stop sign islands are placed at all paved side road approaches unless the side road ADT is less than 100 vpd, in which case an island is optional.

### Offset Right Turn Lanes

When right turn lane warrants are met, offset (tapered) lanes, see Figure 2, may be considered in areas where sightline difficulties may occur, such as:

- at the base of a long or steep decline (grade = 5% or larger) or
- at the crest of a hill with a minimum K value.



**Figure 2:** Offset right turn lane



## Left Turn Lanes

Left turn lanes provide storage in the median for left-turning vehicles, or when warranted, deceleration outside of the through traffic lanes for left-turning vehicles. All Type "A" and high volume Type "B" entrances should have left turn lanes provided, see Section 3E-2 of this manual. If a left turn deceleration is not warranted, a left turn storage lane should be provided. Normally, left turn lanes are designed as parallel lanes.

### Left Turn Deceleration Lane Warrants

The basic guidelines for when left turn deceleration lanes are warranted involve mainline turning and approach volume, and intersection location.

#### Turning and approach volume

A left turn deceleration lane may be warranted if left turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and either:

- approach volume is greater than 400 vehicles per hour, or
- approach truck traffic volume is greater than 40 vehicles per hour.

#### Intersection location

Intersection location may warrant a left turn deceleration lane even if turning and approach volumes do not. To improve operational efficiency, left turn deceleration lanes should be considered for intersections located within approximately 5 miles (8 kilometers) of an urban area with a population of 20,000 or greater. Other locations where left turn deceleration lanes may be judged to be warranted by the PMT include schools, main entrances for towns, shopping areas, housing developments, attraction locations such as recreational areas, and locations that would have special users such as truck traffic or campers. Special attention should be given to intersections serving locations that attract elderly drivers such as drug stores, grocery stores, retirement developments, medical facilities, nursing homes, etc.

### Left Turn Lane Design

#### Left turn storage lanes

Left turn storage lanes, see Figure 3, should be designed with a 10:1 taper. Turning volume determines left turn storage lane length (see Figure 2 in Section 6A-1 of this manual), but a minimum length of 150 feet (45 meters) is required.

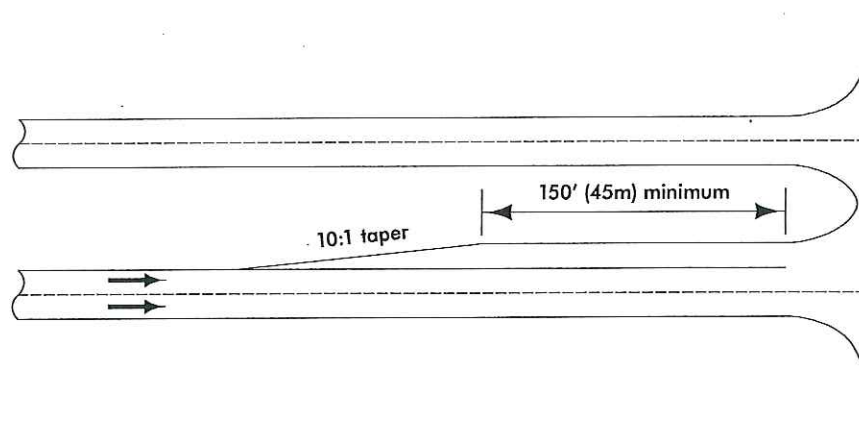
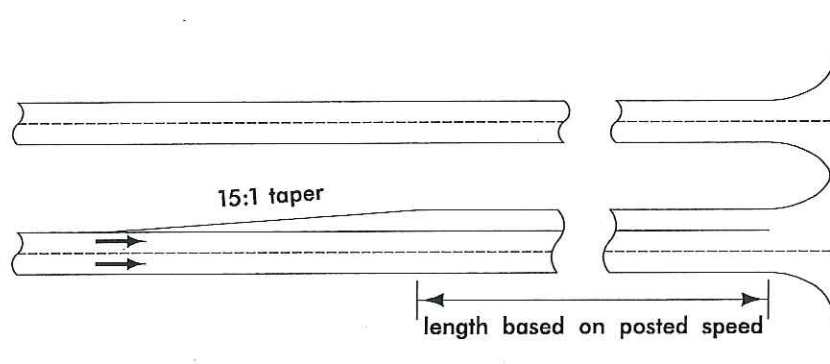


Figure 3: Left turn storage lane.

### Left turn deceleration lanes

Left turn deceleration lanes, see Figure 4, should be designed with a 15:1 taper. The length of the parallel portion of a deceleration lane is determined using the posted mainline speed and a stop condition. Exhibit 10-73 in *A Policy on Geometric Design of Highways and Streets* (2001) provides deceleration lengths for various highway design speeds. For example, given a posted mainline speed of 65 mph (110 km/h) and using a stop condition the parallel portion of a left turn deceleration lane should be 570 feet (180 meters). This was determined by using the posted mainline speed of 65 mph (110 km/h) as the highway design speed in Exhibit 10-73 and finding the deceleration length that corresponds with a stop condition. The length of the lane may need to be adjusted for grade, see Table 3 in Section 6A-1 of this manual.



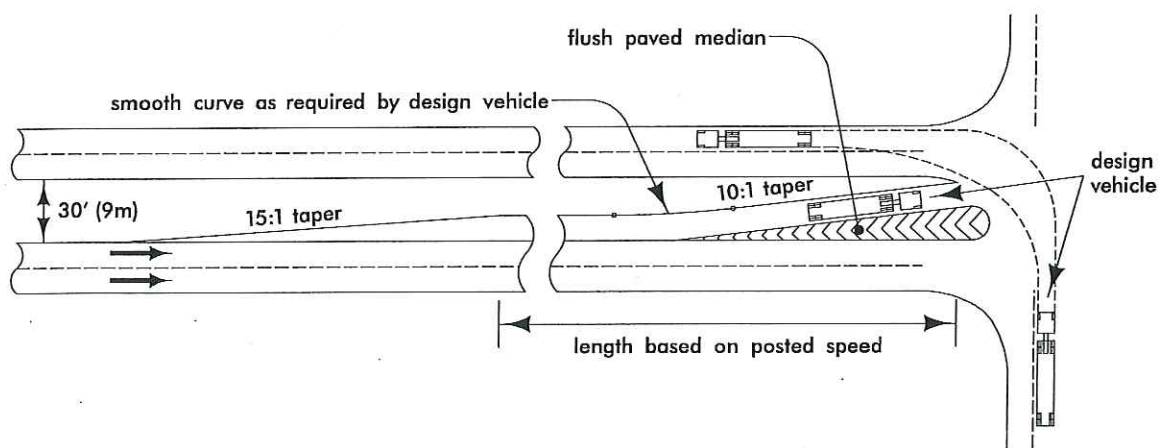
**Figure 4:** Left turn deceleration lane.

### Offset Left Turn Lanes

The use of offset (tapered) left turn lanes should be limited on rural intersections. They should be considered only if:

- traffic signals will likely be installed or
- opposing left-turning vehicles create a significant sight distance problem.

If offset lanes are used, the median width should be reduced to 30 feet (9 meters), as shown in Figure 5. Potential median drainage issues should be addressed before offset turn lanes are incorporated.



**Figure 5:** Offset left turn lane.

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 563.888.2286  
matt.flynn@ci.davenport.ia.us  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution for Case F18-09 being the request of O'Bros, LLC for the Final Plat for Eastern Avenue Farms 5th Addition containing 47 lots. The property is located east of 61st Street 1/3 mile east of Eastern Avenue. [Ward 6].

Recommendation:  
Adopt the resolution.

Background:  
The subdivision contains 47 residential lots. Overall, the property contains 18.39 acres, more or less and is zoned "R-2" Low Density Dwelling District.

The Plan and Zoning Commission forwards Case No. F18-09 to the City Council with a recommendation for approval subject to five conditions.

The Plan and Zoning Commission vote was 8-yes, 0-no and 0-abstain.

Please note that the conditions were incorporated into the revised plat, and therefore, not repeated here.

**ATTACHMENTS:**

| Type                | Description                                                    |
|---------------------|----------------------------------------------------------------|
| ▣ Resolution Letter | Resolution                                                     |
| ▣ Backup Material   | Final Plat                                                     |
| ▣ Backup Material   | Assessment Waiver                                              |
| ▣ Backup Material   | Plan and Zoning Commission Letter to City Council - 7-18-2018  |
| ▣ Backup Material   | Plan and Zoning Commission Vote Results - 7-17-2018            |
| ▣ Backup Material   | Staff Report to Plan and Zoning Commission - 7-17-2018 Meeting |

**REVIEWERS:**

| Department                                | Reviewer       | Action   | Date                 |
|-------------------------------------------|----------------|----------|----------------------|
| Community Planning & Economic Development | Berger, Bruce  | Approved | 8/30/2018 - 11:35 AM |
| Community Development Committee           | Berger, Bruce  | Approved | 8/30/2018 - 11:36 AM |
| City Clerk                                | Admin, Default | Approved | 8/30/2018 - 12:08 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-09 being the request of O'Bros. LLC for the Final Plat of Eastern Avenue Farms Fifth Addition containing 47 lots. The property is located east of East 61st Street 1/3 mile east of Eastern Avenue. The property contains 18.39 acres, more or less and is zoned "R-2" Low Density Residential. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Eastern Avenue Farms Fifth Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated July 19, 2018 (please note that all of the conditions been added to the plat and are not repeated on this resolution).

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

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

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



CITY OF DAVENPORT

BY \_\_\_\_\_  
DATE \_\_\_\_\_

PLANNING AND ZONING

BY \_\_\_\_\_  
DATE \_\_\_\_\_

IOWA - AMERICAN WATER CO.

BY \_\_\_\_\_  
DATE \_\_\_\_\_

MID AMERICAN ENERGY CO.

BY \_\_\_\_\_  
DATE \_\_\_\_\_

MEDIACOM

BY \_\_\_\_\_  
DATE \_\_\_\_\_

CENTURYLINK

BY \_\_\_\_\_  
DATE \_\_\_\_\_

CURVE TABLE

| CURVE | LENGTH  | RADIUS  | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------|---------------|----------------|
| C1    | 30.68'  | 175.00' | N 82°32'34" E | 30.64'         |
| C2    | 68.09'  | 175.00' | N 66°22'27" E | 67.66'         |
| C3    | 67.18'  | 175.00' | N 44°13'50" E | 66.77'         |
| C4    | 67.01'  | 175.00' | N 22°15'49" E | 66.60'         |
| C5    | 41.93'  | 175.00' | N 04°25'47" E | 41.83'         |
| C6    | 196.35' | 125.00' | N 42°33'54" E | 176.78'        |
| C7    | 23.56'  | 15.00'  | N 47°26'06" W | 21.21'         |
| C8    | 23.56'  | 15.00'  | S 42°33'54" W | 21.21'         |
| C9    | 23.56'  | 15.00'  | N 42°33'54" E | 21.21'         |
| C10   | 23.56'  | 15.00'  | S 47°26'06" E | 21.21'         |
| C11   | 13.62'  | 15.00'  | S 23°34'30" W | 13.16'         |
| C12   | 75.43'  | 50.00'  | N 06°21'55" E | 68.48'         |
| C13   | 69.10'  | 50.00'  | N 76°26'54" W | 63.73'         |
| C14   | 24.80'  | 50.00'  | S 49°45'05" W | 24.54'         |
| C15   | 13.62'  | 15.00'  | N 61°33'18" E | 13.16'         |
| C16   | 23.56'  | 15.00'  | N 47°26'06" W | 21.21'         |
| C17   | 23.56'  | 15.00'  | S 42°33'54" W | 21.21'         |
| C18   | 13.62'  | 15.00'  | S 66°23'30" E | 13.16'         |
| C19   | 24.85'  | 50.00'  | N 54°38'51" W | 24.59'         |
| C20   | 69.08'  | 50.00'  | S 71°32'03" W | 63.72'         |
| C21   | 75.41'  | 50.00'  | S 11°15'12" E | 68.46'         |
| C22   | 13.62'  | 15.00'  | N 28°26'42" W | 13.16'         |
| C23   | 23.56'  | 15.00'  | N 42°33'54" E | 21.21'         |
| C24   | 23.56'  | 15.00'  | S 47°26'06" E | 21.21'         |

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°33'54" E | 54.54'   |
| L2   | S 02°26'06" E | 5.00'    |

FINAL PLAT

OF  
EASTERN AVENUE FARMS FIFTH ADDITION  
A RE-PLAT OF LOT 47 OF EASTERN AVENUE FARMS FOURTH ADDITION,  
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA  
18.39 ACRES±

OWNER / SUBDIVIDER  
O'BROS LLC  
3885 ELMORE AVENUE  
DAVENPORT, IOWA 52807  
PHONE: (563) 823-1520

BASIS OF BEARING  
IOWA STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



SCALE: 1" = 60'

LEGEND

- REBAR, FOUND
  - ⊗ CHISELED "X" IN CONCRETE, FOUND
  - ⊗ CHISELED "X" IN CONCRETE, SET
  - △ REBAR WITH CAP # \_\_\_\_\_, FOUND
  - △ 5/8" REBAR WITH CAP #13581 SET
  - 100.00' MEASURED DIMENSION
  - (100.00') RECORDED DIMENSION
  - ⋄ LINE CONTINUATION
  - SUBDIVISION BOUNDARY
  - EXISTING LOT LINE
  - PROPOSED LOT LINE
  - ..... UNDERLYING DEED LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - - - EXISTING R.O.W. LINE
  - - - PROPOSED R.O.W. LINE
  - - - BUILDING SETBACK LINE
  - - - PROPOSED CENTER LINE
- AC ACRES  
L LENGTH  
R RADIUS  
SF SQUARE FEET  
BSL BUILDING SETBACK LINE  
UE UTILITY EASEMENT  
DE DRAINAGE EASEMENT

ABBREVIATIONS

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of O'Bros, LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0360F with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or will be set as shown on this plat by December 1st 2018.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Davenport or those companies authorized to provide public utilities within the city of Davenport.

Sidewalks shall be installed along street frontages when so ordered by the City.



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

Daryl A. Brickner, PLS No. 13581 \_\_\_\_\_ Date \_\_\_\_\_  
My license renewal date is December 31, 2019  
No. of sheets covered by this seal: \_\_\_\_

REVISIONS

| No. | DESCRIPTION                                                        | DATE      |
|-----|--------------------------------------------------------------------|-----------|
| 1   | REVISED PER CITY REVIEW COMMENTS                                   | 7/17/2018 |
| 2   | REVISED UTILITY & DRAINAGE EASEMENT ALONG EAST LINE OF SUBDIVISION | 8/27/2018 |

EASTERN AVENUE FARMS 5th ADDITION  
DAVENPORT, IOWA

IMEG Project No:  
18001330.00

File Name:  
18001330\_00-PROPERTY.dwg

© COPYRIGHT 2018  
ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: BDO

Date: 6/7/2018

Sheet 1 of 1



FINAL PLAT



Prepared by/Return to: Pastnak Law Firm, P.C., 313 W. 3rd St., Davenport, IA 52801 (563) 323-7737

**ASSESSMENT WAIVER  
(Subdivision Improvements)**

O'BROS, L.L.C., an Iowa Limited Liability Company, has this date filed with the Clerk of the City of Davenport, Iowa, a plat of EASTERN AVENUE FARMS FIFTH ADDITION, an Addition to the City of Davenport, Scott County, Iowa.

It is agreed by the undersigned, its successors, heirs and assigns that at such time as street improvements, sanitary sewers, storm drainage facilities, or other conventional type of subdivision improvements, except public sidewalks, are needed, the City of Davenport shall put in said improvements and assess the total cost of same in the prescribed manner against the subdivided property comprising said EASTERN AVENUE FARMS FIFTH ADDITION in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment payment.

In accordance with the provisions of the Municipal Ordinances of the City of Davenport, the undersigned subdivider and owner of all lots in said EASTERN AVENUE FARMS FIFTH ADDITION, an Addition to the City of Davenport, Iowa, for itself, its heirs, grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Davenport, Iowa, and a release of Waiver is signed by the City Engineer and duly recorded.

O'BROS, L.L.C., an Iowa Limited Liability Company

By: \_\_\_\_\_

*Jeffrey M. O'Rourke*  
Jeffrey M. O'Rourke, Manager

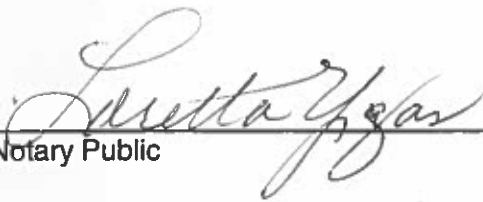
STATE OF IOWA

)  
) ss.

COUNTY OF SCOTT

)

On this 30 day of July, 2018, before me, a Notary Public in and for said county and state, personally appeared **Jeffry M. O'Rourke**, to me personally known, who being by me duly (sworn or affirmed) did say that that he is the **Manager** of **O'Bros, L.L.C.**, an Iowa Limited Liability Company, and that said instrument was signed on behalf of the said Limited Liability Company by authority of its Members and the said **Jeffry M. O'Rourke** acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and him voluntarily executed.

  
\_\_\_\_\_  
Notary Public



Prepared by/Return to: Pastrnak Law Firm, P.C., 313 W. 3rd St., Davenport, IA 52801 (563) 323-7737

**ASSESSMENT WAIVER  
(Sidewalks)**

O'BROS, L.L.C., an Iowa Limited Liability Company, has this date filed with the Clerk of the City of Davenport, Iowa, a plat of EASTERN AVENUE FARMS FIFTH ADDITION, an Addition to the City of Davenport, Scott County, Iowa.

It is agreed by the undersigned, its successors, heirs and assigns that at such time as public sidewalks are needed, the City of Davenport shall put in said improvements and assess the total cost of same in the prescribed manner against the subdivided property comprising said EASTERN AVENUE FARMS FIFTH ADDITION in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment payment.

In accordance with the provisions of the Municipal Ordinances of the City of Davenport, the undersigned subdivider and owner of all lots in said EASTERN AVENUE FARMS FIFTH ADDITION to the City of Davenport for itself, its heirs, grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Davenport, Iowa, and a release of Waiver is signed by the City Engineer and duly recorded.

O'BROS, L.L.C., an Iowa Limited Liability Company

By: Jeffery M. O'Rourke  
Jeffery M. O'Rourke, Manager

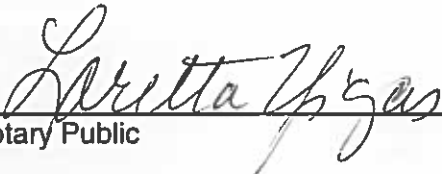


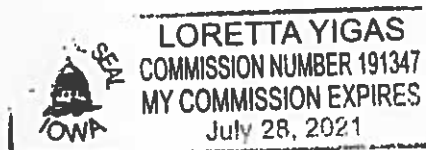
STATE OF IOWA

)  
) ss.  
)

COUNTY OF SCOTT

On this 30 day of July, 2018, before me, a Notary Public in and for said county and state, personally appeared **Jeffry M. O'Rourke**, to me personally known, who being by me duly (sworn or affirmed) did say that that he is the **Manager** of **O'Bros, L.L.C.**, an Iowa Limited Liability Company, and that said instrument was signed on behalf of the said Limited Liability Company by authority of its Members and the said **Jeffry M. O'Rourke** acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and him voluntarily executed.

  
\_\_\_\_\_  
Notary Public



July 18, 2018

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of July 17, 2018, the City Plan and Zoning Commission considered Case F18-09 being the request of O'Bros. LLC for the Final Plat of Eastern Avenue Farms Fifth Addition. The property is located east of 61st Street 1/3 mile east of Eastern Avenue and contains 47 residential lots. The property contains 18.39 acres, more or less, and is zoned "R-2" Low Density Dwelling District.

Findings:

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

The Plan and Zoning Commission accepts the listed findings and forwards Case F18-09 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. All easements shall be a minimum 15 feet in width.

The vote for approval was 8–yes, 0-no and 0-abstein

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record  
Meeting Date: 7-17-2018  
Meeting Location: Council Chambers-City Hall

| Name:    | Roll Call | REZ18-09                   | F18-09                     |
|----------|-----------|----------------------------|----------------------------|
| Connell  | P         | Y                          | Y                          |
| Hepner   | EX        |                            |                            |
| Inghram  | P         |                            |                            |
| Johnson  | P         | Y                          | Y                          |
| Kelling  | P         | N                          | Y                          |
| Lammers  | EX        |                            |                            |
| Maness   | P         | N                          | Y                          |
| Medd     | P         | N                          | Y                          |
| Quinn    | P         | Abstain                    | Y                          |
| Reinartz | P         | N                          | Y                          |
| Tallman  | P         | Y                          | Y                          |
|          |           | 3-YES<br>4-NO<br>1-ABSTAIN | 8-YES<br>0-NO<br>0-ABSTAIN |



City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

**Meeting Date:** July 17, 2018  
**Request:** Final Plat for a 47 lot commercial subdivision  
**Address:** East 61<sup>st</sup> Street approximately 1/3 mile east of Eastern Avenue  
**Case No.:** F18-09  
**Applicant:** O'Bros. LLC.

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-09 to the City Council with a recommendation for approval subject to the listed conditions.

**Introduction:**

Case No. F18-09 being the request of O'Bros. LLC a final plat of Eastern Avenue Farms Fifth Addition located east of 61st Street 1/3 mile east of Eastern Avenue containing 47 residential lots on 18.39 acres, more or less. The property is zoned "R-2" Low Density Dwelling District.

**AREA CHARACTERISTICS:**

***Zoning Map***



 Subject Property



***Land Use Map***



 Subject Property





**Background:****Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General - RG

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

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

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

**Technical Review:**

Streets. The existing street network will be extended into/through this plat. East 61<sup>st</sup> Street is extended through the plat and dead-ends at the eastern boundary East 60<sup>th</sup> Street curves to the north and makes an internal connection with 61<sup>st</sup> Street.

Storm Water. Existing stormwater infrastructure will also be extended; existing Fourth Addition drains to the detention to the south.

Sanitary Sewer. Existing sanitary sewer infrastructure will need to be extended.

Other Utilities. Other normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

This plat continues the Eastern Avenue Farms development to the east finishing out the area currently owned by O'Bros. LLC. The street layout appears to preclude the future connection to the existing 60th Street right-of-way at Jersey Ridge Road located just to the southeast.

## Staff Recommendation

### Findings:

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

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F18-09 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner; and
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. All easements shall be a minimum 15 feet in width.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP  
Planner III

City of Davenport

Agenda Group:  
Department: City Clerk  
Contact Info: Matt Flynn, 888-2286  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution for Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

Recommendation:  
Adopt the resolution

Background:  
The plat is to allow for commercial development. All lots will conform to subdivision and zoning requirements. Please refer to the Commission's letter and background material for further information.

ATTACHMENTS:

| Type                | Description       |
|---------------------|-------------------|
| ▣ Exhibit           | RES Only F18-06   |
| ▣ Executive Summary | CD RES F18-06     |
| ▣ Backup Material   | Background F18-05 |

REVIEWERS:

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| City Clerk | Admin, Default | Approved | 8/30/2018 - 6:00 PM |

RESOLUTION NO. \_\_\_\_\_

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to the following standard and conditions as follows:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met and all easement are shown and tied to the plat by bearing/dimension.
3. The Owner/Developer's name and address are shown.  
and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.
4. That plat shall meet Municipal Code Ch. 13.34. Stormwater Management.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



## City of Davenport

Committee: CD

Department: Community Planning & Economic Development CD

Contact Info: Matt Flynn 888-2286

Ward: 6th

Action / Date

9/05/18

### Subject:

RESOLUTION for Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56<sup>th</sup> Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

### Recommendation:

Adopt the resolution

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards the plat to the City Council for approval subject to the following conditions as stated in the Commission's letter dated July 31, 2018.

### Findings:

- The proposed preliminary plat facilitates the sale and proposed development of the property.
- The proposed preliminary plat generally complies with Davenport+2035: Comprehensive Plan for the City.

### Recommendation

The City Plan and Zoning Commission accepted the findings and forwards Case No. F18-10 to the City Council for approval subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

The Commission vote for approval was 5-yes, 0-no and 1-abstentions.

### Relationship to Goals:

Sustainable Infrastructure

### Background:

The plat is to allow for commercial development. All lots will conform to subdivision and zoning requirements.

Please refer to the Commission's letter and background material for further information.

RESOLUTION NO. \_\_\_\_\_

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to the following standard and conditions as follows:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met and all easement are shown and tied to the plat by bearing/dimension.
3. The Owner/Developer's name and address are shown.  
and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.
4. That plat shall meet Municipal Code Ch. 13.34. Stormwater Management.

Approved:

Attest:

---

Frank Klipsch, Mayor

---

Jackie E. Holecek, Deputy City Clerk

|          |           | APPROVED                                     | APPROVED                                    | APPROVED                            | APPROVED                                  | APPROVED                             |  |  |  |
|----------|-----------|----------------------------------------------|---------------------------------------------|-------------------------------------|-------------------------------------------|--------------------------------------|--|--|--|
| Name:    | Roll Call | REZ18-06<br>Tim Shaffer<br>1909 N Zenith Ave | REZ18-07<br>Tim Shaffer<br>3816 W Locust St | F18-05<br>Seng Meadows<br>1st Add'n | F18-06<br>Crow Valley<br>Plaza 11th Add'n | F18-07<br>Monarch Hills<br>1sy Add'n |  |  |  |
| Connell  | P         | Y                                            | Y                                           | Y                                   | Y                                         | Y                                    |  |  |  |
| Hepner   | P         | Y                                            | Y                                           | Y                                   | Y                                         | Y                                    |  |  |  |
| Inghram  | P         |                                              |                                             |                                     |                                           |                                      |  |  |  |
| Johnson  | P         | Y                                            | Y                                           | Y                                   | Y                                         | Y                                    |  |  |  |
| Kelling  | EX        |                                              |                                             |                                     |                                           |                                      |  |  |  |
| Lammers  | P         | Y                                            | Y                                           | Y                                   | Y                                         | Y                                    |  |  |  |
| Maness   | EX        |                                              |                                             |                                     |                                           |                                      |  |  |  |
| Medd     | EX        |                                              |                                             |                                     |                                           |                                      |  |  |  |
| Quinn    | P         | Y                                            | Y                                           | Y                                   | ABS                                       | Y                                    |  |  |  |
| Reinartz | P         | Y                                            | Y                                           | Y                                   | Y                                         | Y                                    |  |  |  |
| Tallman  | P         | Y                                            | Y                                           | Y                                   | Y                                         | Y                                    |  |  |  |
|          |           | 6-YES<br>0-NO<br>0-ABSTAIN                   | 6-YES<br>0-NO<br>0-ABSTAIN                  | 6-YES<br>0-NO<br>0-ABSTAIN          | 5-YES<br>0-NO<br>1-ABSTAIN                | 6-YES<br>0-NO<br>0-ABSTAIN           |  |  |  |

June 20, 2018

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

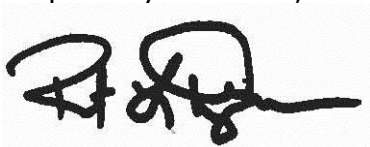
At its regular meeting of June 19, 2018, the City Plan and Zoning Commission considered Case No. F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56<sup>th</sup> Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with the land use portion of Davenport+2035: Comprehensive Plan for the City.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission





City of Davenport  
Community Planning & Economic Development Department  
**FINAL REPORT**

---

## **PLAN AND ZONING COMMISSION**

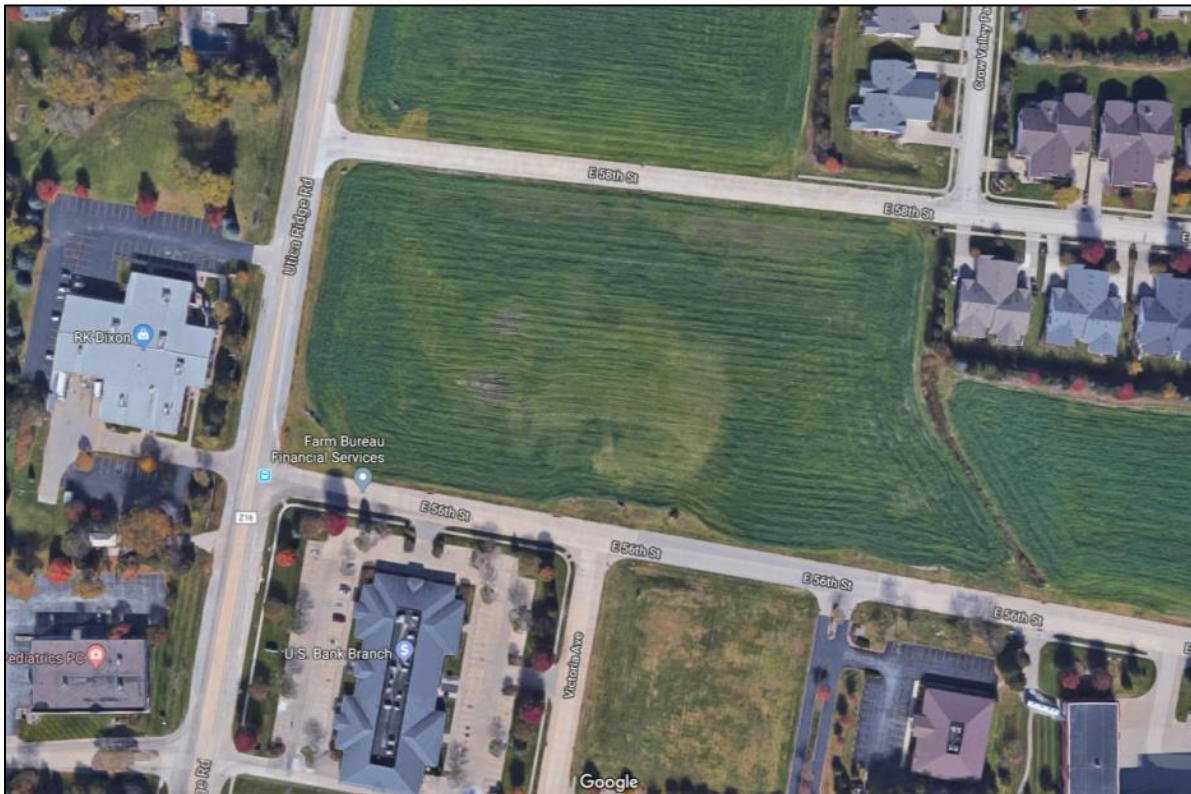
**Date:** June 5, 2018  
**Request:** F18-06 Final Plat – Crow Valley Plaza Eleventh  
**Address:** Utica ridge RD and E 56<sup>th</sup> Street  
**Applicant:** Bush Construction

### **DESCRIPTION**

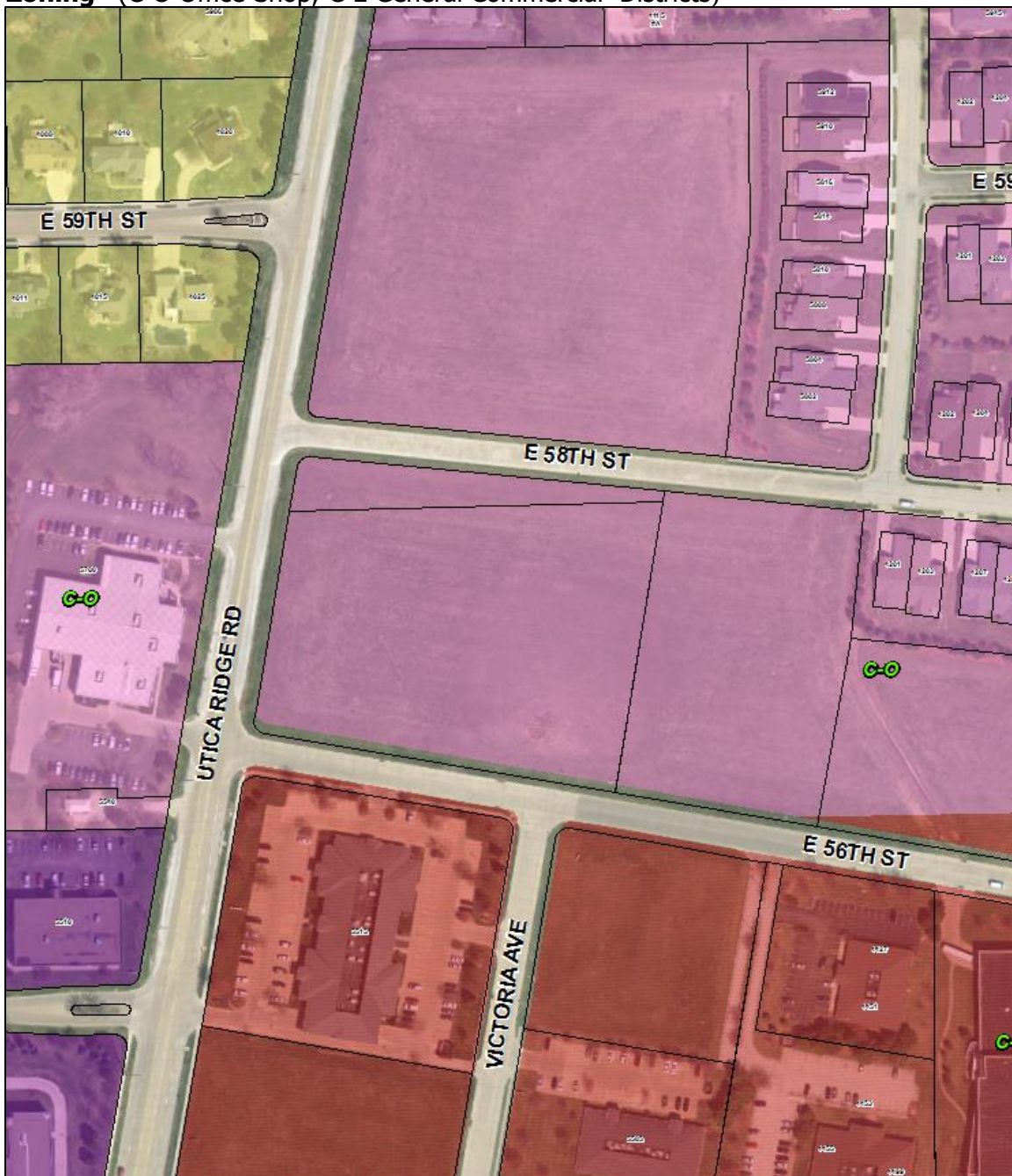
Request F18-06 of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56<sup>th</sup> Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

**Recommendation:** Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

### **Aerial Photo:**

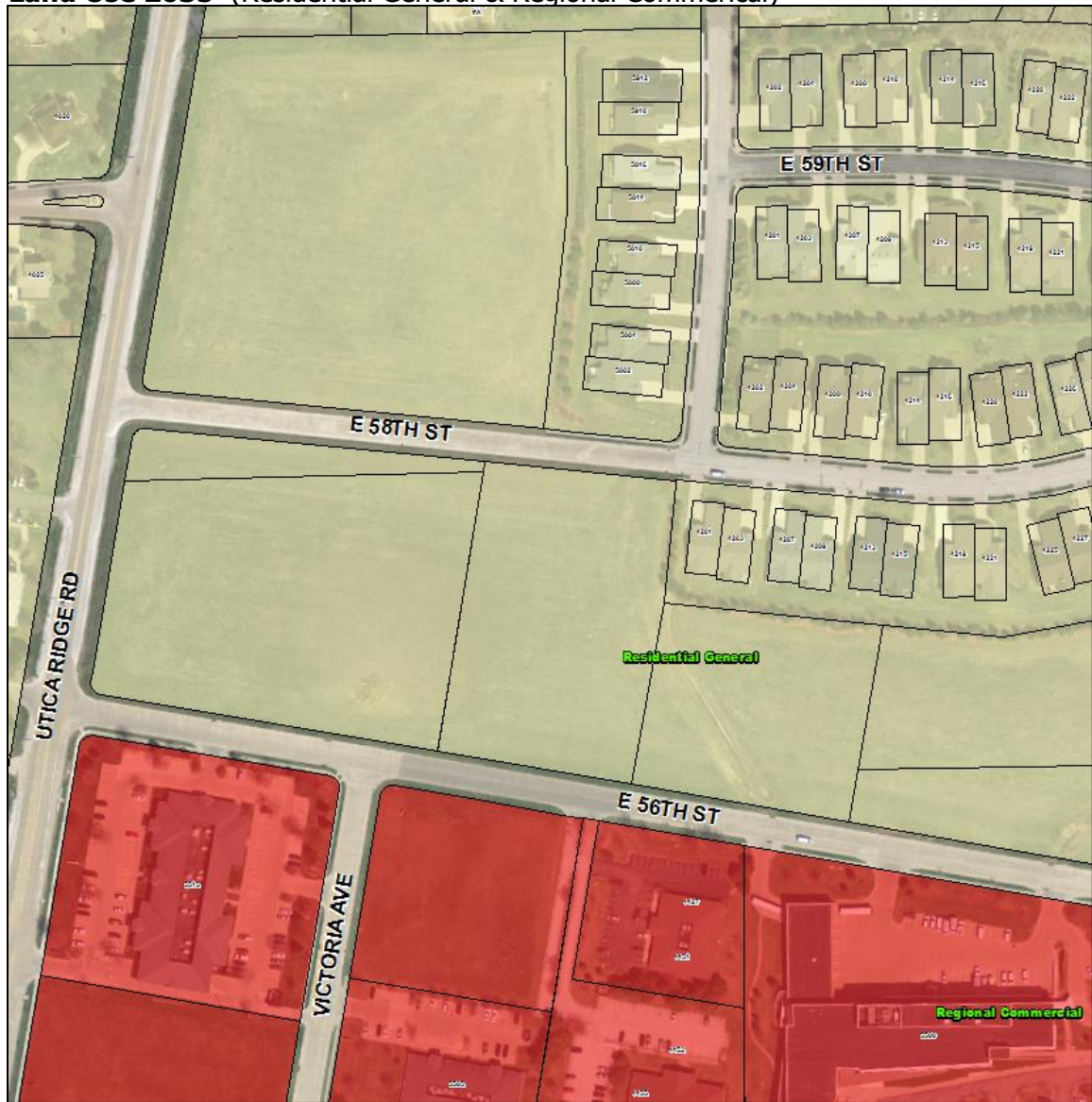


**Zoning** (C-O Office-Shop; C-2 General Commercial Districts)





**Land Use 2035** (Residential General & Regional Commercial)





## BACKGROUND

### Comprehensive Plan:

Within Urban Service Area (USB35): Yes  
Proposed Land Use Designation: RG - Residential General

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

Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
  - b. *Reduce the number of vacant properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Also of note, this property is concurrently undergoing a rezoning to a commercial use higher than the existing office use zoning (C-O)

### Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division. At this time no comments have been received by planning staff.

Sanitary Sewer. Sanitary sewer service is located along Division Street. No new service will be required.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. No park shall be required with this infill development.

The City Engineering Manager has commented that an easement shall be required to cover drainage on this site which may need to incorporate an area near the swale.

**PUBLIC INPUT** This is a subdivision plat. No notification is required.

### DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code, if properly conditioned to meet drainage concerns.



## **FINDINGS & RECOMMENDATION**

### Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with the land use portion of Davenport+2035: Comprehensive Plan for the City.

### Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Prepared by:

Scott Koops, AICP

A handwritten signature in blue ink, appearing to read "Scott Koops", is written over a light blue horizontal line.

Planner II

Community Planning



---

226 West Fourth Street • Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)

June 20, 2018

Developer/Owner:  
Bush Construction  
5401 Victoria Ave Davenport, IA 52807  
[tquinn@bushconstruct.com](mailto:tquinn@bushconstruct.com)

Engineer:  
Townsend Engineering  
M. Richmond  
[mrishmond@townsendengineering.net](mailto:mrishmond@townsendengineering.net)

Attorney:  
None Provided.

Owner:  
McCarthy Improvement/Linwood Stone Products Co.  
Sonia Sundstedt  
[ssundstedt@mccarthyimprovement.com](mailto:ssundstedt@mccarthyimprovement.com)

Subject: City Plan and Zoning Commission action on agenda item

Please find attached a copy of the Commission's letter of recommendation regarding your agenda item for Crow Valley Plaza 11<sup>th</sup> Addition. Also enclosed with this mailing is the calendar for the processing of this item through the City Council.

A subdivision plat is a resolution requiring only one (1) consideration, ***however a subdivision plat is not submitted to City Council for their consideration until all required certificates, the signed/corrected plat, and any other required fee is submitted.***

You may verify these dates on the attached calendar by calling 563-326-7765. Once the plat is correct and/or has the signed certificates, this will go to council.

If you have any questions regarding the Commission's recommendation please call me at [sek@ci.davenport.ia.us](mailto:sek@ci.davenport.ia.us).

Respectfully,

A handwritten signature in black ink that reads 'Scott Koops'.

Scott Koops, AICP  
Planner II  
Community Planning & Economic Development

## 2018 PLAN & ZONING COMMISSION CALENDAR

### CITY PLAN & ZONING COMMISSION SCHEDULE

### CITY COUNCIL SCHEDULE

| COMMISSION<br>PUBLIC HEARING<br><u>REZONING &amp; ROW</u><br><u>VACATION</u><br>SUBMITTAL DEADLINE<br>(5:00 PM - Monday) | <u>DEVELOPMENT</u><br><u>PLANS, SUBDIVISION</u><br><u>PLATS</u><br>SUBMITTAL DEADLINE<br>(5:00 PM - Monday) | CITY PLAN & ZONING<br>COMMISSION<br>PUBLIC HEARING<br>(Preview for plats & plans)<br>(5:00 PM - Tuesday) | CITY PLAN & ZONING<br>COMMISSION MEETING<br>(5:00 PM - Tuesday) | SUBMISSION<br>DEADLINE<br>FOR COUNCIL ITEMS<br>(Noon - Monday) | COMMITTEE OF THE<br>WHOLE MEETING<br>(PUBLIC HEARING)<br>(5:30 PM - Wednesday) | CITY COUNCIL<br>MEETING<br>(5:30 PM - Wednesday) |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------|
| 11/13/17                                                                                                                 | 11/27/17                                                                                                    | 12/05/17                                                                                                 | 12/19/17                                                        | 12/22/17                                                       | 01/03/18                                                                       | 01/10/18                                         |
| 11/27/17                                                                                                                 | 12/11/17                                                                                                    | 12/19/17                                                                                                 | 01/02/18                                                        | 01/08/18                                                       | 01/17/18                                                                       | 01/24/18                                         |
| 12/11/17                                                                                                                 | 12/21/17                                                                                                    | 01/02/18                                                                                                 | 01/16/18                                                        | 01/29/18                                                       | 02/07/18                                                                       | 02/14/18                                         |
| 12/26/17                                                                                                                 | 01/08/18                                                                                                    | 01/16/18                                                                                                 | 02/06/18                                                        | 02/12/18                                                       | 02/21/18                                                                       | 02/28/18                                         |
| 01/16/18                                                                                                                 | 01/19/18                                                                                                    | NS                                                                                                       | 02/20/18                                                        | 02/26/18                                                       | 03/07/18                                                                       | 03/14/18                                         |
| 01/29/18                                                                                                                 | 02/12/18                                                                                                    | 02/20/18                                                                                                 | 03/06/18                                                        | 03/12/18                                                       | 03/21/18                                                                       | 03/28/18                                         |
| 02/12/18                                                                                                                 | 02/26/18                                                                                                    | 03/06/18                                                                                                 | 03/20/18                                                        | 03/26/18                                                       | 04/04/18                                                                       | 04/11/18                                         |
| 02/26/18                                                                                                                 | 03/12/18                                                                                                    | 03/20/18                                                                                                 | 04/03/18                                                        | 04/09/18                                                       | 04/18/18                                                                       | 04/25/18                                         |
| 03/12/18                                                                                                                 | 03/26/18                                                                                                    | 04/03/18                                                                                                 | 04/17/18                                                        | 02/23/18                                                       | 05/02/18                                                                       | 05/09/18                                         |
| 03/26/18                                                                                                                 | 04/09/18                                                                                                    | 04/17/18                                                                                                 | 05/01/18                                                        | 05/07/18                                                       | 05/16/18                                                                       | 05/23/18                                         |
| 04/09/18                                                                                                                 | 04/23/18                                                                                                    | 05/01/18                                                                                                 | 05/15/18                                                        | 05/25/18                                                       | 06/06/18                                                                       | 06/13/18                                         |
| 04/23/18                                                                                                                 | 05/07/18                                                                                                    | NS                                                                                                       | 06/05/18                                                        | 06/11/18                                                       | 06/20/18                                                                       | 06/27/18                                         |
| 05/14/18                                                                                                                 | 05/29/18                                                                                                    | 06/05/18                                                                                                 | 06/19/18                                                        | 06/25/18                                                       | 07/04/18                                                                       | 07/11/18                                         |
| 05/29/18                                                                                                                 | 06/11/18                                                                                                    | 06/19/18                                                                                                 | 07/03/18                                                        | 07/09/18                                                       | 07/18/18                                                                       | 07/25/18                                         |
| 06/11/18                                                                                                                 | 06/25/18                                                                                                    | 07/03/18                                                                                                 | 07/17/18                                                        | 07/23/18                                                       | 08/01/18                                                                       | 08/08/18                                         |
| 06/25/18                                                                                                                 | 07/09/18                                                                                                    | 07/17/18                                                                                                 | 07/31/18                                                        | 08/06/18                                                       | 08/15/18                                                                       | 08/22/18                                         |
| 07/09/18                                                                                                                 | 07/23/18                                                                                                    | 07/31/18                                                                                                 | 08/14/18                                                        | 08/27/18                                                       | 09/05/18                                                                       | 09/12/18                                         |
| 07/23/18                                                                                                                 | 08/06/18                                                                                                    | 08/14/18                                                                                                 | 09/04/18                                                        | 09/10/18                                                       | 09/19/18                                                                       | 09/26/18                                         |
| 08/13/18                                                                                                                 | 08/27/18                                                                                                    | 09/04/18                                                                                                 | 09/18/18                                                        | 09/24/18                                                       | 10/03/18                                                                       | 10/10/18                                         |

**CERTIFICATE OF OWNERS  
CROW VALLEY PLAZA ELEVENTH ADDITION  
DAVENPORT, IOWA**

McCarthy Improvement Company and Linwood Mining and Minerals Corp., Owners and Proprietors of the real estate shown on the annexed plat and described in the accompanying Certificate of Michael D. Richmond, Land Surveyor, License No. 23503, do hereby certify that they desire and freely consent to said real estate being platted and subdivided, and hereby lay off, plat and subdivide said real estate and consent to same in accordance with the annexed plat.

The subdivision shall be known and designated as "Crow Valley Plaza Eleventh Addition, Davenport, Iowa." Building setback lines are hereby established as shown on the plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

A non-exclusive perpetual easement is hereby granted to MidAmerican Energy Company, an Iowa corporation; Century Link Communications; Mediacom Iowa, LLC; Iowa-American Water Company, a Delaware corporation; and to any local public utility holding a franchise from the City of Davenport, and to any municipal department of the City of Davenport, and to their successors and assigns, within the areas shown on the plat and marked as a utility easement, to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires with all necessary braces, guys, anchors, manholes and other equipment for the purpose of serving the subdivision and other property with the underground telephone, storm sewer, cable television, electric, gas, sanitary sewer, water or other service as part of the respective utility systems; there also is granted, subject to the prior rights of the public therein, the right to use the streets and lots with underground service lines to serve adjacent lots and

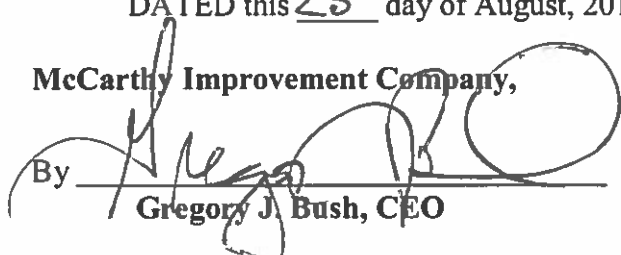
street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said public utility equipment, and the right is hereby granted to enter upon the lots at all reasonable times for all of the purposes aforesaid. No permanent buildings or trees shall be placed on said area as shown on the plat and marked as an easement, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted. To the extent that there are no utilities located within the Ten (10) Foot utility easement established along the North and East Lines of Lot 1 in Crow Valley Plaza Second Addition, recorded as Document #1993-15264, the above-mentioned utility companies' have consented to the vacation of said easement as provided on the Plat, and said utility easement is hereby vacated.

**IN WITNESS WHEREOF**, McCarthy Improvement Company, an Iowa Corporation and Linwood Mining and Minerals Corp., an Iowa Corporation have executed this instrument as their free and voluntary act and deed.

DATED this 23<sup>rd</sup> day of August, 2018.

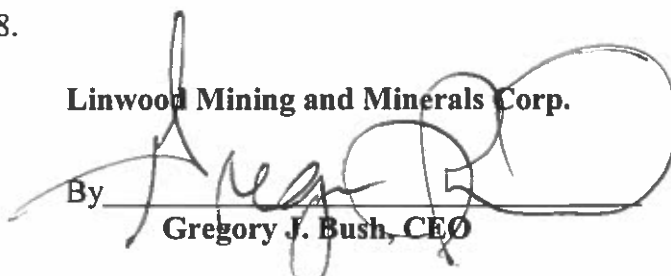
**McCarthy Improvement Company,**

By

  
Gregory J. Bush, CEO

**Linwood Mining and Minerals Corp.**

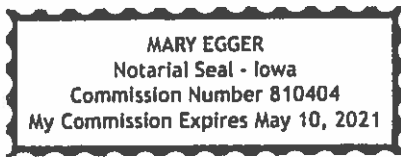
By

  
Gregory J. Bush, CEO

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 23<sup>rd</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory J. Bush, to me personally known, who, being by me duly sworn, did say that he is the CEO of McCarthy Improvement Company and the CEO of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said person as an officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.





(Notary Seal)

*Mary Egger*

Notary Public in and for said County and State

### ASSESSMENT WAIVER

STATE OF IOWA                    )  
                                          ) SS:  
COUNTY OF SCOTT            )

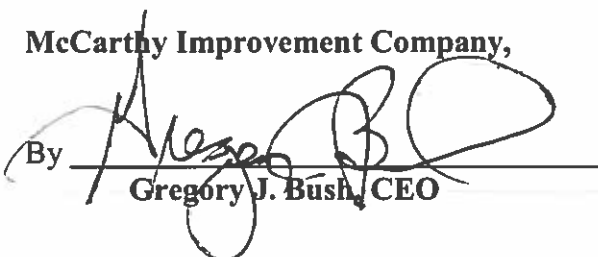
The undersigned, McCarthy Improvement Company, an Iowa Corporation and Linwood Mining and Minerals Corp., an Iowa Corporation, have this date filed with the Clerk of the City of Davenport, Iowa, a plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Iowa.

It is agreed by the undersigned, their successors, and assigns that at such time as street improvements, sanitary sewers, storm drainage facilities, or other conventional type of subdivision improvements, except public sidewalks, are needed, the City of Davenport shall put in said improvements and assess the total cost of same in the prescribed manner against the subdivided property comprising said Crow Valley Plaza Eleventh Addition, in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment payment.

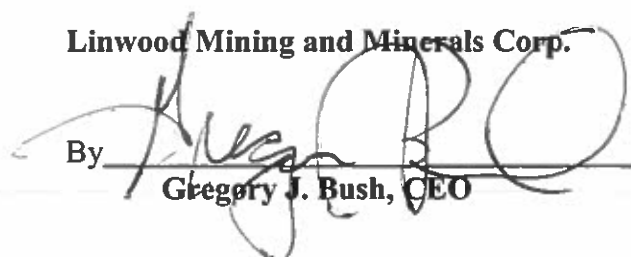
In accordance with the provisions of the Municipal Ordinances of the City of Davenport, the undersigned subdivider and owner of all lots in said Crow Valley Plaza Eleventh Addition, for themselves, their grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Davenport, Iowa, and a release of Waiver is signed by the City Engineer and duly recorded.

DATED this \_\_\_\_ day of August, 2018.

McCarthy Improvement Company,

By   
\_\_\_\_\_  
Gregory J. Bush, CEO

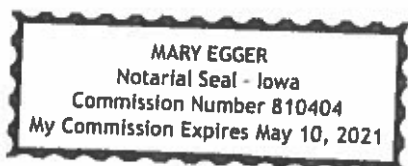
Linwood Mining and Minerals Corp.

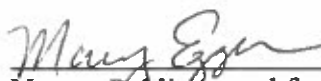
By   
\_\_\_\_\_  
Gregory J. Bush, CEO

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 23<sup>rd</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory J. Bush, to me personally known, who, being by me duly sworn, did say that he is the CEO of McCarthy Improvement Company and the CEO of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said person as an officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.

(Notary Seal)



  
\_\_\_\_\_  
Notary Public in and for said County and State

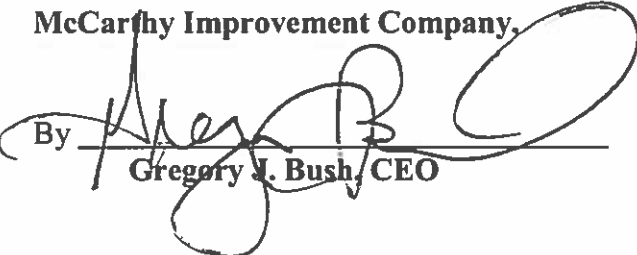
**HOLD HARMLESS AGREEMENT**

The undersigned, McCarthy Improvement Company, an Iowa Corporation and Linwood Mining and Minerals Corp., an Iowa Corporation, owners of the property known as Crow Valley Plaza Eleventh Addition, Davenport, Iowa, hereby agree to hold the City of Davenport, Iowa, harmless from any damages, claims or suits resulting from any construction or development by the owner, from the date of acceptance to said plat to and including the date of completion of any and all improvements made thereon.

DATED this 23<sup>rd</sup> day of August, 2018.

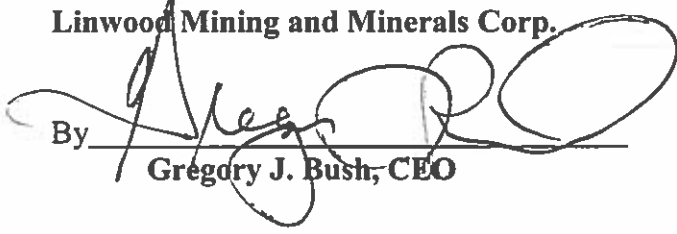
McCarthy Improvement Company,

By

  
Gregory J. Bush, CEO

Linwood Mining and Minerals Corp.

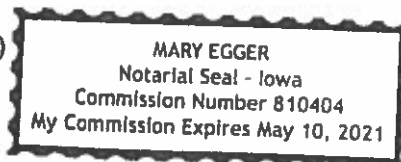
By

  
Gregory J. Bush, CEO

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 23<sup>rd</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory J. Bush, to me personally known, who, being by me duly sworn, did say that he is the CEO of McCarthy Improvement Company and the CEO of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said person as an officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.

(Notary Seal)



  
Notary Public in and for said County and State

**CERTIFICATE OF ATTORNEY**

We, Lane & Waterman LLP, of Davenport, Iowa, certify that we have examined the records of Scott County, Iowa, and the records of the United States District Court for the Southern District of Iowa, Davenport Division, and from such examination we find title in fee simple to the real estate identified as Crow Valley Plaza Eleventh Addition, Davenport, Iowa, to be vested in McCarthy Improvement Company and Linwood Mining and Minerals Corp., free and clear of all liens and encumbrances as of this date.

DATED at Davenport, Iowa, this 27<sup>th</sup> day of August, 2018.

LANE & WATERMAN LLP

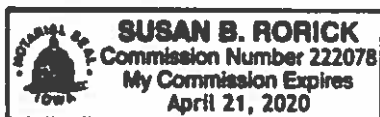
By   
Samuel J. Skorepa

LANE & WATERMAN LLP  
220 North Main Street, Suite 600  
Davenport, Iowa 52801  
(563) 324-3246

STATE OF IOWA                    )  
                                              ) SS:  
COUNTY OF SCOTT            )

On this 27 day of August 2018, before me, a Notary Public in and for said State, personally appeared Samuel J. Skorepa, to me known to be the identical person named herein and who executed the foregoing instrument.

  
Notary Public





**COUNTY TREASURER'S CERTIFICATE**

I, William B. Fennelly, Treasurer of Scott County, Iowa, do hereby certify that, according to the records of my office, the real estate shown on the annexed plat of Crow Valley Plaza Eleventh Addition, Davenport, Iowa, is free from certified taxes and certified special assessments as of this date.

Dated at Davenport, Iowa, this 27 day of August, 2018.

William B. Fennelly  
Treasurer, Scott County, Iowa

By

  
Deputy

[SEAL]

Parcel #'s: Y0919-03D  
Y0901-12D  
Y0901-01

Ad - 0/10

APPROVAL OF SUBDIVISION PLAT NAME BY SCOTT COUNTY AUDITOR

Dated: August 27, 2018

The Scott County Auditor's Office has reviewed the Final Plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Scott County, Iowa.

Pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the Subdivision name or title and have no objections to this subdivision plat being recorded.

Signed:   
County Auditor of Scott County, Iowa

[SEAL]



City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563.888.2286

Wards:

**Action / Date**

**9/5/2018**

Subject:

Resolution approving Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

Recommendation:

Adopt the resolution.

Background:

The subdivision contains three lots. Overall, the property contains 31.64 acres, more or less, and is zoned "C-1", Neighborhood Shopping District, "C-2" General Commercial District and R-5M" Medium Density Dwelling District.

The Plan and Zoning Commission forwards Case F18-11 to the City Council with a recommendation for approval subject to 11 conditions.

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

10 of the 11 conditions were incorporated into the revised plat. However, the following condition was not: that the proposed roadway remain a private drive. City staff is recommending this condition be incorporated into the resolution because the roadway is not a through street.

The applicant is requesting that the City Council remove this condition from the resolution so that the roadway may be dedicated to and maintained by the City of Davenport.

**ATTACHMENTS:**

| Type                | Description                                                    |
|---------------------|----------------------------------------------------------------|
| ▢ Resolution Letter | Resolution                                                     |
| ▢ Backup Material   | Proposed Final Flat                                            |
| ▢ Backup Material   | Assessment Waiver                                              |
| ▢ Backup Material   | Plan and Zoning Commission Letter to City Council - 8-1-2018   |
| ▢ Backup Material   | Plan and Zoning Commission Vote Results - 7-31-2018            |
| ▢ Backup Material   | Staff Report to Plan and Zoning Commission - 7-31-2018 Meeting |

**REVIEWERS:**

| Department                                | Reviewer      | Action   | Date                 |
|-------------------------------------------|---------------|----------|----------------------|
| Community Planning & Economic Development | Berger, Bruce | Approved | 8/30/2018 - 11:27 AM |
| Community Development Committee           | Berger, Bruce | Approved | 8/30/2018 - 11:28 AM |

City Clerk

Admin, Default

Approved

8/30/2018 - 12:08 PM

Resolution No. \_\_\_\_\_

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. The property contains 31.64 acres, more or less, and is zoned "C-1", Neighborhood Shopping District, "C-2" General Commercial District and R-5M" Medium Density Dwelling District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Speer Commercial First Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated August 1, 2018 and subject to the following condition (please note that conditions 1-3 and 5-11 have been added to the plat and are not repeated on this resolution):

1. That the proposed roadway remain a private drive.

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

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

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



FINAL PLAT OF:  
**SPEER COMMERCIAL**  
**1st ADDITION**

Part of the North Half of the Southwest Quarter of Section 7,  
Township 78 North, Range 4 East of the 5th Principal

Meridian, City of Davenport, Scott County, Iowa.

- NOTES
- ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
  - SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF EACH LOT WHEN THE LOT IS DEVELOPED OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
  - ALL LOTS WILL BE CONNECTED TO THE PRIVATE WATER SUPPLY SYSTEM OF IOWA AMERICAN WATER COMPANY, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
  - AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
  - BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS (SUDAS WITH CITY SUPPLEMENTAL).
  - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
  - OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION. SAID OUTLOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF SUBDIVISION.
  - LOT 1 CURRENTLY ZONED C-2: GENERAL COMMERCIAL DISTRICT LOT 2 CURRENTLY ZONED C-1: NEIGHBORHOOD SHOPPING DISTRICT AND LOT 3 CURRENTLY ZONED R-5M: MEDIUM DENSITY DWELLING DISTRICT.
  - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
  - OWNERS OF LOTS ON WHICH A WETLAND HAS BEEN ESTABLISHED SHALL NOT DISTURB FLORA, FAUNA AND/OR SOIL WITHIN DESIGNATED BOUNDARIES.
  - OWNERS OF LOTS ON WHICH A STREAM OR WATER COURSE IS LOCATED SHALL PRESERVE A DEDICATED FIFTY (50) FOOT MINIMUM VEGETATED BUFFER ON BOTH SIDES OF THE STREAM AS MEASURED LANDWARD HORIZONTALLY ON A LINE PERPENDICULAR TO A VERTICAL LINE MARKING THE TOP OF THE EXISTING BANKS OF THE STREAM OR DRAINAGE WAY. VEGETATION SHALL NOT BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

| Line Table |             |               |
|------------|-------------|---------------|
| Line #     | Length (ft) | Bearing       |
| L1         | 28.12       | N42° 57' 33"E |
| L2         | 16.81       | N42° 57' 33"E |
| L3         | 10.50       | S88° 17' 02"W |
| L4         | 17.00       | N87° 38' 05"E |
| L5         | 52.00       | N02° 21' 52"W |
| L6         | 17.00       | N87° 38' 05"E |
| L7         | 52.00       | S02° 21' 52"E |

| Curve Table |             |             |            |                   |                 |
|-------------|-------------|-------------|------------|-------------------|-----------------|
| Curve #     | Length (ft) | Radius (ft) | Delta      | Chord Length (ft) | Chord Direction |
| C1          | 39.27       | 25.00       | 090°00'03" | 35.36             | N47° 21' 54"W   |
| C2          | 39.27       | 25.00       | 089°59'57" | 35.36             | S42° 38' 06"W   |
| C3          | 75.40       | 48.00       | 089°59'57" | 67.88             | N42° 38' 06"E   |
| C4          | 75.40       | 48.00       | 090°00'03" | 67.88             | S47° 21' 54"E   |
| C5          | 358.71      | 2400.00     | 008°33'49" | 358.37            | S33° 39' 11"E   |
| C6          | 764.72      | 2400.00     | 018°15'23" | 761.49            | S38° 29' 58"E   |
| C7          | 344.39      | 2400.00     | 008°13'19" | 344.10            | S42° 02' 45"E   |
| C8          | 61.62       | 2400.00     | 001°28'16" | 61.62             | S46° 53' 32"E   |

LEGEND:

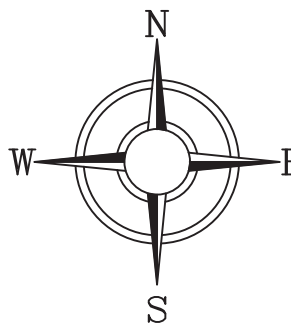
DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
AS NOTED = ●  
MONUMENTS SET:  
#5 REBAR W/ YELLOW CAP #23503 = ○  
BOUNDARY LINE = ————  
ROAD CENTER LINE = ————  
EASEMENT LINE = - - - - -  
WETLAND LINE = - - - - -  
SECTION LINE = - - - - -

1. Area of Subdivision-  
Total: 31.644 Acres +/-  
Lots 1-3: 27.709 Acres +/-  
Out Lot A: 2.696 Acres +/-  
R.O.W. Spring St.: 0.596 Acre +/-  
R.O.W. Dedication: 0.643 Acre +/-

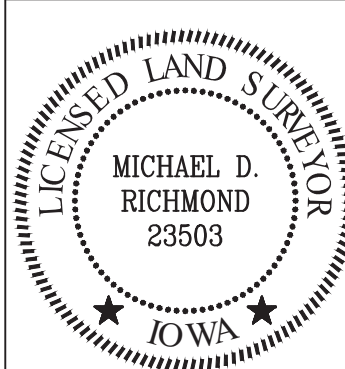
2. Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236

3. Surveyor:  
Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236

4. Attorney:  
Marc Gellerman  
1987 Spruce Hills Drive  
Bettendorf, Iowa 52722  
Ph: (563) 359-3646



GRAPHIC SCALE  
100 0 50 100  
( IN FEET )  
1" = 100' (24x36)



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

MICHAEL D. RICHMOND  
Iowa License Number: 23503  
My license renewal date is December 31, 2017  
Pages or sheets covered by this seal: 1



DATE: 5-3-18 TE PROJECT NO:  
EASTERN & 53RD  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR  
DRAWING LOCATION  
S:\SPEER\EASTERN 53RD\SUBDIVISION

| REVISIONS: |             |      |
|------------|-------------|------|
| NO.        | DESCRIPTION | DATE |
|            |             |      |
|            |             |      |
|            |             |      |

PROJECT  
SUBDIVISION  
EASTERN & 53RD  
DAVENPORT, IOWA

PREPARED FOR:  
SPEER DEVELOPMENT  
2231 EAST 45th STREET  
DAVENPORT, IA 52807

SHEET NO.

1 OF 1



Prepared by: Marc Gellerman, 1987 Spruce Hills Drive, Bettendorf, IA 52722 (563) 359-3646

**ASSESSMENT WAIVER**

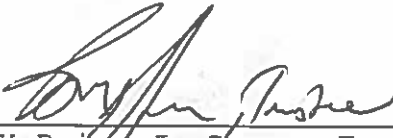
The undersigned Sheila M. Speer Living Trust, 53<sup>rd</sup> Luxury, LLC., and Ed Speer Construction, INC. have filed with the Clerk of Davenport, Iowa, a Plat of SPEER COMMERCIAL PARK 1<sup>st</sup> ADDITION, an Addition to the City of Davenport, Iowa.

It is agreed by the undersigned that at such time as street and sewer improvements or other required subdivision improvements, except public sidewalks, are needed, the City of Davenport shall put in said improvements and assess the cost of same in the prescribed manner against the subdivided property comprising said SPEER COMMERCIAL 1<sup>st</sup> ADDITION, an Addition to the City of Davenport, Iowa, in accordance with the laws regarding special assessments.

In accordance with the provisions of Title 16 of the 1995 Municipal Code of the City of Davenport, the undersigned subdividers and owners of all lots in said SPEER COMMERCIAL PARK 1<sup>st</sup> ADDITION, an Addition to the City of Davenport, Iowa, for themselves, their heirs, representative successors, assignees, grantees and all subsequent owners of any part of said addition do hereby waive all notices, formalities, rights of protest and rights of appeal to the ordering of said improvements and the assessing of the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property to be responsible for such differences and to permit the assessment of the entire cost of all such improvements against the subdivided property. This waiver shall become null and void at the time the required subdivision improvements are completed by the undersigned at no cost to the City and accepted to the City.

Dated this 27<sup>th</sup> day of August, 2018.

SHEILA M. SPEER LIVING TRUST

  
BY Brian J. Speer, Trustee

STATE OF IOWA     )  
                              )     SS:  
SCOTT COUNTY

On this 20<sup>th</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Speer, to me personally known, who, being by me duly sworn, did say that he Trustee of the Sheila M. Speer Living Trust; that said Trust has no seal; that said instrument was signed on behalf of said Sheila M. Speer Living Trust, by authority of its Trust documents; and that Brian J. Speer, as Trustee, acknowledged the execution of said instrument to be the voluntary act and deed of said Trust, by him voluntarily executed.

  
Notary Public



Ed Speer Construction

  
BY Brian J. Speer, President

STATE OF IOWA )

) SS:

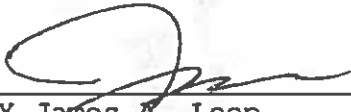
SCOTT COUNTY )

On this 27<sup>th</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Speer, to me personally known, who, being by me duly sworn, did say that he President of the Ed Speer Construction, Inc.; that said Corporation has no seal; that said instrument was signed on behalf of said Ed Speer Construction, INC., by authority of its Corporate documents; and that Brian J. Speer, as President, acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by him voluntarily executed.

  
Notary Public

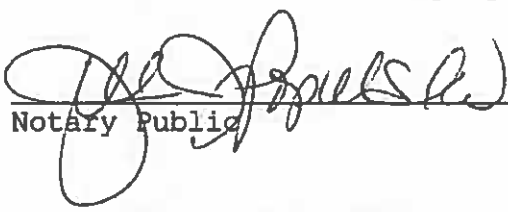


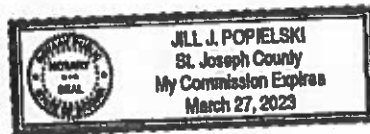
53<sup>rd</sup> Luxury, LLC  
an Indiana limited liability company

  
\_\_\_\_\_  
BY James A. Leep  
Its: Manager

STATE OF INDIANA       )  
                                  )       SS:  
COUNTY OF ST. JOSEPH )

On this 22nd day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Leep, to me personally known, who, being by me duly sworn, did say that he the Manager of 53<sup>rd</sup> Luxury, LLC; that said LLC has no seal; that said instrument was signed on behalf of said 53<sup>rd</sup> Luxury, LLC, by authority of its Limited Liability Company documents; and that James A. Leep, as Manager, acknowledged the execution of said instrument to be the voluntary act and deed of said Company, by him voluntarily executed.

  
\_\_\_\_\_  
Notary Public





August 1, 2018

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of July 31, 2018, the City Plan and Zoning Commission considered Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue. The property contains 31.64 acres, more or less, and is zoned "C-1", Neighborhood Shopping District, "C-2" General Commercial District and R-5M" Medium Density Dwelling District.

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission accepts the listed findings and forwards Case F18-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the surveyor verify that chamfer at Eastern Avenue and 53<sup>rd</sup> Street is 15'x15';
4. That the proposed roadway remain a private drive;
5. That Note 2 be revised and there are two words misspelled;
6. That Note 3 be revised as Water supply is IA American Water Company is a private system, not public system of Davenport;
7. That Note 6 be revised to City of Davenport Standards (Sudas with City supplemental);
8. That a drainage easement be shown on the Final Plat for the purpose of conveying the 100 year storm event from the west side of the development to the stormwater detention basin;
9. That the drainage easement information, as noted on the utility plan, shall be included on the Final Plat;
10. That an easement be provided for municipal inspections of the stormwater detention basin. This easement shall connect to City right-of-way and not be located within any wetland; and
11. That the following note be added to the Final Plat: Owners of lots on which a stream or water course is located shall preserve a dedicated fifty (50) foot minimum vegetated buffer on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. Vegetation shall not be cut to a height of less than nine inches without authorization of the City of Davenport Natural Resources Division. In the event that any of the buffer area is established as a drainage easement and is reshaped or otherwise

restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction.

The vote for approval was 9–yes, 0-no and 1-abstein.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over a light gray rectangular background.

Robert Inghram, Chairperson  
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record  
Meeting Date: 7-31-2018  
Meeting Location: Council Chambers-City Hall

|          |           | APPROVED                   | APPROVED                    | APPROVED                    | APPROVED                    | APPROVED                    | APPROVED                    | APPROVED                   |
|----------|-----------|----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------|
| Name:    | Roll Call | REZ18-10                   | REZ18-11                    | FDP18-02                    | FDP18-03                    | F18-10                      | P18-04                      | F18-11                     |
| Connell  | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Hepner   | p         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Inghram  | P         | -                          | -                           | -                           | -                           | -                           | -                           | -                          |
| Johnson  | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Kelling  | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Lammers  | P         | N                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Maness   | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Medd     | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Quinn    | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Reinartz | P         | N                          | Y                           | Y                           | Y                           | Y                           | Y                           | Y                          |
| Tallman  | P         | Y                          | Y                           | Y                           | Y                           | Y                           | Y                           | ABSTAIN                    |
|          |           | 8-YES<br>2-NO<br>0-ABSTAIN | 10-YES<br>0-NO<br>0-ABSTAIN | 10-YES<br>0-NO<br>0-ABSTAIN | 10-YES<br>0-NO<br>0-ABSTAIN | 10-YES<br>0-NO<br>0-ABSTAIN | 10-YES<br>0-NO<br>0-ABSTAIN | 9-YES<br>0-NO<br>1-ABSTAIN |



City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

**Meeting Date:** July 31, 2018  
**Request:** Final Plat for a 3 lot commercial subdivision  
**Address:** Southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue  
**Case No.:** F18-11  
**Applicant:** Speer Development

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-11 to the City Council with a recommendation for approval subject to the listed conditions.

**Introduction:**

Case No. F18-11 of Speer Development for a Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

**AREA CHARACTERISTICS:**

***Zoning Map***



***Land Use Map***



**Background:****Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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

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

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

**Zoning:**

The property is currently zoned “C-2” General Commercial District, “C-1” Neighborhood Shopping District and “R-5M” Medium Density Dwelling District.

**Technical Review:**

Streets. The property is located at the southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue. The plat proposes a public street, which dead ends within the development. Davenport Public Works has indicated that the internal road be private as it only serves properties within the development.

Davenport Public Works has indicated that additional turn/deceleration lanes on East 53<sup>rd</sup> Street and/or Eastern Avenue may be required in the future depending on the scale of development for the property. Additionally, a traffic signal may be required in the future depending on the scale of the development. The requirement for improvements will be dependent on the intensity of uses developed on the lots.

Storm Water. Stormwater detention and water quality treatment are required with the proposed development. Features will need to be in easements and recorded.

Sanitary Sewer. Sanitary sewer service is located within the East 53<sup>rd</sup> Street right-of-way.

Other Utilities. Other utilities are located within this area.

Emergency Services. Station 8 is located to the .64 miles east of the subject property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.



**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue.

**Staff Recommendation**

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the surveyor verify that chamfer at Eastern Avenue and 53<sup>rd</sup> Street is 15'x15';
4. That the proposed roadway remain a private drive;
5. That Note 2 be revised and there are two words misspelled;
6. That Note 3 be revised as Water supply is IA American Water Company is a private system, not public system of Davenport;
7. That Note 6 be revised to City of Davenport Standards (Sudas with City supplemental);
8. That a drainage easement be shown on the Final Plat for the purpose of conveying the 100 year storm event from the west side of the development to the stormwater detention basin;
9. That the drainage easement information, as noted on the utility plan, shall be included on the Final Plat;
10. That an easement be provided for municipal inspections of the stormwater detention basin. This easement shall connect to City right-of-way and not be located within any wetland; and
11. That the following note be added to the Final Plat: Owners of lots on which a stream or water course is located shall preserve a dedicated fifty (50) foot minimum vegetated buffer on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. Vegetation shall not be cut to a height of less than nine inches without authorization of the City of Davenport Natural Resources Division. In the event that any of the buffer area is established as a drainage easement and is reshaped or otherwise restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction.

Prepared by:



Ryan Rusnak, AICP  
Planner III

City of Davenport

Agenda Group:  
Department: Legal  
Contact Info: Brian Heyer  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution setting a public hearing on the proposed conveyance of vacated public right-of-way, that being a part of Fairhaven Road lying south of 53rd Street and between Lots 2 and 3 of Hanlin's Addition, WCT Investments, LLC, Petitioner [Ward 6]

Recommendation:  
Adopt the resolution setting the public hearing.

Background:  
The Davenport City Council recently approved the vacation of this particular right of way at the request of WCT Investments, L.L.C. (Portillos) for inclusion in its proposed commercial development.

ATTACHMENTS:

| Type         | Description                                          |
|--------------|------------------------------------------------------|
| ▣ Cover Memo | Resolution Setting Public Hearing -- WCT Investments |

REVIEWERS:

| Department        | Reviewer       | Action   | Date                 |
|-------------------|----------------|----------|----------------------|
| Legal             | Warner, Tom    | Approved | 8/29/2018 - 3:22 PM  |
| Finance Committee | Admin, Default | Approved | 8/30/2018 - 12:10 PM |
| City Clerk        | Admin, Default | Approved | 8/30/2018 - 12:10 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman \_\_\_\_\_

RESOLVED by the City Council of the City of Davenport.

RESOLUTION SETTING A PUBLIC HEARING CONCERNING THE PROPOSED CONVEYANCE OF VACATED PUBLIC RIGHT OF WAY, THAT BEING A PART OF FAIRHAVEN ROAD LYING SOUTH OF 53<sup>RD</sup> STREET AND BETWEEN LOTS 2 AND 3 OF HANLIN'S ADDITION. WCT INVESTMENTS, L.L.C., PETITIONER.

WHEREAS, the City of Davenport currently owns the recently vacated public right of way:

Part of the Southeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

A part of Fairhaven Road as shown on the plat of Hanlin's Addition, which is recorded in book 65, at page 123 in the office of the Scott County Recorder of Deeds, being more particularly bounded and described as follows:

Beginning at the southeast corner of lot 3 in said Hanlin's Addition, thence north, along the east line of said lot 3, to the intersection of said east line and the south right of way line of east 53rd street; thence east along said south right of way line to the intersection of said south right of way line and the west line of lot 2 in said Hanlin's Addition; thence south along the said west line of lot 2 to the southwest corner of said lot 2; thence west to the point of beginning. Said tract contains 14,898 square feet, more or less.

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate, and

WHEREAS, WCT Investments, L.L.C. has offered to acquire said property, and

WHEREAS, Iowa law requires a city to hold a public hearing prior to conveying its interest in real property,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a public hearing concerning the proposed conveyance of vacated public right of way known as part of Fairhaven Road lying South of 53<sup>rd</sup> Street and between Lots 2 and 3 of Hanlin's Subdivision, legally described above, will be held on September 19, 2018, at 5:30 p.m., in the Council Chambers, Davenport City Hall, 226 West Fourth Street, Davenport, Iowa.

Approved:

Attest:

---

Frank Klipsch, Mayor

---

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:  
Department: Community Development Committee  
Contact Info: Bruce Berger, 326-7769  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution setting a public hearing on the proposed conveyance of five parcels located south of the Salvation Army building at the NW corner of 5th and Harrison (Arsenal Properties, LLC, petitioner). [Ward 3]

Recommendation:  
Approve the motion.

Background:

In 1992, the U.S. Department of Housing and Urban Development (HUD) and the City executed a Settlement Agreement that provided for HUD to convey the Roosevelt Building (located at the SW corner of 6th and Harrison) to the Salvation Army. HUD agreed to transfer the property that contained the building and small piece of adjacent ground. In return, the Salvation Army agreed to use the building to provide shelter and social services to the homeless for a period of not less than 20 years.

At the end of the 20-year period (roughly October 2012), the City was to deed the remainder of the City-owned parcels on the block which was essentially the gravel parking lot area south of the Roosevelt Building. Since October 2012, the City has reached out to Salvation Army to start this conveyance; however, they had asked that the City wait until their long-term plans were solidified.

The Salvation Army has now determined that they wish to move out of the Roosevelt Building and have accepted a purchase agreement from the petitioner. In complying with the spirit of the HUD Settlement Agreement, the Salvation Army is asking that the City convey the parcels south of the building to the petitioner. Staff understanding is that the petitioner plans to renovate the building into apartments.

The Roosevelt Building was originally built around 1906 with 32-36 apartment units on part of the campus which previously hosted a brewery and a bottling company (the Frahm and Sons Brewing Company and the Davenport Malting Company) in the 1800s. The Salvation Army began operating in the building shortly after the 1992 HUD Settlement Agreement was signed. They intend to transfer this property to the petitioner in September/October.

Approval of this motion will set a public hearing for the Committee-of-the-Whole meeting on September 19 regarding the proposed conveyance of the City-owned portion of the parking lot (parcel #s G0054-15, G0054-40, G0054-41, G0054-42, and G0054-43).

ATTACHMENTS:

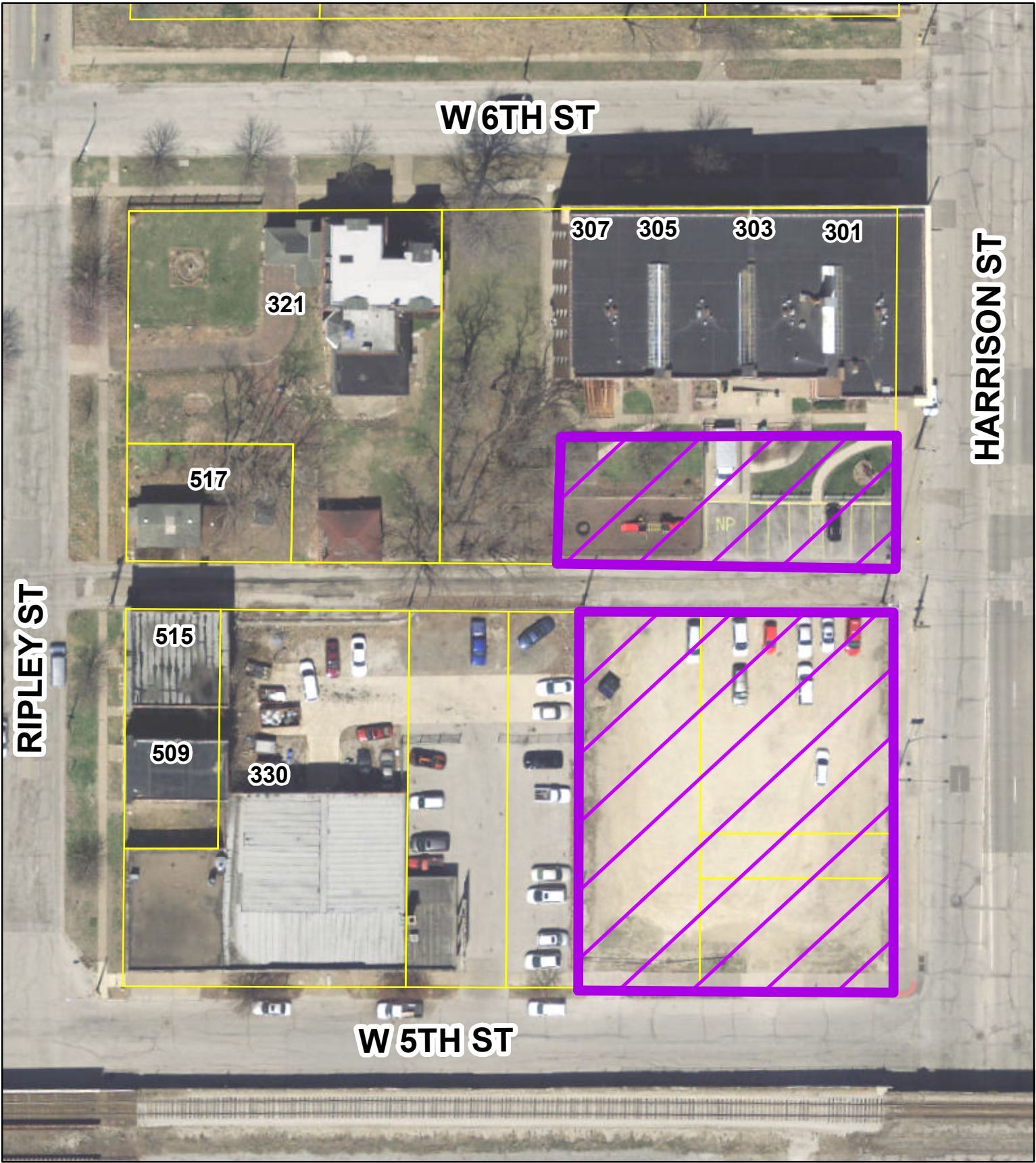
| Type         | Description |
|--------------|-------------|
| ▢ Cover Memo | Map         |
| ▢ Cover Memo | Resolution  |

REVIEWERS:



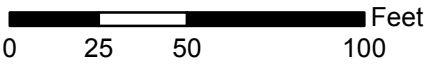
| Department                         | Reviewer       | Action   | Date                 |
|------------------------------------|----------------|----------|----------------------|
| Community Development<br>Committee | Berger, Bruce  | Approved | 8/30/2018 - 11:25 AM |
| City Clerk                         | Admin, Default | Approved | 8/30/2018 - 12:09 PM |

# Salvation Army Site: City Owned Parcels



## Legend

 City Owned Property



RESOLUTION NO.

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a public hearing to convey land to Deere & Company [Ward 8].

WHEREAS, the City of Davenport will be the legal owner of the real estate on the attached map; and

WHEREAS, the City of Davenport wishes to convey the property to Deere & Company; and

WHEREAS, the transfer of these properties is mutually beneficial to the City and Deere & Company; and

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 4<sup>th</sup> of April, 2018, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Attest:

Approved:

---

Jackie E. Holecek, MMC  
Deputy City Clerk

---

Frank Klipsch  
Mayor

City of Davenport

Agenda Group: Public Safety  
Department: City Clerk  
Contact Info: Jackie E Holecek  
Wards: Various

**Action / Date**  
**9/5/2018**

**Subject:**

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Davenport Community School District, West High Homecoming Parade, September 13, 2018; 4:00 PM - 6:30 PM; Closure Location: Parade starts at the Mississippi Valley Fairgrounds, west on 18th Street, north on Elsie Avenue, west on Lombard Street, south on Nevada Avenue, crossing Locust Street and ending at West High School parking lot. [Ward 4]

Quad City Celtic Organization, Celtic Festival and Highland Games of the Quad Cities, September 14-15, 2018; 6:00 AM - 11:30 PM; Closure Location: Warren Street to Beiderbecke Drive [Ward 3]

St. Ambrose University, Killer Bee 5K Run/Walk; September 22, 2018; 8 AM - until race finishes; Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rusholme from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd [Ward 5, 7]

Quad Cities Marathon Race Committee, Quad Cities Marathon; September 23, 2018; 7:00 AM - 11:00 AM; Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2<sup>nd</sup> Street to Western to River Drive to bikepath; Government Bridge to 2<sup>nd</sup> Street to Perry Street to Bikepath [Ward 3]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 5:00 PM to 10:30 PM; Closure Location: Behind Modern Woodmen Park and bike path adjacent while live mortars are in use [Ward 3]

Mary's on 2nd, Unity Fall Pride Celebration, October 5-6, 2018, 7:00 AM to 2:00 AM; Closure Location: 2nd Street from Brown to the exit of the Post Office and Warren Street from the alley south of 2nd Street to the alley north of 2nd Street [Ward 3]

Davenport Fire Antique and Restoration Society, Annual Fire Muster, October 7, 2018; 8:00 AM - 6:00 PM; Closure Location: 11th Street from Mound to Jersey Ridge [Ward 5]

Davenport Fire Antique and Restoration Society, Annual Antique Fire Procession; October 7, 2018; 11:00 AM - 12:00 PM; Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on 32nd Street, South on Belle Avenue, East on 31st Street and south on Jersey Ridge to Fire Museum. [Ward: 3, 4, 5, 6, 7 ]

Edwin Hildebrand/Davenport Chapter #2 Quad Cities, 2018 Veterans Day Parade, November 12, 2018, 10:00 AM to 11:00 AM; Closure Location: Starting at 4th and Western Ave, south on Western Ave to Second Street, east on Second Street to Main Street, north on Main Street to 4th

Street and west on 4th Street to Western, parade ends. [Ward 3]

Genesis Health, Remembrance Tree Lighting, November 10, 2018, 12:00 (Noon) - 7:30 PM;  
Closure Location: Iowa Street between River Drive and Second Street [Ward 3]

Recommendation:  
Approve the resolution.

Relationship to Goals:  
Vibrant Region

ATTACHMENTS:

| Type                                                                                         | Description |
|----------------------------------------------------------------------------------------------|-------------|
|  Cover Memo | Resolution  |

REVIEWERS:

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| City Clerk | Admin, Default | Approved | 8/21/2018 - 9:32 AM |



RESOLUTION NO. 2018-

Resolution offered by Alderman Rawson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

*Entity: Davenport Community School District*

*Event: West High School Homecoming Parade*

*Date: September 13<sup>th</sup>*

*Time: 4:00 PM – 6:30 PM*

*Closure Location: Parade starts at the Mississippi Valley Fairgrounds, continues west on 18<sup>th</sup> Street to north Elsie Avenue taking a left onto west Lombard Street, left onto north Nevada Avenue, crossing Locust Street and ending at West High School parking lot.*

*Ward: 4*

*Entity: Quad City Celtic Organization*

*Event: Celtic Festival and Highland Games of the Quad Cities*

*Dates: September 14<sup>th</sup> – 15<sup>th</sup>*

*Time: 6:00 AM – 11:30 PM*

*Closure Location: Warren Street to Beiderbecke Drive*

*Ward: 3*

*Entity: St. Ambrose University*

*Event: Killer Bee 5K Run/Walk*

*Dates: Saturday, September 22<sup>nd</sup>*

*Time: 8:00 AM until race finish*

*Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rusholme from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd*

*Ward: 5, 7*

*Entity: Quad Cities Marathon Race Committee*

*Event: Quad Cities Marathon*

*Dates: September 23<sup>rd</sup>*

*Time: 7:00 AM to 11:00 AM*

*Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2<sup>nd</sup> Street to Western to River Drive to bike path; Government Bridge to 2<sup>nd</sup> Street to Perry Street to Bike path*

*Ward: 3*

*Entity: J&M Displays*

*Events: Fireworks for Wedding at Modern Woodmen Park*

*Date: September 29, 2018*

*Time: 5:00 PM – 10:30 PM*

*Closure Location: Behind Modern Woodmen Park and adjacent bike path while live mortars are in use*

*Ward: 3*

*Entity: Mary's on 2<sup>nd</sup>*

*Event: Unity Fall Pride Celebration*

*Date: October 5 & 6*

*Time: 7:00 AM – 2:00 AM*

*Closure Location: 2<sup>nd</sup> Street from Brown to exit of Post Office and Warren Street from the alley south of 2<sup>nd</sup> Street to the alley north of 2<sup>nd</sup> Street*

*Ward: 3*

*Entity: Davenport Fire Antique and Restoration Society*

*Event: Annual Fire Muster*

*Date: October 7<sup>th</sup>*

*Time: 8:00 AM to 6:00 PM*

*Closure Location: 11th Street from Mound to Jersey Ridge Road*

*Ward: 5*

*Entity: Davenport Fire Antique and Restoration Society*

*Event: Annual Antique Fire Procession*

*Date: October 7<sup>th</sup>*

*Time: 11:00 AM – 12:00 PM*

*Closure Location: Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on 32<sup>nd</sup> Street, South on Belle Avenue, East on 31<sup>st</sup> Street and south on Jersey Ridge to Fire Museum.*

*Ward: 3, 4, 5, 6, 7*

*Entity: Genesis Health*

*Event: Remembrance Tree Lighting*

*Date: November 10th*

*Time: 12:00 (Noon) to 7:30 PM*

*Closure Location: Iowa Street between River Drive and Second Street*

*Ward: 3*

*Entity: Edwin Hildebrand/Davenport Chapter #2 Quad Cities*

*Event: 2018 Veterans Day Parade*

*Date: November 12th*

*Time: 10:00 AM – 11:00 AM*

*Closure Location: Starting at 4<sup>th</sup> Street and Western Ave, south on Western Ave to Second Street, east on Second Street to Main Street, north on Main Street to 4<sup>th</sup> Street and west on 4<sup>th</sup> Street to Western, parade ends*

*Ward: 3*

Approved this 10<sup>th</sup> day of September, 2018.



Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole  
Department: City Clerk  
Contact Info: Jackie E Holecek  
Wards: ALL

**Action / Date**  
**9/5/2018**

**Subject:**

Motion approving noise variance request(s) for various events on the listed dates and times.

Hilltop Village Campus, Retrofest, September 15, 2018; Noon to 10:00 PM, Outdoor Music, Over 50 dBa [Ward 5]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 9:30 PM to 9:45 PM, Over 50 dBa [Ward 3]

Mary's on 2nd, 832 West Second Street, Unity Fall Pride Celebration, October 5 & 6, 2018; Friday - 4:00 PM to 1:00 AM and Saturday - Noon to 1:00 AM, Outdoor Music, Over 50 dBa [Ward 3]

**Recommendation:**

Approve the motion.

**Relationship to Goals:**

Vibrant Region

**REVIEWERS:**

| Department | Reviewer       | Action   | Date                 |
|------------|----------------|----------|----------------------|
| City Clerk | Admin, Default | Approved | 8/24/2018 - 11:29 AM |

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards:

**Action / Date**  
**9/5/2018**

Subject:

Motion approving the petition for 2 street lights on Madison Street between Locust and 17<sup>th</sup> Streets. [Ward 4]

Recommendation:

Approve the Motion.

Background:

A petition was received and reviewed for the location on this motion. This block has no power poles or street lights and is very dark at night. The residents want lights to feel more secure.

To alleviate this issue Traffic Engineering will recommend 2 street lights to be installed on new wood poles on this block. The 100 W equivalent LED lights will hang over the street. MidAmerican Energy has already looked at this location and said they will be able to install 2 new poles at about one-third and two-thirds the way from Locust to 17<sup>th</sup>.

ATTACHMENTS:

| Type            | Description                                  |
|-----------------|----------------------------------------------|
| Backup Material | PS_MOT_1717 Madison St street light petition |

REVIEWERS:

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Admin, Default | Approved | 8/30/2018 - 1:04 PM |





# City of Davenport

## PETITION FOR PUBLIC LIGHTING

Date Aug 7 2018

We, the undersigned residents of the City of Davenport, Iowa,  
Request the installation of PUBLIC LIGHTING In/at:

STREET LOCATION

1717 Madison ST.

or

Davenport

ALLEY LOCATION

REASON FOR LIGHT

"Extreme" Darkness on entire Street  
Not Safe or Secure

RESIDENT(S) SIGNATURE

ADDRESS

PHONE NUMBER

|                     |                      |              |
|---------------------|----------------------|--------------|
| ① Rachel L. Trail   | 1717 Madison ST.     | 563-528-5991 |
| Melby Kramer (Aunt) | 1715 Madison ST.     | 563-570-3422 |
| Randy Hunt          | 1715 Madison ST.     | 563-570-0252 |
| William S. Jones    | 1735 Madison ST.     | 563-209-3378 |
| Wisha Jones         | 1735 Madison ST.     | 563-340-3940 |
| Daveon N. Nwankwo   | 1717 1/2 Madison     |              |
| Heather W. W. W.    | 1717 1/2 Madison ST. | 563-326-1048 |

Please include all residents near the proposed light location.

PETITIONER/CONTACT PERSON  
SIGNATURE OF PETITIONER

PRINT NAME

ADDRESS

ZIP CODE

PHONE NUMBER

① Rachel L. Trail

RACHEL L. TRAIL

1717 Madison ST. Davenport

52804

563-528-5991

Return completed form to: City of Davenport Public Works Department  
Lighting Petition  
1200 East 46<sup>th</sup> Street, Davenport, IA 52807

For Questions, call:  
563-326-7754

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Sherry Eastman 326-7795  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving beer and liquor license applications.

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

Ward 3

Celtic Festival and Highland Games of the Quad Cities (Celtic Highland Games of the Quad Cities) - 1200 Beiderbecke Dr. (Centennial Park) - Outdoor Area September 13, 2018 "Celtic Festival" - License Type: B Beer

The Key (The Key, LLC) - 229 Brady St., Suite 102 - License Type: C Liquor

Me & Billy (Collins Maus LLC) - 200 W 3rd St. - Outdoor Area - Premise update only (expanding to absorb adjacent unit at 216 W 3rd St.) - License Type: C Liquor

Ward 4

Riverside Liquor 2 (Two Brother's Locust, LLC) - 1528 W Locust St. - License Type: E Liquor / B Wine / C Beer

*200' letters mailed 8/30/2018*

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor Area, September 22-23, 2018 - "Customer Appreciation Day" - License Type: C Liquor

Ward 6

Cactus LLC (Cactus LLC) - 2843 E 53rd St. - License Type: C Liquor

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

Ward 1

Lulac Club (LULAC Council #10 Inc.) – 4224 Ricker Hill Rd. – License Type: C Liquor

Ward 2

Las Margaritas (RPO, LLC) – 3559 W Kimberly Rd., Unit 1 – Outdoor Area – License Type: C Liquor

### Ward 3

Fresh Deli by Nostalgia Farms (Nostalgia Farms Market Inc.) – 421 W River Dr., Suite 2 – Outdoor Area – License Type: C Liquor

Front Street Brewery (Front Street Brewery Inc.) - 208 E River Dr. – Outdoor Area – License Type: C Liquor

Raw Bar (RAWBAR) – 136 E 3<sup>rd</sup> St., Suite A – Outdoor Area – License Type: C Liquor

RiverCenter/Adler Theatre (VenuWorks of Davenport, LLC) – 136 E 3<sup>rd</sup> St. – Outdoor Area – License Type: C Liquor

West Side Grocery (RAMS S LLC) – 1802 W 7<sup>th</sup> St. – License Type: E Liquor / B Wine / C Beer

### Ward 4

Hy-Vee #5 (Hy-Vee, Inc.) – 2351 W Locust St. – License Type: E Liquor / B Wine / C Beer

Hy-Vee Gas (Hy-Vee, Inc.) – 2353 W Locust St. – License Type: C Beer

MC's Happy Hollow (DMC Corporation) – 1502 W 14<sup>th</sup> St. – License Type: C Liquor

Q C Mart (Bethany Enterprises, Inc.) – 1556 W Locust St. – License Type: C Beer

### Ward 5

The Current (Putnam Landlord, LLC) – 128-130 W 2<sup>nd</sup> St. – Outdoor Area – License Type: B Liquor

The McClellan Stockade (Poor Richard's Incorporated) – 2124 E 11<sup>th</sup> St. – Outdoor Area – License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) – 1313 E River Dr. – License Type: C Beer

Theisen's of Davenport (Theisen's Inc.) – 3808 Brady St. – License Type: C Beer

### Ward 6

Chipotle Mexican Grill (Chipotle Mexican Grill of Colorado, LLC) – 5270 Elmore Ave., Unit 3 – Outdoor Area – License Type: C Liquor

The Mound (Mound QC, LLC) – 1029 Mound St. – License Type: C Liquor

Texas Roadhouse (Texas Roadhouse Holdings LLC) – 4005 E 53<sup>rd</sup> St. – License Type: C Liquor

### Ward 7

30 Lanes (Bowling Centers Inc.) – 3812 N Harrison St. – License Type: C Liquor

Van's Pizza Pub and Grill (Van Sev, QCA, Inc.) – 3333 N Harrison St. – Outdoor Area – License Type: C Liquor

**Recommendation:**

Consider the license applications.

**Background:**

The following applications have been reviewed by the Police, Fire, and Zoning Departments.

**REVIEWERS:**

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:01 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:02 PM |
| City Clerk        | Admin, Default        | Approved | 8/30/2018 - 12:10 PM |

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Sandy Doran; (563) 326-7756  
Wards:

**Action / Date**  
**9/5/2018**

**Subject:**

Resolution approving the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project, CIP #30016, estimated at \$387,730.20 in bonds abated by sewer funds. [Ward 3]

**Recommendation:**

Approve the resolution.

**Background:**

During smoke testing, field investigations and televising operations for identifying cross-connections in the system, this area was identified as a connection between the storm and sanitary sewer. This project will disconnect the storm sewer from the sanitary sewer at LeClaire Street; install a new storm sewer to take storm water to existing 66" storm sewer on Iowa Street and rehabilitate existing manholes.

This resolution is the approval of the Plans, Specifications, Form of Contract and Estimate of Cost.

This scope of work addresses recommendations from investigations to reduce inflow and infiltration to further comply with the IDNR Administrative Consent Order.

Program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff. The project letting is proposed for September 2018 with construction completion by June 2019.

**ATTACHMENTS:**

| Type                | Description                                                      |
|---------------------|------------------------------------------------------------------|
| ▣ Resolution Letter | RESOLUTION LETTER PG. 2                                          |
| ▣ Backup Material   | SPECIAL PROVISIONS 4TH & LECAIRE ST.<br>SEWER SEPARATION PROJECT |
| ▣ Backup Material   | Map                                                              |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina  | Approved | 8/30/2018 - 3:17 PM |
| Public Works Committee     | Lechvar, Gina  | Approved | 8/30/2018 - 3:18 PM |
| City Clerk                 | Admin, Default | Approved | 8/30/2018 - 5:05 PM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the Plans, Specifications, Form of Contract and Estimate of Cost for the 4<sup>th</sup> and LeClaire Street Sewer Separation Project, CIP #30016, estimated at \$387,730.20 in bonds abated by sewer funds.

WHEREAS, the City of Davenport previously completed smoke testing, field investigations and televising of the 4<sup>th</sup> & LeClaire drainage area; and

WHEREAS, as a result of the investigation/data, recommendations were made for the repair/rehabilitation of the Davenport collection system; and

WHEREAS, the work is to be performed at agreed upon prices; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that said Plans, Specifications, Form of Contract and Estimate of Cost for the 4<sup>th</sup> and LeClaire Street Sewer Separation Project are hereby approved.

Passed and approved this 12<sup>th</sup> day of September, 2018.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

## **SPECIAL PROVISIONS**

### **4<sup>TH</sup> AND LECLAIRE STREET SEWER SEPARATION**

#### **TABLE OF CONTENTS**

##### **SECTION I – SUPPLEMENTAL SPECIFICATIONS**

|     |                                   |    |
|-----|-----------------------------------|----|
| 1.  | DEFINITIONS                       | 3  |
| 2.  | GENERAL CONSTRUCTION REQUIREMENTS | 3  |
| 3.  | SCOPE OF WORK & SCHEDULING        | 4  |
| 4.  | MONTHLY PROGRESS PAYMENTS         | 4  |
| 5.  | CHANGES                           | 5  |
| 6.  | CONSTRUCTION INSPECTION           | 5  |
| 7.  | CITY SIGNS                        | 5  |
| 8.  | WORKING AREA                      | 5  |
| 9.  | WASTE SITES & SALVAGE             | 6  |
| 10. | EQUIPMENT RESTRICTIONS            | 6  |
| 11. | CLEANUP DURING PROJECT            | 6  |
| 12. | FINAL CLEANUP                     | 6  |
| 13. | UTILITIES                         | 7  |
| 14. | EROSION CONTROL                   | 8  |
| 15. | WORK BY OTHERS                    | 8  |
| 16. | INCIDENTAL CONSTRUCTION ITEMS     | 9  |
| 17. | TRENCH BACKFILL AND BEDDING       | 9  |
| 18. | CONTINGENCY ITEMS                 | 10 |

##### **SECTION II – SPECIAL CONDITIONS**

|                                                                                  |    |
|----------------------------------------------------------------------------------|----|
| Bid Item No. 1 – MOBILIZATION (LS)                                               | 11 |
| Bid Item No. 2 – CONSTRUCTION LAYOUT (LS)                                        | 11 |
| Bid Item No. 3 – TRAFFIC CONTROL AND PROTECTION (LS)                             | 11 |
| Bid Item No. 4 – EROSION CONTROL (LS)                                            | 12 |
| Bid Item No. 5 – SEEDING, FERTILIZING AND MULCHING FOR<br>HYDRAULIC SEEDING (SY) | 12 |
| Bid Item No. 6 – MANHOLE REMOVAL (EA)                                            | 13 |
| Bid Item No. 7 – SW-301, SANITARY MANHOLE, 60" DIA (EA)                          | 13 |
| Bid Item No. 8 – SANITARY SEWER SERVICE, 6" DIA (LF)                             | 14 |
| Bid Item No. 9 – INTAKE REMOVAL (EA)                                             | 15 |
| Bid Item No. 10 – SW-501, SINGLE INTAKE (EA)                                     | 16 |
| Bid Item No. 11 – INTAKE, SPECIAL (EA)                                           | 17 |
| Bid Item No. 12 – SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA)             | 17 |
| Bid Item No. 13 – SW-401, STORM MANHOLE CIRCULAR, 72" DIA (EA)                   | 18 |
| Bid Item No. 14 – STORM SEWER, R.C.P. (CLASS III), 15" (LF)                      | 19 |
| Bid Item No. 15 – STORM SEWER, R.C.P. (CLASS IV), 30" (LF)                       | 20 |
| Bid Item No. 16 – STORM SEWER, R.C.P. (CLASS HE-III), 24"x38" (LF)               | 20 |

|                                                                                            |    |
|--------------------------------------------------------------------------------------------|----|
| Bid Item No. 17 – SEWER PIPE REMOVAL (18" OR LESS) (LF)                                    | 21 |
| Bid Item No. 18 – SIDEWALK REMOVAL (SF)                                                    | 21 |
| Bid Item No. 19 – P.C.C. SIDEWALK, 4" THICK (SF)                                           | 22 |
| Bid Item No. 20 – P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF)                                | 22 |
| Bid Item No. 21 – ADA DETECTABLE WARNING (SF)                                              | 23 |
| Bid Item No. 22 – PAVEMENT REMOVAL (SY)                                                    | 24 |
| Bid Item No. 23 – P.C.C. FULL DEPTH PATCHING, 10" THICK<br>(INTEGRAL CURB AND GUTTER) (SY) | 24 |
| Bid Item No. 24 – P.C.C. FULL DEPTH PATCHING, 8" THICK<br>(INTEGRAL CURB AND GUTTER) (SY)  | 25 |
| Bid Item No. 25 – P.C.C. DRIVE, 7" THICK<br>(INTEGRAL CURB AND GUTTER) (SY)                | 25 |
| Bid Item No. 26 – FLOWABLE MORTAR FILL (CY)                                                | 25 |
| Bid Item No. 27 – GRANULAR SUBBASE, 6" THICK (SY)                                          | 26 |
| Bid Item No. 28 – STABILIZING MATERIAL FOR TRENCH<br>FOUNDATION (TONS)                     | 26 |
| Bid Item No. 29 – PAVEMENT MARKINGS, 4" EQUIVALENT<br>DURABLE PAINT (LF)                   | 27 |
| Bid Item No. 30 – WATER SERVICE, REMOVE AND REPLACE (LF)                                   | 27 |
| Bid Item No. 31 – UTILITY ADJUSTMENTS (EA)                                                 | 27 |
| Bid Item No. 32 – 8" SANITARY SEWER, REMOVE AND REPLACE (LF)                               | 28 |
| Bid Item No. 33 – DISCONNECT AND PLUG UTILITY CROSS<br>CONNECTION (EA)                     | 29 |
| Bid Item No. 34 – ROCK EXCAVATION                                                          | 30 |
| ATTACHMENTS                                                                                |    |

## **SECTION I – SUPPLEMENTAL SPECIFICATIONS**

### **1. DEFINITIONS**

Wherever used in the General Conditions and Covenants or in the other Contract Documents, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

- A. Owner – City of Davenport, Iowa
- B. Engineer – City Engineer, Public Works Department, 1200 E. 46<sup>th</sup> Street, Davenport, IA 52807
- C. Work or Project – 4<sup>TH</sup> AND LECLAIRE STREET SEWER SEPARATION (4<sup>th</sup> Street, LeClaire Street, and Iowa Street)
- D. The Contract Documents shall consist of:
  - 1. Contract Agreement
  - 2. Shop and working drawings submitted by the Contractor when approved by the Project Manager
  - 3. Addenda
  - 4. Special Provisions
    - a. Section I – Supplemental Specifications
    - b. Section II – Special Conditions
  - 5. Plan Drawings
  - 6. Advertisement for Bids
  - 7. Instructions to Bidders
  - 8. Standard Specifications
    - a. City of Davenport – SUDAS Supplemental Specifications
    - b. Statewide Urban Design and Specifications (SUDAS), latest edition
    - c. Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation, latest edition
  - 9. Standard Drawings
  - 10. General Conditions
  - 11. Contractor's Proposal

In the event that any provision in any of the foregoing component part of this contract conflicts with any of the other component parts, the provision in the component part first enumerated shall govern over any other component part which follows in numerically, except as may be otherwise specifically stated.

### **2. GENERAL CONSTRUCTION REQUIREMENTS**

All construction shall be done in accordance with the Statewide Urban Design and Specifications (SUDAS), City of Davenport – SUDAS Supplemental Specifications and the

Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

At no time shall construction begin prior to 7:00 a.m. and it shall not extend past 7:00 PM without approval of the City of Davenport's Project Manager. The Contractor shall coordinate the anticipated hours of work during the pre-construction meeting.

The Contractor shall establish a Public Information and Notification Program. Written notice shall be approved by the City and shall be delivered to each home and/or business within the project limits a minimum of seventy two (72) hours in advance of any construction. This written notification shall describe work to be performed, schedule, how it affects them and a local telephone number of the Contractor which they can call to discuss the project or their problems. Public Information and Notification Program shall be considered incidental to this contract.

At all times, Contractor shall comply with the City noise ordinance that limits noise to 85 dBA across a real property boundary. Notice must also be given to Citibus at least seventy two hours (72) prior to any closure that will affect a bus route. Failure to notify the residents as described above may result in project delays. The Contractor will not be allowed any compensation or additional working days for failing to comply with this directive.

The Contractor shall designate a representative to attend meetings as required throughout the project and be available 24 hours a day and 7 days a week in case of emergency, and/or to maintain the required traffic control and protection.

The Contractor shall provide electronic copies of all required submittal items to the City of Davenport for review and approval.

Project Manager: To be determined

### **3. SCOPE OF WORK & SCHEDULING**

Work under this contract shall commence within 10 days from receipt of written Notice to Proceed from the City. Issuance of a Notice to Proceed can be expected within three (3) weeks of anticipated City Council action on October 12, 2018.

The Contractor shall complete all work under this contract by June 1, 2019. No work shall commence until a Notice to Proceed has been issued.

Liquidated damages in the amount of \$500 per day will be paid to the City for each calendar day that the work is not completed beyond the specified completion date.

### **4. MONTHLY PROGRESS PAYMENTS**

Monthly Progress payments initiated by the Project Manager will be made under this contract. Procedures will be followed as outlined in SUDAS Section 1090 and City of Davenport – SUDAS Supplemental Specifications.

All approved monthly progress payments will have five percent (5%) retained.



## **5. CHANGES**

Contractor shall be required to notify City of changed conditions or items of work not covered by the contract plans and specifications. No extra work shall be performed by the Contractor until a change order can be processed. Any work completed prior to execution of a signed change order is at the contractor's own risk.

## **6. CONSTRUCTION INSPECTION**

The City will provide for inspection and testing as required for the project. The Contractor shall give three (3) days' notice to the Project Manager prior to commencement of work so that an inspector can be made available.

The City shall be responsible for providing all labor, materials (other than concrete), and equipment for the casting of concrete cylinders, delivery, and testing. The Contractor shall be cooperative in allowing the City to obtain concrete at the time of pours. The City will cast cylinders at the quantity and frequency as determined by the City of Davenport Standard Specifications or by the inspector.

The City shall be responsible for obtaining plant reports, densities and pavement cores as required for H.M.A. pavement placement.

No pavement shall be placed until the inspector has checked the forms, subgrade, etc. It shall be the contractor's responsibility to inform the inspector when forms are in place and the work is ready for inspection. Final payment for work will not be made until a final inspection has been made checking backfill, cure, finish, workmanship, etc.

## **7. CITY SIGNS**

The Contractor shall be responsible for providing a 24 hour notice to the City of any street name signs or traffic control signs that will conflict with construction operations or are identified on the construction plans for removal and relocation.

The City shall remove, collect and store said signs until construction operations are complete, at which time the City will reinstall the signs. The Contractor may request removal of such signs or provide notice of conflicts by calling the City's Signs and Markings Supervisor at 563-326-7870.

The Contractor shall not remove any regulatory traffic signs without the consent of the City. Without proper notification the Contractor shall be responsible for the cost associated with the replacement of lost or damaged signs.

## **8. WORKING AREA**

Work shall be confined to the street right-of-way, easements or City-owned land, as may be indicated on plans. The Contractor shall not unnecessarily encroach onto private property without express permission from the adjacent property owners. The work shall be conducted

in such a manner as to minimize any and all damage. Under this contract, storage of materials and equipment shall be within City right-of-way or any nearby City owned vacant lots authorized for use. All areas disturbed by the Contractor beyond the limits of construction shall be restored at the Contractor's expense to the satisfaction of the adjacent property owners and the City.

## **9. WASTE SITES & SALVAGE**

Surplus excavated material, unsuitable material and debris, such as rock, broken concrete, etc. shall become the property of the contractor to be disposed of in a legal manner outside of the limits of the job site at the Contractor's expense.

## **10. EQUIPMENT RESTRICTIONS**

Track type equipment is not permitted on streets or driveways that are not scheduled for removal, unless the tracks are equipped with rubber or neoprene grousers.

## **11. CLEANUP DURING PROJECT**

The contractor shall be responsible to wash out vehicles at appropriate areas within the site, when required, in order to prevent tracking of material outside the project limits or discharge of contaminants into the City storm sewer system.

The contractor shall prevent water from concrete truck washouts or wet sawing of pavement from entering waterways or storm sewer inlets by using, as is necessary, portable and disposable concrete washout containment systems, and may need to further protect storm sewer inlets by means of sediment filter tubes, inlet protection devices, or other approved products that comply with standard industry practice.

Costs associated with providing concrete washout or wet sawing protection devices shall be considered incidental to the project. If necessary, the contractor shall periodically sweep any tracked material, dried washout or wet saw residue, or other construction debris out of the street, at no cost to the City.

## **12. FINAL CLEANUP**

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements which allow salvaged or unused material to remain on private property within view of a road.

All ground occupied by the Contractor in connection with the work shall be restored to its original condition. Surface restoration shall include appropriate smoothing and placement of seed or sod as identified on the construction plans. All material removed from the work site due to final cleaning shall become the property of the Contractor.

Final cleanup shall be subject to approval of the Engineer and in accordance with applicable regulations.

### 13. UTILITIES

The Contractor shall be responsible for ascertaining the exact locations of all utilities before starting construction and coordinating all construction activities with the utility companies.

It shall be the contractor's responsibility to verify the location of all water and gas valves and coordinate with the appropriate utilities to assure that all adjustments are made. Special care shall be taken with construction activities in the vicinity of private water service lines and service boxes to insure no damage occurs. It shall be the Contractor's responsibility to repair any damage to services due to construction at no cost to the City or service owner.

All costs for locating, protecting, supporting and replacing or repairing all utilities damaged by construction shall be borne by the Contractor. If the construction causes the permanent relocation of any utility located within City right-of-way, the Utility shall bear all costs involved in the relocation. The Engineer or his representative shall determine at the time of construction whether or not any utilities must be relocated. The Contractor shall coordinate with the utility companies for any required water, gas or telephone relocations if conflicts arise during construction operations.

In the event a utility facility is exposed by construction, adequate measures shall be taken to properly support each utility or service. Bedding and backfilling shall be properly placed and compacted so as not to cause damage or settlement of utility facilities or services. Limestone screenings are not allowed for use as backfill material.

Where a facility is designated for removal and relocation on the plans, the contractor shall coordinate work with the appropriate utility company.

Existing valve boxes that allow for adjustment shall be adjusted to the finished grade elevation by the Contractor in areas of pavement resurfacing or patching. Valve boxes, utility boxes, handholes, manholes located in sidewalk will be adjusted as necessary and will be included in P.C.C. sidewalk pavement items. Replacement of existing water and gas valve boxes that cannot be readily adjusted to grade by the contractor will be performed by the appropriate utility company. In the event that the contractor is required to remove and replace an existing valve box that will be considered additional work.

It shall be the Contractor's responsibility to notify and coordinate with the Utility Companies.

#### A. Field Location

Utilities Location Service (Iowa One Call) 1-800-292-8989

MidAmerican Energy  
Iowa American Water  
CenturyLink  
Mediacom  
City I.T.

**B. Contacts**

|                         |                |
|-------------------------|----------------|
| MidAmerican Energy      |                |
| Karl Derrick (Electric) | (563) 793-3649 |
| Matt Kovacic (Gas)      | (309) 793-3704 |
| Iowa American Water     |                |
| David Kull              | (563) 468-9225 |
| CenturyLink             |                |
| Antonio Glessner        | (563) 355-6402 |
| Mediacom                |                |
| Mitch Hancock           | (309) 743-4735 |
| City I.T.               |                |
| Ron Perkins             | (563) 888-2002 |

**14. EROSION CONTROL**

This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications and Section 22601 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Contractor shall install temporary erosion control measures to prevent the migration of soil and sediment from the site as detailed on the construction plans or requested by the Engineer or the City of Davenport. This work may include vehicle traffic control aggregate, silt fence/compost roll installation as well as protection around newly constructed inlet structures until the pavement has been completed, or in areas outside of the pavement, vegetative growth has been established. Fiber rolls may be used in lieu of hay bales or silt fencing for inlet protection.

At a minimum, the contractor shall provide for storm sewer inlet protection for this project. The Contractor may be required to provide additional erosion control features as required per direction of the engineer at no additional cost.

Temporary erosion control materials shall be removed after completion of construction and stabilization of all disturbed soils pursuant to successful establishment and growth of vegetative or other specified ground covers.

**15. WORK BY OTHERS**

The City of Davenport will be responsible for;

- Removal and Relocation of Street Signage.
- All testing including concrete testing, HMA testing, and compaction testing.
- Arranging installation of traffic signal detector loops, by DECO where necessary at 4<sup>th</sup> and Iowa Street intersection.

The contractor shall be responsible for coordinating this work with all parties.

## 16. INCIDENTAL CONSTRUCTION ITEMS

The following miscellaneous items of work will not be paid for separately and shall be considered incidental to the project.

- Removal of all debris and waste material encountered during construction.
- Any excavated bricks shall be salvaged and taken to the Marquette Street Public Works Yard located on 232 South Marquette Street in Davenport.
- Any manhole castings shall be salvaged and turned over to the City of Davenport.
- Coordination of utility relocations and adjustments with appropriate utility company if needed. – Century link has been notified and given set of Plans for necessary relocation of clay communications duct on northside of 4<sup>th</sup> Street at proposed storm sewer crossing. The contractor will coordinate work with Century Link to relocate duct above storm sewer during construction.
- Potholing and excavation to locate and obtain depths of utilities in conflict. Especially critical are the two (2) water mains, 16" and 24" main, that proposed storm sewer crosses over on 4<sup>th</sup> Street just west of LeClaire Street intersection. Potholing for these mains must be done at beginning of construction prior to ordering of any structures and laying of sewer pipe.
- Placement of Pre-Construction advance notice message boards.

This list may not be all inclusive and any work shown to be completed on the plans without an associated pay item shall be considered incidental.

## 17. TRENCH BACKFILL AND BEDDING

It is the intent of this contract for excavated materials for sewer work to be disposed of off-site and then trench backfilled with imported IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill placed beneath roadway pavement means the material from top of pipe/structure bedding upwards to bottom of 6" aggregate subbase (6" below bottom of pavement) shall be IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill outside of roadway pavement (boulevard, grass areas, planters, etc..) means the material from top of pipe/structure bedding upwards to 18" below surface shall be IDOT Gradation No. 11, Class A Crushed Stone. The top 18" shall be native material, with the top 4" being top soil. The use of recycled concrete as trench backfill will be permitted but must meet the requirements of Iowa DOT Gradation No. 11.

Trench backfill is to be placed in 6" lifts and compacted to 95% proctor density.

Disposal of excavated backfill material and importing in Class A Crushed stone backfill will be incidental to all respective storm/sanitary piping and structure pay items. There will not be a pay item for this backfill. The Contractor shall bid such that the imported trench backfill



and removal/disposal of existing excavated soils are to be included in all respective storm/sanitary piping and structure pay items.

Sewer pipe and structure bedding will also be incidental to all respective storm/sanitary piping and structure pay items. Pipe bedding shall follow Iowa SUDAS Trench Bedding standard drawings for Rigid and Flexible Gravity Pipe. See Sheet 14: PIPE BEDDING AND SERVICE DETAILS.

## **18. CONTINGENCY ITEMS**

Contingency Items shall be authorized for use per direction of Engineer. Quantities not used will be adjusted when preparing final Change Order for adjustments to plan quantities.

## SECTION II – SPECIAL CONDITIONS

### Bid Item No. 1 – MOBILIZATION (LS)

This work shall comply with SUDAS Section 11,020, City of Davenport – SUDAS Supplemental Specifications, insofar as applicable and as specified herein.

No partial payment will be made after receipt of signed contract.

The price bid will include all labor, materials, and equipment necessary to complete this item. Payment will be made at the contract Lump Sum price for MOBILIZATION, which price shall include all labor, materials and equipment necessary to complete this item.

### Bid Item No. 2 – CONSTRUCTION LAYOUT (LS)

This item includes all costs for labor, equipment and material to provide all construction staking and re-staking necessary for the complete construction of the project. Item also includes utility locates, necessary staking for utility, and **providing as-built plans** after completion of construction.

This work shall comply with SUDAS Section 11,010 and City of Davenport – SUDAS Supplemental Specifications.

The contractor shall be responsible for subcontracting with a professional licensed land surveying firm to provide layout stakes as required to construct project.

Payment for this item will be made at the contract Lump Sum price for CONSTRUCTION LAYOUT, which price will include all labor, materials, and equipment necessary to complete this item.

### Bid Item No. 3 – TRAFFIC CONTROL AND PROTECTION (LS)

This work shall comply with Section 2528 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition and the “Manual on Uniform Traffic Control Devices” insofar as applicable and as specified herein.

Contractor shall be responsible for submitting a Construction Staging Plan for review by the City in advance of the preconstruction meeting. Guidelines as listed in the Construction Staging and Sequencing Plan shall be followed for development of the above mentioned plan. Traffic control items shall be placed needed to implement Contractors' approved Construction Staging Plan for phasing of improvements on 4<sup>th</sup> Street, Iowa Street and LeClaire Street.

Contractor shall be required to furnish barricades, signs, flashers, and warning devices as required per Iowa Department of Transportation (IADOT) Traffic Control Standard Plans and as appropriate for the particular construction operation. Such devices will be provided by the Contractor as necessary for the safety of the general public and workmen.

The Engineer may request additional signs, barricades, and other devices as required at no additional cost to the Owner. (Not to include any Detour Signage)

Safety fencing shall be provided, installed and maintained by the Contractor around the perimeter of any excavation left open during non-working hours.

The Contractor shall review and follow requirements set forth in the notes on Plans Sheet 11 – TRAFFIC CONTROL DETAILS.

The Contractor shall maintain a minimum of 2 lanes of traffic at all times on East 4<sup>th</sup> Street during construction. Access to local businesses and residents must be maintained at all times as well. Full closure of local roads at LeClaire Street and Iowa Street will be permitted with City approval. Access to the parking lot north of LeClaire and 4<sup>th</sup> Street shall be maintained, with only temporary shut-downs for HMA paving on LeClaire north of 4<sup>th</sup> Street. Pedestrian walkway rerouting, signage and barricades are incidental to this item.

The price bid will include all labor, materials, and equipment necessary to complete this item. Payment will be made at the contract Lump Sum price for TRAFFIC CONTROL AND PROTECTION, and shall be paid incrementally based on the percentage of completion of the total project.

**Bid Item No. 4 – EROSION CONTROL (LS)**

This item includes all costs for labor, materials and equipment necessary to implement and maintain all items of work, including temporary and final placement and removal of temporary pollution prevention measures and miscellaneous associated work. This item includes, but is not limited to, filter berms and filter socks, silt fences, sediment control and miscellaneous items needed for erosion/sediment control measures.

The contractor will protect stormwater inlets and storm/sanitary sewer structures with necessary measures to prevent dirt, soil, debris and erosion from entering these systems. Filter socks are to be used to protect inlets that are within the construction limits and that are at risk of erosion entering the system. The contractor shall prevent eroding soils from entering onto roadways that are open for traffic.

Payment will be made at the unit bid price per Lump Sum for EROSION CONTROL.

**Bid Item No. 5 – SEEDING, FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING (SY)**

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications and Section 2601.03 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, insofar as applicable and as specified herein.

Hydraulically applied seed shall be a Type 1, Permanent Lawn Mixture. Hydraulically applied mulch shall be a Bonded Fiber Matrix.

Normal permanent seed application dates are March 1 through May 31 and August 10 through September 30.

Work shall include removal of rock and other undesirable debris from the areas to be seeded, repairing rills and washes, preparing the seedbed, furnishing and placing the seed, and furnishing water and other care as necessary to establish growth.

A minimum of 4" of topsoil shall be placed in areas to be seeded and is included in this bid item.

Miscellaneous erosion control features as indicated on the plans or as directed by the engineer, per supplemental specification on EROSION CONTROL, shall be considered incidental to this pay item.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidental.

Payment for this item will be made at the unit price bid per Square Yard of SEEDING, FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING, which price will include all labor, materials, and equipment necessary to complete this item.

#### Bid Item No. 6 – MANHOLE REMOVAL (EA)

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm or sanitary manhole that are being replaced by new construction or are no longer part of the system. Manhole materials consist of a variety of materials including but not limited to, concrete, reinforcement, brick and/or stone.

Existing castings are to be salvaged and turned over to the City. Contractor to store on site and coordinate pick up with the Project Manager.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and structure, granular trench backfill, any pipe removal within trench, and any concrete plugs necessary to abandon existing pipes. Payment for this item will be at the unit price bid per Each of MANHOLE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

#### Bid Item No. 7 – SW-301, SANITARY MANHOLE, 60" DIA (EA)

This item shall include all labor, material, and equipment, furnish and construct a new 5' diameter sanitary manhole in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Construction shall include the following: excavation to the required depth for bedding, compacting the excavation bottom soils or providing and compacting granular bedding, precast or cast-in-place concrete floor, construction of the structure, and backfilling to required grade in accordance with the Iowa DOT and SUDAS Details. The Contractor shall furnish a new casting according to Iowa DOT and SUDAS Detail herein. Construct manhole in accordance to SUDAS Standard Drawing 6010.301.

Bypass pumping and dewatering are included as well as providing any necessary sheeting and bracing for utility line support, providing waterproofing barrel/cone joints with butyl rubber sleeve complying with ASTM C877, joint o-ring or profile gaskets, stub pipes and flexible watertight pipe connections to existing or new sewer pipe or services, couplings, adapters, external chimney seals (heat-shrinkable, Canusa Wrapid Seal or equal), new frame and lid (SW-601, Type A castings), adjusting rings, adjustment to proper grade and miscellaneous associated work.

Sanitary manhole frame and covers shall be comply with following requirements:

1. The cast iron frames and machined self-sealing covers shall be Neenah Foundry Company R-1642, or equal. Manhole frames and covers shall be manufactured from high test cast iron conforming to the requirements of Class 40A of ASTM A48.
2. Frames shall be true to pattern in form dimensions., free from pouring faults, sponginess, cracks blowholes, and other defects in positions affecting strength and value of the service intended. Frames shall be boldly filleted at angles and the risers shall be sharp and perfect. Frames shall be sandblasted or otherwise effectively cleaned of scale and sand so as to present a smooth, clean, and uniform surface.
3. Such lids or covers shall have checkered or indented top design similar to Neenah Foundry Company Type B lids; top design with protruding knobs or lugs will not be accepted. Covers shall have concealed pick holes and they shall also have a continuous self-sealing flat gasket, which fits securely in a machined groove on the outer base of the cover.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per each for SW-301, SANTARY MANHOLE, 60” DIA (EA) of the type and size specified.

**Bid Item No. 8 – SANITARY SEWER SERVICE, 6” DIA (LF)**

This item shall include all labor, equipment, and material required for installation of the specified diameter of sanitary sewer pipe and sewer pipe material complying with SUDAS Sections 3010 and 4010, City of Davenport – SUDAS Supplemental as specified herein.



This item includes that length of pipe required for connection of structures, bedding, gaskets, connectors, couplings, and sheeting, shoring and backfill. Aggregate Bedding and Backfill shall be used for pipes under pavement or within 2 feet of pavement. Removal and disposal of excavated materials is included. The pipes shall be bedded, backfilled and compacted in accordance with the SUDAS PIPE BEDDING AND SERVICE DETAILS for Sewers on SHEET 12 of the Plan Drawings. Pipe shall be measured to center of structure to center of structure.

This item is intended for use in connecting existing sanitary sewer service to new sewer service and relaying new sanitary sewer service as shown on Construction Plans. The contractor is to disconnect, reconnect new service pipe, relay service pipe to where shown on Construction Plans, and connect new service into existing sanitary sewer main. Contractor to provide stainless shielded elastomeric pipe couplings and necessary adapters for connections to existing pipe. All fittings required to complete this item shall be considered incidental. The Contractor may recommend alternate route in field during construction to avoid conflicts with approval by the City inspector.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”) from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per linear foot of SANITARY SEWER SERVICE, 6” DIA (LF), which price will include all labor, materials and equipment necessary to complete this item.

#### Bid Item No. 9 – INTAKE REMOVAL (EA)

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm sewer intake that are being replaced by new construction or are no longer part of the system.

Existing castings are to be salvaged and turned over to the City. Contractor to store on site and coordinate pick up with the Project Manager.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and structure, granular trench backfill, and concrete plugs necessary to abandon an existing pipe. Payment for this item will be at the unit price bid per Each of INTAKE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 10 – SW-501, SINGLE INTAKE (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

When pre-cast structures are utilized for construction over an existing pipe or replacement of an existing structure, the contractor shall verify elevations and connections prior to ordering the materials. Any adjustments required in the field due to assumed elevations, will be the responsibility of the contractor and no additional compensation will be allowed for this work.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Single Grate Intakes – Provide Neenah Type R-3246 casting w/ Type R grate or approved equal.

Curb Inlets shall be constructed in manner that will hold the back of curb elevation identified for placement adjacent to sidewalk. In addition, inlets shall be constructed as follows:

- a. Conform to wall reinforcing per SUDAS requirements
- b. Grate Intakes - Provide concrete seal on back of curb box casting to cover bolts.

Construct grate intakes with stacking adjusting ring heights as follows:

Grate Intakes – 2 inches minimum; 8 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-501, SINGLE INTAKE, as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 11 – INTAKE, SPECIAL (EA)

This item shall include all labor, design, equipment, and materials necessary to remove existing obstacles except for hard un-weathered, solid rock and furnish and install new storm sewer intake. Item includes disposal of existing removed materials off-site, excavation, bedding, backfill, backfilling, compaction, dewatering, trench sheeting and bracing, concrete, connection to existing or new pipes, precast or cast in place structure, bottom shaping, support beams, compacted base, rings, and castings (bonnet, grate and frame). Support beams/tops shall use epoxy-coated rebar.

Inlets shall be built and formed to proper grade. Unit price includes measuring, furnishing, installing, excavating, concrete reinforcing, castings and shoring, dewatering, and miscellaneous associated work. Use appropriate storm intake details on Plan Sheets 14-16 and any non-identified details in the appropriate SUDAS drawing. Use Neenah Type R-3246 frame and grate or engineered approved equal.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item will be at the unit price bid per Each INTAKE, SPECIAL as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 12 – SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Inlets shall be built and formed to proper grade. Unit price includes measuring, furnishing, installing, excavating, concrete reinforcing, castings and shoring, dewatering, and miscellaneous associated work. See SUDAS drawing 6010.502 for detail on Plans Sheet 14. Use Neenah Type R-3246 frame and grate or engineered approved equal.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Single Grate Intakes – Provide Neenah Type R-3246 casting w/ Type R grate or approved equal.

Curb Inlets shall be constructed in manner that will hold the back of curb elevation identified for placement adjacent to sidewalk. In addition, inlets shall be constructed as follows:

- a. Conform to wall reinforcing per SUDAS requirements
- b. Grate Intakes - Provide concrete seal on back of curb box casting to cover bolts.

Construct grate intakes with stacking adjusting ring heights as follows:

Grate Intakes – 2 inches minimum; 8 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA), as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 13 – SW-401, STORM MANHOLE CIRCULAR, 72" DIA (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein. See SUDAS drawing 6010.401 for detail on Plans Sheet 13.

When pre-cast structures are utilized for construction over an existing pipe or replacement of an existing structure, the contractor shall verify elevations and connections prior to ordering the materials. Any adjustments required in the field due to assumed elevations, will be the responsibility of the contractor and no additional compensation will be allowed for this work.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Manholes – Provide Neenah Type R-1733 Frame and Grate w/ solid lid or approved equal.

Construct manholes with stacking adjusting ring heights as follows:

Manholes – 4 inches minimum; 12 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or

couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-401, STORM MANHOLE CIRCULAR, 72” DIA, as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 14 – STORM SEWER, R.C.P. (CLASS III), 15” (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Storm Sewer piping shall be Reinforced Concrete Pipe, 2000D Class III (15”). Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”) from pipe bedding to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.



Bid Item No. 15 – STORM SEWER, R.C.P. (CLASS IV), 30" (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Storm Sewer piping shall be Reinforced Concrete Pipe, 3000D Class IV, 30" where called out on Plan Drawings. Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from pipe bedding to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 16 – STORM SEWER, R.C.P. (CLASS HE-III), 24"x38" (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Horizontal Elliptical Storm Sewer piping shall be Reinforced Concrete Pipe, 2000D Class HE-III (24"x38"). Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from pipe bedding to subbase.

The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

**Bid Item No. 17 – SEWER PIPE REMOVAL (18" OR LESS) (LF)**

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm sewer pipe, including the removal of sections of existing storm sewer at locations where a new structure is to be installed over an existing pipe. Existing storm/sanitary sewer pipe to be removed and counted under this item will be 18" and less. No additional compensation will be made for material types or different sizes from that shown on the plans or encountered in the field.

Pipe removed will be paid for under this item, measured per lineal foot. Existing pipe shall not be salvaged and shall be disposed of off-site by the contractor at his expense.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from trench bottom to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and pipe, trench backfill, concrete collars required when connecting to new pipe, and concrete plugs necessary to abandon an existing pipe. Payment for this item will be at the unit price bid per Lineal Foot of SEWER PIPE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 18 – SIDEWALK REMOVAL (SF)**

This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications and Division 25 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This work shall include the removal and disposal of concrete sidewalks. No additional compensation will be allowed for any variations in sidewalk thickness or material types encountered during construction.

Payment will be made at the contract unit price bid per Square Foot of SIDEWALK REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 19 – P.C.C. SIDEWALK, 4" THICK (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item shall consist of the construction of 4" Portland Cement Concrete Sidewalk at the locations and grades shown in the drawings. All jointing, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

Placement of 6" granular subbase (IADOT Grad 11) shall be installed under proposed sidewalk shown on Construction Plans. This will not be paid for under this item but will be paid for under Granular Subbase, 6" Thick pay item.

Sidewalk shall be constructed with tooled joints. Joint spacing shall match sidewalk width up to a maximum of 6 feet. Place expansion joints every 50 feet and at property lines. Approved contractor's nameplate shall be stamped at property lines.

If sidewalks are constructed directly behind the curb as in downtown areas, and signs need to be reinstalled at certain areas, the Contractor shall appropriately sleeve the area in accordance with the instructions of the City traffic engineer. Any sleeves necessary will be supplied by the City, and the Contractor shall be responsible for installing them as an incidental cost to sidewalk construction. The Contractor will not be allowed to core the area in lieu of using a sleeve.

The adjustment to grade of utility and boxouts shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Payment for this item will be made at the unit price bid per Square Foot of P.C.C. SIDEWALK, 4" THICK (SF), which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 20 – P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item shall consist of the construction of 6" minimum thickness and thickened to 8" where sidewalk forms or abuts curb Portland Cement Concrete Sidewalk at the locations shown in the drawings. All jointing, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

Placement of 6" granular subbase (IADOT Grad 11) shall be installed under proposed sidewalk shown on Construction Plans. This will not be paid for under this item but will be paid for under Granular Subbase, 6" Thick pay item.

Sidewalk shall be constructed with tooled joints. Joint spacing shall match sidewalk width up to a maximum of 6 feet. Place expansion joints every 50 feet and at property lines. Approved contractor's nameplate shall be stamped at property lines. See Sheet 12 ADA Sidewalk details.

If sidewalks are constructed directly behind the curb as in downtown areas, and signs need to be reinstalled at certain areas, the Contractor shall appropriately sleeve the area in accordance with the instructions of the City traffic engineer. Any sleeves necessary will be supplied by the City, and the Contractor shall be responsible for installing them as an incidental cost to sidewalk construction. The Contractor will not be allowed to core the area in lieu of using a sleeve.

The adjustment to grade of utility and boxouts shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

DETECTABLE WARNING PANELS will be paid separately.

Payment for this item will be made at the unit price bid per Square Foot of P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF), which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 21 – ADA DETECTABLE WARNING (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Federal Highway Administration is obligated to enforce the compliance of State and local governments to now apply the minimum design standards of the ADAAG (Americans with Disabilities Act Accessible Guideline) specification for detectable warning surfaces at pedestrian handicap ramps. Detectable warning surfaces are detectable transitional surfaces from pedestrian walkways to hazardous vehicular ways. Constructing of a surface utilizing truncated domes for detecting the boundary between street and sidewalk are now required when constructing or altering curb ramps. Grooves, exposed aggregate and other designs intended for use as detectable warning are too similar to pavement textures and defects such as cracks and joints and are not now considered equivalent facilitation. Truncated domes are a unique design and have proven to be the most detectable surface.

The detectable warning surface shall be "safety red" and extend a minimum of 24 inches in the direction of travel and the full width of the curb ramp, landing or blended transition, "Armor Tile " or approved equal. Their location and alignment shall comply with ADAAG Section R304.2, regarding Detectable Warning Surfaces.

To comply with specifications for truncated dome surfacing according to the Urban Design Standards Manual regarding the particular dome size and spacing and visual contrast, the

contractor will be required to install cast-in-place plastic tiles from Armor Tile Tactile Systems.

Payment shall be made at the contract unit price per Square Foot of ADA DETECTABLE WARNING.

Bid Item No. 22 – PAVEMENT REMOVAL (SY)

This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications and Division 25 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This work shall include the removal and disposal of street pavement and driveway pavement. No additional compensation will be allowed for any variations in pavement/driveway thickness or material types encountered during construction. SIDEWALK REMOVAL will be paid for separately.

Removal and disposal of all materials including, but not limited to, HMA, Portland cement concrete, composite sections, bricks, etc. are included within this pay item regardless of thickness. Brick pavers shall be taken to City of Davenport's Yard at 232 South Marquette Street, Davenport, IA 52801.

Payment will be made at the contract unit price per Square Yard of PAVEMENT REMOVAL, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 23 – PCC FULL DEPTH PATCHING, 10" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of P.C.C. PAVEMENT, 10" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.



Bid Item No. 24 – PCC FULL DEPTH PATCHING, 8" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of PCC FULL DEPTH PATCHING, 8" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 25 – PCC DRIVE, 7" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of P.C.C. DRIVEWAY PAVEMENT, 7" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 26 – FLOWABLE MORTAR FILL (CY)

This item shall include all costs for abandonment in place of sanitary or storm sewers of size and type indicated. This shall be accomplished by placement of flowable fill in the cross connection. This item shall include all labor, material and equipment required to furnish and place flowable fill material in the pipe in any location directed by the engineer or as called out on the plans.

This item shall also be used as flowable mortar backfill for utility line support in areas where typical granular backfills and compaction may be difficult and where shown on Construction Drawings. This bid item is to be used where shown on Plan and Profile Plan Drawings and will be included in the unit price.

Payment for this item shall be at the contract unit price per Cubic Yard of FLOWABLE MORTAR FILL, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 27 – GRANULAR SUBBASE, 6" THICK (SY)

This work shall comply with SUDAS Section 2010, City of Davenport – SUDAS Supplemental Specifications and Section 2111 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item will be used under the following items;

P.C.C. Pavement, 10" – 6-inch thickness

P.C.C. Pavement, 8" – 6-inch thickness

P.C.C. Driveway Pavement, 7" – 6-inch thickness

P.C.C. Sidewalks and ADA Ramp Sidewalks – 6-inch thickness

The granular subbase will conform to Iowa DOT Standard Specifications, Section 4121, Gradation No. 11, Class A crushed stone.

Payment shall be made at the contract unit price bid per Square Yard of GRANULAR SUBBASE, 6", furnished and placed, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 28 – STABILIZING MATERIAL FOR TRENCH FOUNDATION (TONS)

This work shall comply with SUDAS Section 3010, City of Davenport – SUDAS Supplemental Specifications. This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to place and compact crushed rock for sewer foundation material. Foundation material shall conform to the SUDAS Section 3010; however, the gradation may vary depending on the conditions and as approved by the Engineer. Foundation material shall be used as a pay item only when unsuitable trench conditions warrant as determined by the Engineer. This item shall include trench excavation necessary to place the material at proper grade, removal and disposal of unsuitable or excess material, and all labor, material, equipment and transportation necessary to place and compact the material.

Quantities of foundation material shall be computed from copies of delivery tickets of material used at the job site. Trench foundation required to correct unauthorized over-excavation will not be measured.

Measurement and payment will be made at the unit price per Ton.

Bid Item No. 29 – PAVEMENT MARKINGS, 4" EQUIVALENT, DURABLE PAINT (LF)

Work under this item will be in accordance with SUDAS Section 8020, City of Davenport – SUDAS Supplemental Specifications and Section 2527 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Measurement in linear feet shall be made based on measured starting and ending length of a 4-inch line. Lines wider than 4 inches, broken lines and double lines will be adjusted by a quantity factor as follows;

- 4" Line – 1.0
- 4" Skip Dash – 0.25
- 6" Line – 1.5
- 8" Line – 2.0
- 24" Stop Line – 6.0

Payment shall be made at the contract unit price bid per linear foot of PAVEMENT MARKINGS, 4" EQUIVALENT, DURABLE PAINT, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 30 – WATER SERVICE, REMOVE AND REPLACE (LF)

Work under this item will be in accordance with SUDAS Section 5010, City of Davenport – SUDAS Supplemental Specifications, latest edition, insofar as applicable and as specified herein.

This item is intended to be used where an existing water service line is in conflict with proposed storm sewer piping or structure items found during construction. The Contractor shall remove and replace water lines as necessary to reroute lines so that they do not obstruct proposed piping and structures. Price includes but is not limited to copper service pipe, connections to existing piping systems, corporation, stop, and stop box. The Contractor shall match the size of existing service, with a minimum of 1" copper service pipe and is included in the unit price, regardless of size.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment shall be made at the contract unit price bid per Linear Foot of WATER SERVICE, REMOVE AND REPLACE, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 31 – UTILITY ADJUSTMENTS (EA)

These items shall include all labor, equipment and materials necessary to raise or lower existing castings or valves to the proper grades of the finished pavement. All adjusting rings shall be consistent with SUDAS section 6010. All castings shall be adjusted with steel shims or by using approved manhole ring adapters. All interior gaps between the

frame and manhole ring/ structure wall shall be filled with non-shrink grout. Manholes that require adjustment or work below the 12-inch adjusting ring level shall be paid two (2) times the normal price for casting adjustment. Concrete adjusting rings less than four inches (4") in thickness shall **not** be allowed. Adjusting rings greater than four inches (4") in thickness may be permitted if approved by Engineer. The Contractor shall be responsible for replacement of castings damaged by his operations. The area adjacent to manholes and catch basins shall have blockouts constructed per City Standard Specifications. When the manhole blockout is intersected by a longitudinal and transverse joint, the square blockout shall be orientated diagonally to the flow of traffic. Gas blockouts and water shutoff blockouts shall have minimum length and width dimensions of two feet (2'). All blockout depths shall comply with City Standard Specifications and have a minimum depth of ten inches (10").

The Contractor shall exercise care to prevent the movement of newly poured concrete, brick, dirt, concrete or other undesirable material from falling into the manholes and sewers. The Contractor shall immediately remove any undesirable debris from manholes, catch basins or sewers within the project limits caused by the construction at their expense.

It shall be the Contractor's responsibility to verify the location of all water and gas valves. The Contractor shall coordinate the adjustment of water and gas valves with Iowa-American Water Company and Mid-American Energy Company, respectively. Special care shall be taken with construction activities in the vicinity of private water services lines, service boxes, and landscape irrigation systems to insure no damage occurs. The Contractor shall repair any damage to services or irrigation systems due to construction at no cost to the City or service owner.

At this time the only known utility adjustments are two existing valves.

Payment for this item will be at the unit price bid per Each UTILITY ADJUSTMENTS, as found in field or identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 32 – 8" SANITARY SEWER, REMOVE AND REPLACE (LF)**

This item shall include all labor, equipment, and material required for installation of the specified diameter of sanitary sewer pipe and sewer pipe material complying with SUDAS Sections 3010 and 4010, City of Davenport – SUDAS Supplemental as specified herein.

Sanitary sewer piping shall be Ductile Iron Pipe, comply with AWWA C151, minimum thickness Class 52, have an interior epoxy lining (Protecto 401 or equal), 8" where called out on Plan Drawings. Pipe material, joints, fittings, polyethylene encasement, internal/external coatings shall conform to SUDAS Standard Specification Section 4010.

Disconnection and removal of existing 8" sanitary sewer within the trench is incidental to this item. Couplings/adapters needed to connect new pipe to existing pipes are included in the price of this bid item.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT

Specifications Section 4120.04, "Class A Crushed Stone") from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per linear foot of 8" SANITARY SEWER SERVICE, REMOVE AND REPLACE (LF), which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 33 – DISCONNECT AND PLUG UTILITY CROSS CONNECTION (EA)**

This item shall include all labor, equipment, and material required for excavation, disposal of excavated materials, disconnection and removal of pipes cross connected to sanitary sewer (within excavation trench) from communications manholes at locations specified below, 2 min' concrete plug of pipe disconnected at manhole and disconnected pipe leading to sanitary, granular trench backfill, backfilling and compacting.

From previous smoke testing reports in the Iowa and Pershing Street Sewer basins, 4 locations were identified as to having cross connecting pipes from telephone communication manholes that connect into sanitary sewers. These pipes are to be disconnected and plugged on the outsides of these manholes. Locations of these manholes are as follows:

**Location 1:** Western Union Manhole (square lid) West side of Pershing Ave at alley between E. 6<sup>th</sup> Street and E. 7<sup>th</sup> Street.

**Location 2:** MidAmerican Utility Manhole at southeast corner of Pershing Ave and E. 4<sup>th</sup> Street intersection.

**Location 3:** Three (3) AT&T Utility Manholes at intersection of Iowa Street and E. 6<sup>th</sup> Street.

**Location 4:** AT&T Utility Manhole at east side of Iowa Street at alley between E. 6<sup>th</sup> Street and E. 7<sup>th</sup> Street.

See attached smoke testing report sheets for location of these manholes and Incident ID #'s.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for pavement removal, 6" granular subbase, and new 8" thick PCC pavement patching are not included in this bid item and shall be paid under their respective payment Bid Items (Bid Item No. 22, No. 27, and No. 24, respectively).

Payment for this item shall be made at the unit price bid per each of DISCONNECT AND PLUG UTILITY CROSS CONNECTION (EA), which price will include all labor, materials and equipment necessary to complete this item.

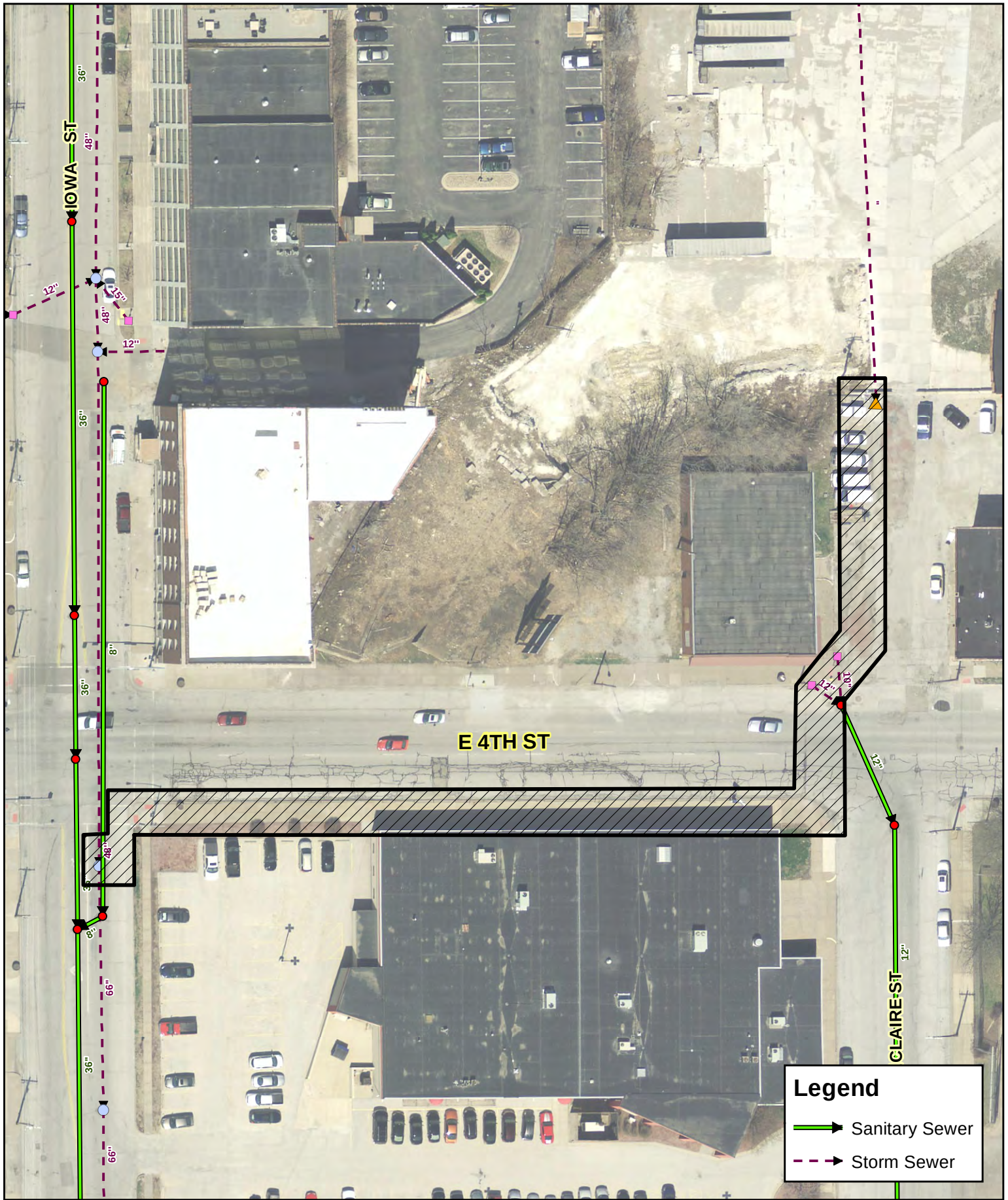


Bid Item No. 34 – ROCK EXCAVATION (CY)

This work shall comply with SUDAS Section 3010, City of Davenport – SUDAS Supplemental Specifications. This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to remove boulders or sedimentary deposits that cannot be removed in trenches without continuous use of pneumatic tools or blasting.

This item is to be used in the event rock is encountered and cannot be removed without pneumatic tools/blasting. The use of this bid item shall be authorized by City Project Manager. This bid item was created to establish unit price and will not necessarily be used.

Payment for this item shall be made at the unit price bid per cubic yard of ROCK EXCAVATION (CY) for quantity of rock removed, which price will include all labor, materials and equipment necessary to complete this item.



4th & LeClaire  
Sewer Separation

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Mike Atchley 563-327-5149  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the FY2018 Street Finance Report from July 1, 2017 to June 30, 2018 to be submitted to the Iowa Department of Transportation. [All Wards]

Recommendation:  
Approve the resolution

Background:  
In accordance with Iowa Code, section 312.15 the Street Finance Report must be submitted annually to the Iowa Department of Transportation.

ATTACHMENTS:

| Type         | Description                          |
|--------------|--------------------------------------|
| □ Cover Memo | FY18 Street Financial Report Summary |

REVIEWERS:

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina  | Rejected | 8/28/2018 - 9:14 AM |
| Public Works - Engineering | Atchley, Mike  | Approved | 8/28/2018 - 9:17 AM |
| Public Works - Engineering | Lechvar, Gina  | Rejected | 8/28/2018 - 9:20 AM |
| Public Works - Engineering | Atchley, Mike  | Approved | 8/28/2018 - 9:20 AM |
| Public Works - Engineering | Lechvar, Gina  | Approved | 8/29/2018 - 2:57 PM |
| Public Works Committee     | Lechvar, Gina  | Approved | 8/30/2018 - 2:57 PM |
| City Clerk                 | Admin, Default | Approved | 8/30/2018 - 5:05 PM |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

# City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 1 of 15           |

## Cover Sheet

Now therefore let it be resolved that the city council DAVENPORT, Iowa  
(City Name)

On \_\_\_\_\_ did hereby approve and adopt the annual  
(month/day/year)

City Street Financial Report from July 1, 2017 to June 30, 2018  
(Year) (Year)

### Contact Information

|                   |                        |                  |                   |            |
|-------------------|------------------------|------------------|-------------------|------------|
| Name              | E-mail Address         | Street Address   | city              | ZIP Code   |
| Jackie E. Holecek | jet@ci.davenport.ia.us | 226 W 4th Street | Davenport         | 52801-0000 |
| Hours             | Phone                  | Extension        | Phone(Altenative) |            |
| 8-5               | 563-328-6789           |                  | 563-328-6789      |            |

### Preparer Information

|                  |                        |              |           |
|------------------|------------------------|--------------|-----------|
| Name             | E-mail Address         | Phone        | Extension |
| Linda S. Folland | lsf@ci.davenport.ia.us | 563-328-6789 |           |

### Mayor Information

|                  |                             |                  |           |            |
|------------------|-----------------------------|------------------|-----------|------------|
| Name             | E-mail Address              | Street Address   | city      | ZIP Code   |
| Frank J. Klipsch | fklipsch@ci.davenport.ia.us | 226 W 4th Street | Davenport | 52801-0000 |
| Phone            | Extension                   |                  |           |            |
| 563-326-7701     |                             |                  |           |            |

Resolution Number \_\_\_\_\_

\_\_\_\_\_  
Signature Mayor

\_\_\_\_\_  
Signature City Clerk





Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

# City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 2 of 15           |

## Summary Statement Sheet

Column 1  
Road use  
Tax Fund

Column 2  
Other Street  
Monies

Column 3  
Street Debt

Column 4  
Totals

Round Figures to Nearest Dollars

| A.BEGINNING BALANCE                             |              |           |              |              |
|-------------------------------------------------|--------------|-----------|--------------|--------------|
| 1. July 1 Balance                               | \$1,273,462  | \$0       | \$2          | \$1,273,464  |
| 2. Adjustments<br>(Note on Explanation Sheet)   | \$0          | \$0       | \$0          | \$0          |
| 3. Adjusted Balance                             | \$1,273,462  | \$0       | \$2          | \$1,273,464  |
| B. REVENUES                                     |              |           |              |              |
| 1. Road Use Tax                                 | \$12,718,824 |           |              | \$12,718,824 |
| 2. Property Taxes                               |              | \$709,204 | \$14,519,851 | \$15,229,055 |
| 3. Special Assessments                          |              | \$0       | \$4,615      | \$4,615      |
| 4. Miscellaneous                                |              | \$0       | \$18,307,311 | \$18,307,311 |
| 5. Proceeds from Bonds,Notes, and Loans         |              | \$0       | \$6,283,000  | \$6,283,000  |
| 6. Interest Earned                              |              | \$0       | \$0          | \$0          |
| 7. Total Revenues<br>(Lines B1 thru B6)         | \$12,718,824 | \$709,204 | \$39,114,777 | \$52,542,805 |
| C. Total Funds Available<br>(Line A3 + Line B7) | \$13,992,286 | \$709,204 | \$39,114,779 | \$53,816,269 |

Column 1  
Road use  
Tax Fund

Column 2  
Other Street  
Monies

Column 3  
Street Debt

Column 4  
Totals

Round Figures to Nearest Dollars

| EXPENSES                                        |              |           |              |              |
|-------------------------------------------------|--------------|-----------|--------------|--------------|
| D. Maintenance                                  |              |           |              |              |
| 1. RoadWay Maintenance                          | \$6,321,905  | \$344,166 | \$1,076,644  | \$7,742,715  |
| 2. Snow and Ice Removal                         | \$0          | \$0       | \$0          | \$0          |
| E.Construction, Reconstruction and Improvements |              |           |              |              |
| 1. Engineering                                  | \$2,262,595  | \$195,063 | \$631,536    | \$3,089,194  |
| 2. Right of Way Purchased                       | \$0          | \$0       | \$0          | \$0          |
| 3. Street/Bridge Construction                   | \$2,357,004  | \$169,975 | \$11,559,247 | \$14,086,226 |
| 4.Traffic Services                              | \$0          | \$0       | \$7,203,388  | \$7,203,388  |
| F. Administration                               | \$799,092    | \$0       | \$0          | \$799,092    |
| G. Equipment                                    | \$400,960    | \$0       | \$0          | \$400,960    |
| H. Miscellaneous                                |              | \$0       | \$0          | \$0          |
| J. street Debt                                  |              |           |              |              |
| 1. Bonds, Notes and Loans -Principal Paid       | \$0          | \$0       | \$16,787,034 | \$16,787,034 |
| 2. Bonds, Notes and Loans - Interest Paid       | \$0          | \$0       | \$1,856,928  | \$1,856,928  |
| TOTALS                                          |              |           |              |              |
| K. Total Expenses<br>(Lines D thru J)           | \$12,141,556 | \$709,204 | \$39,114,777 | \$51,965,537 |
| L. Ending Balance<br>(Line C-K)                 | \$1,850,730  | \$0       | \$2          | \$1,850,732  |
| M. Total Funds Accounted<br>For (K + L = C)     | \$13,992,286 | \$709,204 | \$39,114,779 | \$53,816,269 |





Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 3 of 15           |

Miscellaneous Revenues and Expenses Sheet

| Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions) | Column 2<br>Other Street Monies | Column 3<br>Street Debt |
|------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------|
| 123---Various State Grants                                                                                       | \$0.00                          | \$2,103,848.00          |
| 144---FHWA Participation (Fed. Hwy. Admin.)                                                                      | \$0.00                          | \$4,206,867.00          |
| 192---Donations                                                                                                  | \$0.00                          | \$324,000.00            |
| 174---Sales Tax / Local Option                                                                                   | \$0.00                          | \$37,021.00             |
| 190---Other Miscellaneous                                                                                        | \$0.00                          | \$11,635,575.00         |
| Line B4 Totals                                                                                                   | \$0.00                          | \$18,307,311.00         |

| Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees,bond fees etc. (See Instructions) | Column 2<br>Other Street Monies | Column 3<br>Street Debt |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------|
| Line H Totals                                                                                                                                                                                                                                         |                                 |                         |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 4 of 15           |

Bonds, Notes and Loans Sheet

| New Bond ?                          | Debt Type          | Debt Purpose          | DOT Use Only | Issue Date  | Issue Amount | % Related to Street | Year Due | Principal Balance as of 7/1 | Total Principal Paid | Total Interest Paid | Principal Roads | Interest Roads | Principal Balance as of 6/30 |              |
|-------------------------------------|--------------------|-----------------------|--------------|-------------|--------------|---------------------|----------|-----------------------------|----------------------|---------------------|-----------------|----------------|------------------------------|--------------|
| <input type="checkbox"/>            | General Obligation | Street Improvements   | 101          | 03/21/2017  | \$4,551,000  | 100                 | 2032     | \$4,551,000                 | \$195,930            | \$197,101           | \$195,930       | \$197,101      | \$4,355,070                  |              |
| <input type="checkbox"/>            | General Obligation | Street Improvements   | 102          | 03/21/2017  | \$2,470,385  | 100                 | 2025     | \$2,470,385                 | \$0                  | \$134,168           | \$0             | \$134,168      | \$2,470,385                  |              |
| <input checked="" type="checkbox"/> | General Obligation | Street Improvements   | 103          | 04/03/2018  | \$6,283,000  | 100                 | 2033     | \$6,283,000                 | \$0                  | \$0                 | \$0             | \$0            | \$6,283,000                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 310          | 03/07/2012  | \$3,816,000  | 100                 | 2031     | \$2,791,336                 | \$157,710            | \$109,687           | \$157,710       | \$109,687      | \$2,633,626                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 311          | 05/07/2012  | \$2,866,552  | 100                 | 2019     | \$809,817                   | \$549,693            | \$32,292            | \$549,693       | \$32,292       | \$260,124                    |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 312          | 05/07/2012  | \$10,635,961 | 100                 | 2024     | \$6,057,516                 | \$1,215,266          | \$181,726           | \$1,215,266     | \$181,726      | \$4,842,250                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 318          | 04/22/2009  | \$9,379,000  | 100                 | 2025     | \$3,707,837                 | \$3,707,837          | \$0                 | \$3,707,837     | \$0            | \$0                          |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 320          | 01/05/2010  | \$8,948,000  | 100                 | 2024     | \$4,721,925                 | \$4,721,925          | \$218,743           | \$4,721,925     | \$218,743      | \$0                          |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 321          | 12/08/2011  | \$8,693,000  | 100                 | 2025     | \$4,281,600                 | \$4,281,600          | \$171,252           | \$4,281,600     | \$171,252      | \$0                          |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 322          | 03/05/2013  | \$5,690,000  | 100                 | 2032     | \$4,740,597                 | \$261,163            | \$144,154           | \$261,163       | \$144,154      | \$4,479,434                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 324          | 02/12/2014  | \$3,559,000  | 100                 | 2029     | \$3,202,441                 | \$141,278            | \$122,864           | \$141,278       | \$122,864      | \$3,061,163                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 325          | 02/12/2014  | \$5,047,811  | 100                 | 2023     | \$3,726,367                 | \$708,820            | \$172,851           | \$708,820       | \$172,851      | \$3,017,547                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 326          | 03/10/2015  | \$3,514,000  | 100                 | 2030     | \$3,165,704                 | \$197,000            | \$122,642           | \$197,000       | \$122,642      | \$2,968,704                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 327          | 03/23/2016  | \$3,185,000  | 100                 | 2031     | \$3,016,861                 | \$163,685            | \$106,662           | \$163,685       | \$106,662      | \$2,853,176                  |              |
| <input type="checkbox"/>            | General Obligation | Paving & Construction | 328          | 03/23/2016  | \$3,968,963  | 100                 | 2024     | \$3,968,963                 | \$485,127            | \$142,786           | \$485,127       | \$142,786      | \$3,483,836                  |              |
|                                     |                    | New Bond Totals       |              | \$6,283,000 |              | \$6,283,000         |          | Totals                      | \$57,495,349         | \$16,787,034        | \$1,856,928     | \$16,787,034   | \$1,856,928                  | \$40,708,315 |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 5 of 15           |

### Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

[Check here if there are no entities for this year](#) ☐

### Project Final Costs Sheet (Section A)

| 1. Project Number | 2. Estimated Cost | 3. Project Type | 4. Public Letting? | 5. Location/Project Description (limits, length, size of structure) |
|-------------------|-------------------|-----------------|--------------------|---------------------------------------------------------------------|
| 35020             | \$2,950,000       | RDWY            | Yes                | Granite Way                                                         |
| 28011             | \$100,000         | MISC            | Yes                | Sidewalk Construction                                               |
| 28004             | \$300,000         | MISC            | Yes                | Update ramp along micro surfaced road                               |
| 35011             | \$650,000         | SURF            | Yes                | Slurry Seal, micro surface and cape seal                            |
| 35011             | \$680,000         | SURF            | Yes                | FY17 Concrete Full Depth Patching                                   |
| 35011             | \$2,000,000       | SURF            | Yes                | 2017 Asphalt resurfacing                                            |
| 28014             | \$400,000         | MISC            | Yes                | FY17 Sidewalk program                                               |
| 64023             | \$85,000          | MISC            | Yes                | Recreational Path Resurfacing                                       |

### Project Final Costs Sheet (Section B)

| 1. Project Number | 6. Contractor Name    | 7. Contract Price | 8. Additions/<br>Deductions | 9. Labor | 10. Equipment | 11. Materials | 12. Overhead | 13. Total   |
|-------------------|-----------------------|-------------------|-----------------------------|----------|---------------|---------------|--------------|-------------|
| 35020             | Langman Construction  | \$2,974,711       | -\$170,159                  | \$0      | \$0           | \$0           | \$0          | \$2,804,552 |
| 28011             | Little H Construction | \$94,110          | \$208                       | \$0      | \$0           | \$0           | \$0          | \$94,318    |
| 28004             | McDermott Concrete    | \$279,971         | \$96,697                    | \$0      | \$0           | \$0           | \$0          | \$376,668   |
| 35011             | Lionmark Construction | \$659,120         | \$65,862                    | \$0      | \$0           | \$0           | \$0          | \$724,982   |
| 35011             | Langman Construction  | \$680,000         | -\$75,516                   | \$0      | \$0           | \$0           | \$0          | \$604,484   |
| 35011             | Hawkeye Paving        | \$1,964,943       | \$45,550                    | \$0      | \$0           | \$0           | \$0          | \$2,010,493 |
| 28014             | Kelly Construction    | \$372,874         | \$49,650                    | \$0      | \$0           | \$0           | \$0          | \$422,524   |
| 64023             | General Asphalt       | \$88,941          | -\$5,207                    | \$0      | \$0           | \$0           | \$0          | \$83,734    |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

| City Name   |
|-------------|
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

Report Generated

8/27/2018 4:32 PM

Fiscal Year

2018

Sheet

6 of 15

## Road/Street Equipment Inventory Sheet

| 1.<br>Local Class<br>I.D. # | 2.<br>Model<br>Year | 3.<br>Description                        | 4.<br>Purchase<br>Cost | 5.<br>Lease<br>Cost | /Unit | 6.<br>Rental<br>Cost | /Unit | 7. Used On<br>Project<br>this FY? | 8.<br>Status |
|-----------------------------|---------------------|------------------------------------------|------------------------|---------------------|-------|----------------------|-------|-----------------------------------|--------------|
| A/T321/040<br>0029          | 2004                | Freightliner Single Axle Dump Truck      | \$77,877               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A411/04000<br>28            | 2004                | Pit Boss Dump Trailer                    | \$30,980               | \$0                 |       | \$0                  |       | No                                | NOCH         |
| T414/01000<br>64            | 2001                | Freightliner Single Axle w/Propatch Body | \$46,202               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T413/01000<br>63            | 2001                | Freightliner Single Axle w/Propatch Body | \$46,202               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T412/00002<br>88            | 1999                | Sterling Concrete Truck w/9 yard mixer   | \$81,000               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T410/98000<br>61            | 1997                | International Cab & Chassis              | \$50,862               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T359/01000<br>05            | 2000                | IH tandem Axle Dump w/Hook Lift          | \$59,365               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T358/01000<br>06            | 2000                | IH Tandem Axle Dump w/Hook Lift          | \$59,365               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A354/03000<br>09            | 2003                | Eliptical Dump Body                      | \$24,679               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T354/03000<br>38            | 2003                | Freightliner Tandem Dump                 | \$51,552               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A345/98000<br>50/22         | 1998                | Drag Hook & Hook Lift System             | \$28,592               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T345/98000<br>70            | 1998                | International Cab & Chassis              | \$52,687               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T344/03000<br>46            | 2003                | Freightliner Tandem Dump Truck           | \$72,625               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T343/03000<br>45            | 2003                | Freightliner Tandem Dump Truck           | \$72,625               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T342/03000<br>44            | 2003                | Freightliner Tandem Dump Truck           | \$72,625               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T341/03000<br>43            | 2003                | Freightliner Tandem Dump Truck           | \$72,625               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T340/03000<br>42            | 2003                | Freightliner Tandem Dump Truck           | \$72,625               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T314/03000<br>90            | 2003                | Ford 12,000 GVW Stake Bed Truck          | \$13,109               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E478                        | 1995                | Metal Forms Corp Speed Screed            | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 7 of 15           |

## Road/Street Equipment Inventory Sheet

| 1.<br>Local Class<br>I.D. # | 2.<br>Model<br>Year | 3.<br>Description                  | 4.<br>Purchase<br>Cost | 5.<br>Lease<br>Cost | /Unit | 6.<br>Rental<br>Cost | /Unit | 7. Used On<br>Project<br>this FY? | 8.<br>Status |
|-----------------------------|---------------------|------------------------------------|------------------------|---------------------|-------|----------------------|-------|-----------------------------------|--------------|
| E477                        | 2001                | Razor Bk Pwr Scred Power Screed    | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E476                        | 1986                | Stepp Bottom Fired Kettle          | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E474/02000<br>47            | 2001                | Crafco Super Shot Crack Sealer     | \$26,749               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E449/02001<br>13            | 2001                | Asphalt Drum Asphalt Plant         | \$353,600              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E427                        | 1973                | Aeroil Heated Asphalt Roller       | \$0                    | \$0                 |       | \$0                  |       | No                                | JUNK         |
| E425                        | 1973                | Aeroil Heated Asphalt Roller       | \$0                    | \$0                 |       | \$0                  |       | No                                | JUNK         |
| E422                        | 1997                | Ingram Self Propelled Roller       | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E421/03000<br>32            | 2002                | Ingersoll Rand Vibratory Roller    | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E420/02000<br>48            | 2002                | Hypac Roller Compactor             | \$45,900               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E419/96000<br>21            | 1995                | Rosco Roller, Self Propelled       | \$45,385               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E416/92000<br>02            | 1991                | Rosco Flaherty Chip Spreader       | \$74,705               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E410/98001<br>06            | 1998                | Etnyre Blacktopper 2000            | \$48,410               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E403/02000<br>58            | 2002                | John Deere Maintainer 12' Balde    | \$140,800              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E402/02000<br>57            | 2002                | John Deere Maintainer              | \$140,800              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E401/98000<br>64            | 1997                | John Deere Maintainer              | \$141,500              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E387/02000<br>56            | 2002                | John Deere Backhoe                 | \$57,925               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E380/02000<br>55            | 2002                | John Deere Backhoe w/4-in-1 Bucket | \$60,225               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E071                        | 1994                | Honda Tamper                       | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| C387                        | 1997                | Stanley Mounted Compactor          | \$0                    | \$0                 |       | \$0                  |       | No                                | JUNK         |
| A461                        | 1995                | Trailer, Single Axle               | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |





Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

| City Name   |
|-------------|
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

Report Generated

8/27/2018 4:32 PM

Fiscal Year

2018

Sheet

8 of 15

## Road/Street Equipment Inventory Sheet

| 1.<br>Local Class<br>I.D. # | 2.<br>Model<br>Year | 3.<br>Description                   | 4.<br>Purchase<br>Cost | 5.<br>Lease<br>Cost | /Unit | 6.<br>Rental<br>Cost | /Unit | 7. Used On<br>Project<br>this FY? | 8.<br>Status |
|-----------------------------|---------------------|-------------------------------------|------------------------|---------------------|-------|----------------------|-------|-----------------------------------|--------------|
| A414/01000<br>74            | 2001                | U-Tech Pro Patch Body               | \$48,780               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A413/01000<br>73            | 2001                | U-Tech Pro Patch Body               | \$48,780               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A412                        | 2001                | McNeilusMixer - 9 cu yards          | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E399/03000<br>39            | 2003                | Mack Flusher Cab-Over Chassis       | \$47,265               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A399/03000<br>71            | 2003                | Rosco A Lee Bay Co Flusher Body     | \$23,927               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A387                        | 1996                | Werk Brau Grapple                   | \$0                    | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E404/05000<br>38            | 2005                | John Deere Maintainer               | \$156,500              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E405/05000<br>39            | 2005                | John Deere Maintainer               | \$156,500              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E417/05000<br>15            | 2005                | Arrpw Hydraulic Breaker             | \$65,330               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E461/05000<br>46            | 2005                | Target Concrete Saw                 | \$12,778               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T322/05001<br>04            | 2004                | Freightliner Single Axle Dump Truck | \$79,823               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A349/05900<br>01            | 2004                | Henderson Spreader                  | \$27,432               | \$0                 |       | \$0                  |       | No                                | JUNK         |
| t328/06000<br>88            | 2005                | International                       | \$96,156               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T329/06000<br>87            | 2005                | International                       | \$96,156               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T324/06000<br>85            | 2005                | International                       | \$90,253               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T323/06000<br>89            | 2005                | International                       | \$96,156               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T300/06000<br>83            | 2005                | International                       | \$96,266               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T301/06000<br>94            | 2005                | International                       | \$96,266               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T302/06000<br>91            | 2005                | International                       | \$96,266               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T303/06000<br>92            | 2005                | International                       | \$96,266               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

| City Name   |
|-------------|
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

Report Generated

8/27/2018 4:32 PM

Fiscal Year

2018

Sheet

9 of 15

## Road/Street Equipment Inventory Sheet

| 1.<br>Local Class<br>I.D. # | 2.<br>Model<br>Year | 3.<br>Description                           | 4.<br>Purchase<br>Cost | 5.<br>Lease<br>Cost | /Unit | 6.<br>Rental<br>Cost | /Unit | 7. Used On<br>Project<br>this FY? | 8.<br>Status |
|-----------------------------|---------------------|---------------------------------------------|------------------------|---------------------|-------|----------------------|-------|-----------------------------------|--------------|
| T304/06000<br>93            | 2005                | International                               | \$96,266               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E372/07000<br>40            | 2006                | John Deere Wheel Loader                     | \$106,129              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E375/07000<br>41            | 2006                | John Deere Wheel Loader                     | \$106,129              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E480/07000<br>36            | 2007                | Crafco Pavement Cutter                      | \$6,785                | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E479/07000<br>35            | 2007                | Crafco Melter Crack Sealer                  | \$27,980               | \$0                 |       | \$0                  |       | No                                | JUNK         |
| E376/07000<br>53            | 2006                | John Deere Wheel Loader                     | \$104,300              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E070                        | 2006                | Stihl Concrete Saw                          | \$775                  | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T325/06000<br>90            | 2005                | International single axle dump truck        | \$90,536               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T415/07000<br>33            | 2007                | International Pro-patch single axle chassis | \$110,725              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E475/07000<br>37            | 2007                | Crafco Pavement Cutter                      | \$6,785                | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T302/06000<br>91            | 2005                | International                               | \$96,266               | \$0                 |       | \$0                  |       | No                                | NA           |
| T303/06000<br>92            | 2005                | International                               | \$96,266               | \$0                 |       | \$0                  |       | No                                | NA           |
| T304/06000<br>93            | 2005                | International                               | \$96,266               | \$0                 |       | \$0                  |       | No                                | NA           |
| T362/08000<br>69            | 2008                | 1 Ton flatebed with air compressor          | \$30,662               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T363/08000<br>68            | 2008                | 1 Ton flatbed with air compress & toolboxes | \$42,225               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T361/08000<br>65            | 2008                | 4 X 2 flatbed with toolboxes                | \$20,303               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T360/08000<br>66            | 2008                | 4 X 2 flatbed with toolboxes                | \$20,303               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T365/08000<br>70            | 2008                | F350 4 X 2 dump                             | \$24,147               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T310/08000<br>56            | 2008                | Single Axle dump                            | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T311/08000<br>59            | 2008                | Single Axle dump                            | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

## City Street Financial Report

| City Name   |
|-------------|
| DAVENPORT   |
| City Number |
| 1827        |

Report Generated

8/27/2018 4:32 PM

Fiscal Year

2018

Sheet

10 of 15

## Road/Street Equipment Inventory Sheet

| 1.<br>Local Class<br>I.D. # | 2.<br>Model<br>Year | 3.<br>Description             | 4.<br>Purchase<br>Cost | 5.<br>Lease<br>Cost | /Unit | 6.<br>Rental<br>Cost | /Unit | 7. Used On<br>Project<br>this FY? | 8.<br>Status |
|-----------------------------|---------------------|-------------------------------|------------------------|---------------------|-------|----------------------|-------|-----------------------------------|--------------|
| T306/08000<br>60            | 2008                | Single Axle w/dump body       | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T307/08000<br>57            | 2008                | Single Axle w/dump body       | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T305/08000<br>58            | 2008                | Single Axle w/dump body       | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T308/08000<br>54            | 2008                | Single Axle w/dump body       | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T309/08000<br>55            | 2008                | Single Axle w/dump body       | \$110,275              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E373/08000<br>71            | 2008                | Skid Steer Loader             | \$47,032               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T352/08000<br>61            | 2008                | Tandem Axle w/dump body       | \$133,519              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T351/08000<br>62            | 2008                | Tandem Axle w/dump body       | \$133,519              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T353/08000<br>63            | 2008                | Tandem Axle w/dump body       | \$124,756              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T350/08000<br>64            | 2008                | Tandem Axle w/dump body       | \$124,756              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E409/09000<br>15            | 2009                | John Deere 700J Dozer         | \$133,000              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E371/09000<br>16            | 2009                | John Deere Loader w/plow      | \$151,471              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T044/20100<br>039           | 2010                | Ford F350 Truck               | \$27,316               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T043/20100<br>040           | 2010                | Ford F350 Truck               | \$27,316               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A395/20100<br>046           | 2010                | Street Sweeper                | \$80,867               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E392/20100<br>048           | 2010                | Street Sweeper Chassis        | \$63,600               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T411/20100<br>051           | 2010                | International 7600            | \$89,680               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T336/20100<br>052           | 2010                | International dump truck body | \$52,337               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T337/20100<br>053           | 2010                | International dump truck body | \$52,337               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T338/20100<br>054           | 2010                | International dump truck body | \$52,337               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

| City Name   |
|-------------|
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

Report Generated

8/27/2018 4:32 PM

Fiscal Year

2018

Sheet

11 of 15

## Road/Street Equipment Inventory Sheet

| 1.<br>Local Class<br>I.D. # | 2.<br>Model<br>Year | 3.<br>Description                       | 4.<br>Purchase<br>Cost | 5.<br>Lease<br>Cost | /Unit | 6.<br>Rental<br>Cost | /Unit | 7. Used On<br>Project<br>this FY? | 8.<br>Status |
|-----------------------------|---------------------|-----------------------------------------|------------------------|---------------------|-------|----------------------|-------|-----------------------------------|--------------|
| T339/20100<br>055           | 2010                | International dump truck body           | \$52,337               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T338/20100<br>077           | 2010                | International 7300 chassis              | \$61,263               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T336/20100<br>078           | 2010                | International 7300 chassis              | \$61,263               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T339/20100<br>079           | 2010                | International 7300 chassis              | \$61,263               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| T337/20100<br>080           | 2010                | International 7300 chassis              | \$61,263               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| E406/20110<br>206           | 2010                | John Deere 770G Motor Grader            | \$200,072              | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A421/20120<br>001           | 2011                | Drop Deck trailer                       | \$13,854               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A423/20120<br>002           | 2011                | Drop Deck trailer                       | \$13,854               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| A489/20120<br>030           | 2011                | Leeboy Asphalt paver                    | \$98,641               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| eb485/2001<br>20024         | 2011                | skid with 2 buckets and broom           | \$39,823               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| eb486/2012<br>0025          | 2011                | skid with 2 buckets and broom           | \$49,896               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| eb487/2012<br>0026          | 2011                | skid with 2 buckets and broom           | \$39,823               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| ta041/2013<br>0043          | 2013                | Pick up 4X4 with plow and spreader      | \$40,385               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| ta040/2013<br>0042          | 2013                | pick up 4X4 with plow and spreader      | \$40,385               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| a450                        | 2012                | vibco, roller 2 ton pro-heat minute man | \$71,260               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| a462                        | 2013                | trailer 6.5X10, tilt                    | \$2,994                | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| e462                        | 2012                | concrete saw self propelled             | \$22,240               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| e481/20140<br>006           | 2013                | crack sealer                            | \$31,315               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| e482/20140<br>007           | 2013                | crack sealer                            | \$31,315               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |
| 20140008                    | 2014                | salt brine tank                         | \$14,138               | \$0                 |       | \$0                  |       | Yes                               | NOCH         |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

| City Name   |
|-------------|
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

Report Generated

8/27/2018 4:32 PM

Fiscal Year

2018

Sheet

12 of 15

## Road/Street Equipment Inventory Sheet

| 1. Local Class I.D. # | 2. Model Year | 3. Description                             | 4. Purchase Cost | 5. Lease Cost | /Unit | 6. Rental Cost | /Unit | 7. Used On Project this FY? | 8. Status |
|-----------------------|---------------|--------------------------------------------|------------------|---------------|-------|----------------|-------|-----------------------------|-----------|
| e056                  | 2010          | concrete spray pump                        | \$0              | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E489/20150001         | 2014          | AZ 480 Mill                                | \$33,000         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| F414/20150002         | 2014          | Bomag Single Drum roller                   | \$5,865          | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E432/20150003         | 2015          | Single on-grade dowell drill               | \$7,275          | \$0           |       | \$0            |       | Yes                         | NOCH      |
| T366/20150004         | 2015          | F-550 Ford Truck                           | \$63,007         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E426/20150005         | 2015          | Mitsubishi Pneumatic Cat Fork lift         | \$25,240         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| A448/20150006         | 2014          | Mudjack trailer/pump MMT                   | \$13,750         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E448/20150007         | 2014          | Mudjacking buggy                           | \$14,450         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| A420/20150008         | 2007          | TrailKing Hydraulic tail drop deck trailer | \$35,080         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| T045/20160009         | 2016          | FORD F150-WHITE                            | \$27,769         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20160010              | 1978          | Tanker Trailer                             | \$14,000         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E731/20160011         | 2015          | Message Board SMC-4000                     | \$11,786         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E732/20160012         | 2015          | Message Board SMC-4000                     | \$11,786         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E730/20160013         | 2015          | Message Board SMC-1000HE                   | \$14,994         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| B374/20160014         | 2003          | Tencon snowblower                          | \$33,500         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| E447/20160021         | 2015          | Leeboy paver                               | \$10,000         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| A416/20160024         | 2016          | Peterbilt spray patcher                    | \$220,409        | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20160025              | 2016          | HB1380 breaker w/ nail point               | \$9,747          | \$0           |       | \$0            |       | Yes                         | NOCH      |
| A418/20160026         | 2015          | 22' trailer w/ ramps                       | \$20,100         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| T367/20160027         | 2015          | F550 dump truck                            | \$49,500         | \$0           |       | \$0            |       | Yes                         | NOCH      |





Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 13 of 15          |

## Road/Street Equipment Inventory Sheet

| 1. Local Class I.D. # | 2. Model Year | 3. Description                          | 4. Purchase Cost | 5. Lease Cost | /Unit | 6. Rental Cost | /Unit | 7. Used On Project this FY? | 8. Status |
|-----------------------|---------------|-----------------------------------------|------------------|---------------|-------|----------------|-------|-----------------------------|-----------|
| A491/20170005         | 2016          | 22 foot split tilt trailer              | \$6,250          | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170006              | 2016          | 5500 gallon HDLPE Storage Tank          | \$15,981         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170007              | 2016          | 5500 Gallon HDLPE storage tank          | \$15,981         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170026/T355         | 2015          | Dump truck with Plow                    | \$141,900        | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170027/E468         | 2016          | 70' Stainless Salt Conveyor with hopper | \$93,342         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170029/A417         | 2017          | Leeby RA400 patcher                     | \$224,295        | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170031/T729         | 2017          | White RAM 1500 ST Truck                 | \$23,909         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20170030/T019         | 2017          | White RAM 1500 ST Truck                 | \$23,909         | \$0           |       | \$0            |       | Yes                         | NOCH      |
| 20180013/E484         | 2018          | Bobcat Skid Loader                      | \$55,156         | \$0           |       | \$0            |       | Yes                         | NEW       |
| 20180014/AE390        | 2018          | Tymco 600 Street Sweeper                | \$229,000        | \$0           |       | \$0            |       | Yes                         | NEW       |
| 20180021/B363         | 2018          | EZ Drill and dust collection system     | \$13,340         | \$0           |       | \$0            |       | Yes                         | NEW       |
| 200180022/T319        | 2018          | DUMP BODY/ MID MOUNT                    | \$58,478         | \$0           |       | \$0            |       | No                          | NEW       |
| 20180023/T323         | 2018          | DUMP BODY                               | \$60,653         | \$0           |       | \$0            |       | No                          | NEW       |
| 20180024/T320         | 2018          | DUMP BODY                               | \$60,653         | \$0           |       | \$0            |       | No                          | NEW       |
| 20180025/T321         | 2018          | DUMP BODY WITH SALT SPREADER            | \$77,128         | \$0           |       | \$0            |       | No                          | NEW       |
| 20180026/T322         | 2018          | DUMP BODY WITH SALT SPREADER            | \$77,128         | \$0           |       | \$0            |       | No                          | NEW       |



Form 517007 {5-**2018**}  
Office of Local Systems  
Ames, IA 50010

|                    |
|--------------------|
| <b>City Name</b>   |
| <b>DAVENPORT</b>   |
| <b>City Number</b> |
| <b>1827</b>        |

# City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 14 of 15          |

## Explanation Sheet

| Comments                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bonds, Notes and Loans: DOT debt #318 was refunded (now DOT debt #328) and the last payment on #318 was 2017.<br><br>DOT debt #320 was refunded (included now with DOT debt #103) and the last payment on #320 was 2018.<br><br>DOT debt #321 was refunded (included now with DOT debt #102) and the last payment on \$321 was 2018. |



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

|             |
|-------------|
| City Name   |
| DAVENPORT   |
| City Number |
| 1827        |

## City Street Financial Report

|                   |
|-------------------|
| Report Generated  |
| 8/27/2018 4:32 PM |
| Fiscal Year       |
| 2018              |
| Sheet             |
| 15 of 15          |

## Monthly Payment Sheet

| Month     | Road Use tax Payments |
|-----------|-----------------------|
| July      | \$1,291,496.72        |
| August    | \$1,334,762.56        |
| September | \$1,303,300.86        |
| October   | \$856,858.15          |
| November  | \$1,151,406.54        |
| December  | \$998,422.61          |
| January   | \$831,604.44          |
| February  | \$1,401,420.44        |
| March     | \$887,770.81          |
| April     | \$484,802.03          |
| May       | \$1,197,364.89        |
| June      | \$979,613.47          |
| Totals    | \$12,718,823.52       |

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Brian Schadt 326-7786  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the contract for the construction of Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lane Project to N J Miller Inc of Bettendorf, IA, in the amount of \$441,449.75. CIP #35000 [Ward 6 and 8] ***\*This item will be voted on later in this agenda.***

Recommendation:  
Consider the resolution.

Background:  
On July 24, 2018, an Invitation to Bid was issued and sent to vendors. On August 13, 2018, the Purchasing Division opened and read four (4) responsive and responsible bids. N J Miller Inc. of Bettendorf submitted the lowest bid, see bid tab attached.

This bid is to construct center turn lanes on Jersey Ridge Road at the intersections of Cromwell Circle and 65th Streets.

Funding for this project is from the CIP #35000 Center Turn Lane Cromwell/65th. These funds are from bonds abated by TIF.

ATTACHMENTS:

| Type         | Description                                                               |
|--------------|---------------------------------------------------------------------------|
| ▣ Cover Memo | PW_RES_Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lanes |
| ▣ Cover Memo | Bid Tab - JerseyRidge Road at Cromwell Circle and 65th Center Turn Lanes  |

REVIEWERS:

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 3:14 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 3:14 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 4:54 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Jersey Ridge at Cromwell Circle and 65<sup>th</sup> St. intersections center turn lanes to N J Miller Inc. of Bettendorf, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to construct center turn lanes at Jersey Ridge Rd at Cromwell Circle and 65<sup>th</sup> St.; and

WHEREAS, the N J Miller Inc. of Bettendorf was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Jersey Ridge Rd. at Cromwell Circle and 65<sup>th</sup> St. intersections turn lanes to N J Miller Inc. of Bettendorf; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor



CITY OF DAVENPORT, IOWA  
TABULATION OF PPROPOSALS

DESCRIPTION: JERSEY RIDGE ROAD AT CROMWELL CIRCLE AND 65<sup>TH</sup> ST.  
CENTER TURN LANE

RFP NUMBER: 19-8

OPENING DATE: AUGUST 13, 2018

GL ACCOUNT NUMBER: 70022696 530350 35000

RECOMMENDATION: AWARD THE CONTRACT TO N J MILLER INC. OF  
BETTENDORF IA

| <u>VENDOR NAME</u>                            | <u>BID AMOUNT</u>   |
|-----------------------------------------------|---------------------|
| <b>N J Miller Inc. of Bettendorf IA</b>       | <b>\$441,449.75</b> |
| Haweys Paving Corporation of Bettendorf IA    | \$515,315.00        |
| Valley Construction Company of Rock Island IL | \$518,808.80        |
| Langman Construction Inc. of Rock Island IL   | \$558,292.10        |

Approved By \_\_\_\_\_  
Purchasing

Approved By \_\_\_\_\_  
Department Director

Approved By \_\_\_\_\_  
Budget/CIP

Approved By \_\_\_\_\_  
Finance Director

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Nick Schmuecker; 563-327-5162  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the plans, specifications, form of contract, and estimated cost for the West 16th Street Resurfacing Project CIP #35037. [Ward 4]

Recommendation:  
Pass the resolution.

Background:  
This project is intended to rehabilitate asphalt streets as part of the City street maintenance program while complying with Iowa threshold limits. This project will resurface W 16th Street between Gaines Street to Warren Street.

The program is scheduled to be bid in the early fall with construction completed prior to winter shutdown. Funding for the 2018 W 16th Street Resurfacing Project is established within CIP #35037. The current estimate is \$138,000.

ATTACHMENTS:

| Type                | Description       |
|---------------------|-------------------|
| ▣ Resolution Letter | Resolution Letter |
| ▣ Backup Material   | Map               |

REVIEWERS:

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina  | Approved | 8/30/2018 - 3:06 PM |
| Public Works Committee     | Lechvar, Gina  | Approved | 8/30/2018 - 3:06 PM |
| City Clerk                 | Admin, Default | Approved | 8/30/2018 - 5:06 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

Resolution approving the plans, specifications, form of contract and estimated cost for the 2018 W 16<sup>th</sup> Street Resurfacing Project, CIP Project #35037. *[Ward 4]*

WHEREAS, on the 28<sup>th</sup> day of August, 2018, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2018 W 16<sup>th</sup> Street Resurfacing Project, CIP Project #35037.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said 2018 W 16<sup>th</sup> Street Resurfacing Project.

Passed and approved this 12<sup>th</sup> day of September, 2018.

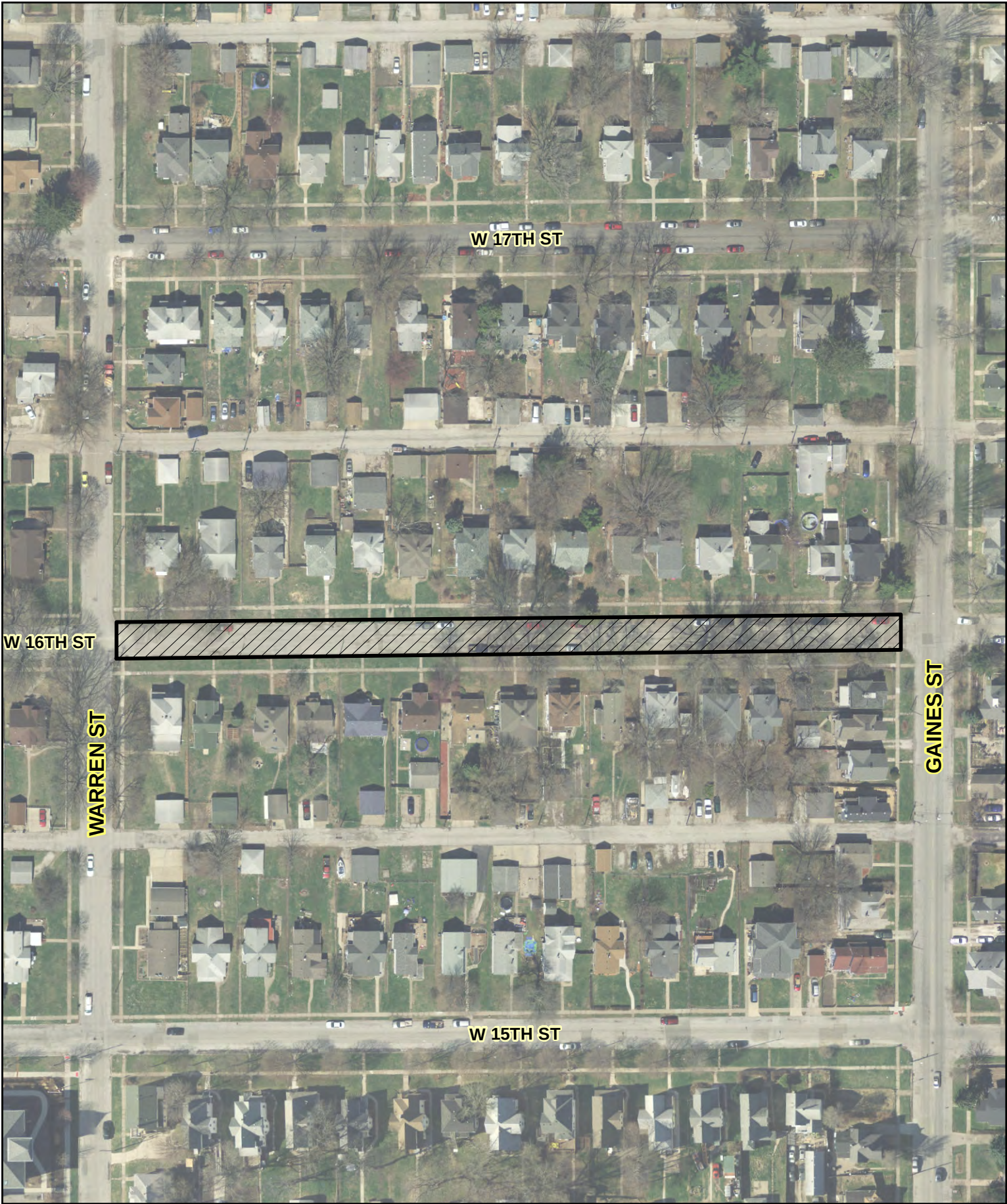
Approved:

Attest:

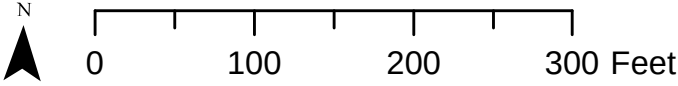
\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk





**W 16th Street  
Resurfacing**



City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Zach Peterson  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the contract for the Main Street Landing Phase II Project from Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$823,668.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements CIP #68004. [Ward 3]

Recommendation:  
Pass the Resolution.

Background:  
A Request for Bid was issued on July 26, 2018 and was sent to 288 contractors. On August 13, 2018 the Purchasing Division received and opened one responsive and responsible bid from Hawkeye Paving Corporation.

Phase II will continue the construction of the block face known as "N5" (bounded by Brady Street to the West, River Drive to the North, Perry Street to the East, and the Canadian Pacific Railroad to the South). The construction activities outlined by this initial project will provide the necessary site finish work to open the flexible parking lot/event space to the public.  
A Public Hearing was held on July 3, 2018 and was passed at a subsequent meeting.  
Funding for this project is from CIP #68004.

ATTACHMENTS:

| Type                | Description       |
|---------------------|-------------------|
| ▢ Resolution Letter | Resolution Letter |

REVIEWERS:

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 2:52 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 2:56 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 4:57 PM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Main Street Landing Phase II Project from Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$ 823,668.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to construct the Main Street Landing Phase II and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award Hawkeye Paving Corporation;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the from Hawkeye Paving Corporation is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nicole Gleason 327-5150  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving a contract to Twin City Striping of Delano, MN in the amount of \$171,114 for long line painting with an optional second year renewal. [All Wards]

Recommendation:  
Adopt the Resolution.

Background:  
An Invitation to Bid was issued on July 26, 2018 and sent to 278 vendors. On August 14, 2018, the Purchasing Division opened and read two responsive and responsible bids. See bid tab attached.

Twin City Striping is being recommended as the lowest bid. They have satisfactorily performed this work for the City of Davenport in the past. This work will be performed over two years. Fall of 2018 and Spring of 2019 will be the first year. In Spring 2019, there is some State work that will be performed and the City will be reimbursed. Fall of 2019 and Spring of 2020 will be the second year.

Funding for this work is from the Traffic Engineering's Other Supplies and Services Account. These funds are from Road Use Tax.

**ATTACHMENTS:**

| Type                | Description                  |
|---------------------|------------------------------|
| ▣ Resolution Letter | PW_RES pg2                   |
| ▣ Cover Memo        | Bid Tab - Long Line Painting |

**REVIEWERS:**

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 2:51 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 2:51 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 4:55 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract to Twin City Striping of Delano, MN in the amount of \$171,114 for long line painting with an optional second year renewal.

WHEREAS, the City needs long line painting at various locations throughout the City;  
and

WHEREAS, Twin City Striping of Delano MN was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Long Line Painting to Twin City Striping of Delano MN;  
and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: LONG-LINE PAINTING

RFP NUMBER: 19-10

OPENING DATE: AUGUST 14, 2018

GL ACCOUNT NUMBER: 54702131 520298

RECOMMENDATION: AWARD THE ONE YEAR CONTRACT WITH POSSIBLE  
ONE YEAR RENEWAL TO TWIN CITY STRIPING OF DELANO MN

| <u>VENDOR NAME</u>                      | <u>Year 1 Bid Amount</u> |
|-----------------------------------------|--------------------------|
| Twin City Striping of Delano MN         | \$171,114                |
| Iowa Plains Signing Inc of Waterloo, IA | \$214,434                |
|                                         | <u>Year 2 Bid Amount</u> |
| Twin City Striping of Delano MN         | \$171,114                |
| Iowa Plains Signing Inc of Waterloo, IA | \$214,434                |

Approved By Kristi Keller  
Purchasing

Approved By Nicole Gleason  
Director

Approved By Mark J. Murray  
Budget/CIP

Approved By \_\_\_\_\_  
Finance Director

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Ron Hocker 327-5169  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. [Ward 6]

Recommendation:  
Pass the Resolution

Background:

Sanitary sewer pump station PS 203 is located underground at the northeast corner of 18th Street and Marlo Avenue (3002 E. 18th Street). The wet well/dry well currently houses the electronic control panel for the station, where it is exposed to condensation and potential flooding. The condensation causes degradation of the electronic components, and the potential for flooding of the control panel could cause a complete station failure.

This project will relocate the control panel from the wet well/dry well to an above ground location near the alley at 2950 E. 18th Street. In addition, a backup power generator will be installed to provide power to the lift station pumps in the event of a local power outage.

ATTACHMENTS:

| Type              | Description         |
|-------------------|---------------------|
| ▣ Cover Memo      | Resolution Language |
| ▣ Backup Material | Map                 |

REVIEWERS:

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 3:12 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 3:13 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 5:05 PM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport

RESOLUTION Approving the Specifications, Form of Contract, and Estimated Cost for the Pump Station 203 Generator & Controls Project (CIP Project #30007)

WHEREAS, on the 29<sup>th</sup> day of August, 2018, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Pump Station 203 Generator & Controls Project within the City of Davenport, Iowa; and

WHEREAS, Notice of Hearing on specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said specifications, form of contract and estimate of cost are hereby approved as the specifications, form of contract and estimate of cost for said Pump Station 203 Generator & Controls Project.

Passed and approved this 12<sup>th</sup> day of September, 2018.

Approved:

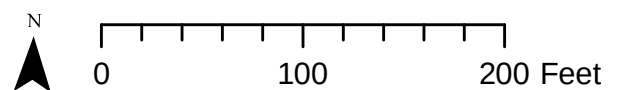
Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



**Pump Station 203  
Generator & Control Panel**



City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nicole Gleason 327-5150  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the three year contract for Citibus Management Services to First Transit Inc. of Cincinnati, OH. [All Wards]

Recommendation:  
Adopt the Resolution.

Background:  
On June 1, 2018 a Request for Proposals was issued and sent to 20 vendors. On July 2, 2018, the Purchasing Division opened and acknowledged 1 proposal. See tabulation attachment.

This is a 3 year contract for five full time and one part time employee to perform training, road supervision, dispatching and parts ordering services on behalf of Davenport. First Transit is our current Citibus management company. Their costs were compared to industry standards and benchmarked against performing similar services internally and it is recommended to proceed with this contract.

Funding for this contract is from the Citibus Professional Services account, 51352121 520217.

ATTACHMENTS:

| Type                | Description                                   |
|---------------------|-----------------------------------------------|
| ▣ Resolution Letter | PW_RES pg2                                    |
| ▣ Cover Memo        | Citibus Mgmt Services - Greensheet Tabulation |

REVIEWERS:

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 2:43 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 2:49 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 4:54 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the three year contract for Citibus Management Services to First Transit Inc. of Cincinnati, OH.

WHEREAS, the City needs Citibus Management Services; and

WHEREAS, First Transit Inc. of Cincinnati OH submitted a responsive and responsible proposal;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Citibus Management Services to First Transit Inc. of Cincinnati OH; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor



CITY OF DAVENPORT, IOWA  
TABULATION OF PROPOSALS

DESCRIPTION: CITIBUS MANAGEMENT SERVICES CONTRACT

RFP NUMBER: 18-119

OPENING DATE: JULY 2, 2018

GL ACCOUNT NUMBER: 51352121 520217

RECOMMENDATION: AWARD THE CONTRACT TO FIRST TRANSIT INC.  
OF CINCINNATI OH

| <u>VENDOR NAME</u> | <u>LOCATION OF BUSINESS</u> |
|--------------------|-----------------------------|
|--------------------|-----------------------------|

|                    |               |
|--------------------|---------------|
| First Transit Inc. | Cincinnati OH |
|--------------------|---------------|

Approved By Kristi Keeler  
Purchasing

Approved By Nicole Gleason  
Public Works Director

Approved By Mike J. Murray  
Budget/CIP

Approved By [Signature]  
Acting Finance Director



City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nicole Gleason 327-5150  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving the contract for the upgrades to the Siemen's controls for the HVAC systems at Public Works in an amount not-to-exceed \$58,549.34 CIP #23024. [Ward 7]

Recommendation:  
Approve the motion.

Background:  
Public Works currently uses Siemens controls to control the HVAC system at their facility. This contract is for an upgrade to the current system. The estimated amount of this upgrade is \$58,549.34 and will be purchased from the State of Iowa bid awarded to Siemens Industry, Inc (contract MA005 3161B).

Funding for this upgrade is from the Public Works Facility Equipment CIP #23024. These funds are from the sale of general obligation bonds and local option sales tax

REVIEWERS:

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 2:41 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 2:59 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 4:53 PM |

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Brian Schadt 326-7786  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving the contract for the resurfacing of Johnson Avenue, Gayman to S. Stark, to Tri City Blacktop Inc of Bettendorf, IA in the amount of \$78,489.30 CIP #35037. [Ward 1]

Recommendation:  
Approve the Motion.

Background:  
On August 2, 2018, an Invitation to Bid was issued and sent to vendors. On August 22, 2018, the Purchasing Division opened and read two responsive and responsible bids. Tri City Blacktop Inc. of Bettendorf IA was the lowest bid. See Bid Tab attached.

This contract is for the resurfacing of Johnson Avenue, from Gayman St to S. Stark.

Funding for this project is within CIP #35037 Construction Resurfacing. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

| Type         | Description            |
|--------------|------------------------|
| ▣ Cover Memo | Bid Tab for Greensheet |

REVIEWERS:

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Lechvar, Gina  | Approved | 8/30/2018 - 3:10 PM |
| Public Works Committee | Lechvar, Gina  | Approved | 8/30/2018 - 3:11 PM |
| City Clerk             | Admin, Default | Approved | 8/30/2018 - 4:54 PM |

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: RESURFACING JOHNSON ST - GAYMAN TO S STARK

RFP NUMBER: 19-12

OPENING DATE: AUGUST 22, 2018

GL ACCOUNT NUMBER: 70059699 530350 35037

RECOMMENDATION: AWARD THE CONTRACT TO TRI CITY BLACKTOP INC.  
OF BETTENDORF IA

| <u>VENDOR NAME</u>                        | <u>Bid Amount</u> |
|-------------------------------------------|-------------------|
| Tri City Blacktop Inc. of Bettendorf IA   | \$78,489.30       |
| McCarthy Improvement Company of Davenport | \$127,994.50      |

Approved By Kristi Keller  
Purchasing

Approved By Nicole Gleason  
Director

Approved By Brandi Coey  
Budget/CIP

Approved By B  
Finance Director

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution adopting an updated Investment Policy. [All Wards]

Recommendation:  
Adopt the resolution

**Background:**

The Davenport City Council has adopted an investment policy which is mandated by Chapter 12 of the State of Iowa Code. The policy was adopted in 1992 and has been revised multiple times with the last iteration in 2017. The Finance Department is responsible for establishing and maintaining an internal control structure designed to ensure that Davenport's assets are protected from loss, theft, or misuse.

The investment policy addresses primary goals which include safety of principal, maintaining the necessary liquidity to match expected liabilities, and a reasonable return. In addition, the policy addresses delegation of authority, investment objectives, prudence, eligible investments, maturity limitations, diversification, safekeeping, pooled cash and interest allocation, ethics, conflict of interest, reporting and consideration of community reinvestment activities.

The written investment policy must be periodically reviewed by staff and all material changes must be approved by City Council. After review by staff, the investment policy has been revised to include enhanced reporting requirements, revise the list of organizations required to receive a copy of the investment policy upon Council approval, incorporate a recent State Code change which allows the investment of excess fund balance for an extended period, and increase the maximum amount allowed to invest with approved depositories.

**ATTACHMENTS:**

| Type | Description |
|------|-------------|
|------|-------------|

**REVIEWERS:**

| Department        | Reviewer              | Action   | Date                |
|-------------------|-----------------------|----------|---------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/30/2018 - 1:38 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/30/2018 - 1:38 PM |
| City Clerk        | Admin, Default        | Approved | 8/30/2018 - 1:41 PM |

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion authorizing payment to Bi-State Regional Commission for FY2019 member dues in the amount of \$57,042. [All Wards]

Recommendation:  
Pass the motion.

Background:

The City of Davenport has been a member of the Bi-State Regional Commission for many years, utilizing their planning services related to economic development and transportation programming, as well as joint purchasing services for many goods the City purchases such as paper and janitorial items. Additional information is attached.

Since this payment exceeds the \$50,000 staff approval level, City Council approval is necessary. Funding source is the General Fund.

ATTACHMENTS:

| Type              | Description                  |
|-------------------|------------------------------|
| ▣ Backup Material | Bi-State Regional Commission |

REVIEWERS:

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/29/2018 - 11:44 AM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/29/2018 - 11:44 AM |
| City Clerk        | Admin, Default        | Approved | 8/29/2018 - 12:44 PM |



# BI-STATE MEMBER GOVERNMENTS DUES STRUCTURE AND ALLOCATION TO PROGRAMS

| MEMBER GOVERNMENTS              | 2010 POPULATION | ADOPTED FY 18 DUES | PROPOSED FY 19 DUES |
|---------------------------------|-----------------|--------------------|---------------------|
| <b>COUNTIES:</b>                |                 |                    |                     |
| HENRY                           | 50,486          | \$23,637           | \$23,637            |
| MERCER                          | 16,434          | 0                  | \$0                 |
| MUSCATINE                       | 42,745          | 20,012             | \$20,012            |
| ROCK ISLAND                     | 147,546         | 69,078             | \$69,078            |
| SCOTT                           | <u>165,224</u>  | <u>77,355</u>      | <u>\$77,355</u>     |
| COUNTY SUB-TOTAL                | 422,435         | \$190,082          | \$190,082           |
| <b>MUNICIPALITIES:</b>          |                 |                    |                     |
| DAVENPORT                       | 99,685          | \$57,042           | \$57,042            |
| MOLINE                          | 43,483          | 24,882             | 24,882              |
| ROCK ISLAND                     | 39,018          | 22,327             | 22,327              |
| BETTENDORF                      | 33,217          | 19,007             | 19,007              |
| MUSCATINE                       | 22,886          | 10,715             | 10,715              |
| EAST MOLINE                     | 21,302          | 12,189             | 12,189              |
| KEWANEE                         | 12,916          | 6,047              | 6,047               |
| SILVIS                          | 7,479           | 4,279              | 4,279               |
| GENESEO                         | 6,586           | 3,084              | 3,084               |
| ELDRIDGE                        | 5,651           | 3,234              | 3,234               |
| MILAN                           | 5,099           | 2,917              | 2,917               |
| COLONA                          | 5,099           | 2,917              | 2,917               |
| ALEDO                           | 3,640           | 1,102              | 1,102               |
| ALPHA                           | 671             | 1,102              | 1,102               |
| ANDALUSIA                       | 1,178           | 1,102              | 1,102               |
| ANDOVER                         | 578             | 1,102              | 1,102               |
| ANNAWAN                         | 878             | 1,102              | 1,102               |
| ATKINSON                        | 972             | 1,102              | 1,102               |
| BLUE GRASS                      | 1,452           | 1,102              | 1,102               |
| BUFFALO                         | 1,270           | 1,102              | 1,102               |
| CAMBRIDGE                       | 2,160           | 1,102              | 1,102               |
| CARBON CLIFF                    | 2,134           | 1,102              | 1,102               |
| COAL VALLEY                     | 3,743           | 1,102              | 1,102               |
| CORDOVA                         | 672             | 1,102              | 1,102               |
| FRUITLAND                       | 1,349           | 1,102              | 1,102               |
| GALVA                           | 2,589           | 1,102              | 1,102               |
| HAMPTON                         | 1,863           | 1,102              | 1,102               |
| HILLSDALE                       | 523             | 1,102              | 1,102               |
| LECLAIRE                        | 3,765           | 1,102              | 1,102               |
| LONG GROVE                      | 808             | 1,102              | 1,102               |
| MCCAUSLAND                      | 291             | 1,102              | 1,102               |
| NEW BOSTON                      | 683             | 1,102              | 1,102               |
| NICHOLS                         | 444             | 1,102              | 1,102               |
| OAK GROVE                       | 607             | 1,102              | 1,102               |
| ORION                           | 1,861           | 1,102              | 1,102               |
| PORT BYRON                      | 1,647           | 1,102              | 1,102               |
| PRINCETON                       | 886             | 1,102              | 1,102               |
| RAPIDS CITY                     | 959             | 1,102              | 1,102               |
| RIVERDALE                       | 405             | 1,102              | 1,102               |
| SHERRARD                        | 640             | 1,102              | 1,102               |
| VIOLA                           | 955             | 1,102              | 1,102               |
| WALCOTT                         | 1,629           | 1,102              | 1,102               |
| WEST LIBERTY                    | 3,736           | 1,102              | 1,102               |
| WILTON                          | 2,802           | 1,102              | 1,102               |
| WINDSOR                         | 748             | 1,102              | 1,102               |
| WOODHULL                        | 811             | 1,102              | 1,102               |
| MUNIC. SUB-TOTAL                | 351,770         | \$206,102          | \$206,102           |
| <b>TOTAL MEMBER GOV. DUES =</b> |                 | <u>\$396,184</u>   | <u>\$396,184</u>    |

County governments and cities over 5,000 population pay dues on a per capita basis, while smaller towns pay dues at a flat rate. The proposed per capita rate is 47 cents per capita for all counties and the municipalities outside of the urbanized area and 57 cents per capita for cities over 5,000 population inside of the urbanized area. The extra 10 cents supports the transportation planning program. Communities under 5,000 pay \$1,102 per year.

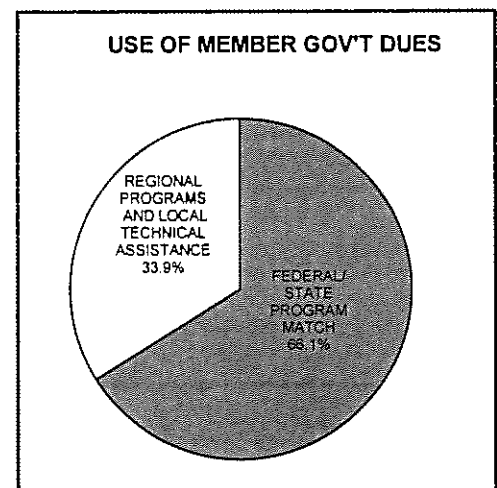
Member local governments dues are used to match federal and state programs and to provide other regional programs and direct technical assistance to member counties and cities.

The transportation program requires about \$191,897 to match \$767,587 in Federal Highway and Transit Administrations funding received through the States' DOTs.

The Economic Development Administration will provide \$70,000 which benefits all member governments and requires \$70,000 in local match.

In total, about \$261,897 of member dues are used to match transportation and economic development.

In addition to matching requirements, membership dues are used to supplement several regional programs including data services, joint purchasing, riverfront planning, intergovernmental forums, and environment. In total over \$134,287 is used to technical assistance to individual member governments in areas that are otherwise not provided by programs listed above. The graph below shows use of member dues:



City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion authorizing payment to Quad Cities Convention & Visitors Bureau (QCCVB) for FY2019 tourism/marketing services in the amount of \$375,000. [All Wards]

Recommendation:  
Pass the motion.

Background:  
The City of Davenport has contributed funding to the QCCVB for many years for tourism marketing and promotions. Additional information is attached.

Since this payment exceeds the \$50,000 staff approval level, City Council approval is necessary. Funding source is Hotel/Motel Tax.

ATTACHMENTS:

| Type              | Description       |
|-------------------|-------------------|
| ▣ Backup Material | QCCVB Information |
| ▣ Backup Material | QCCVB Plan        |

REVIEWERS:

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/29/2018 - 11:44 AM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/29/2018 - 11:45 AM |
| City Clerk        | Admin, Default        | Approved | 8/29/2018 - 12:44 PM |

Services provided by The Quad Cities Convention and Visitors Bureau (QCCVB)

Snapshot (full destination sales/marketing plan attached)

The QCCVB is the official tourism destination marketing and management organization for the Quad Cities region. The organization serves the tourism interests of Scott and Rock Island County, joined by the Mississippi.

The QCCVB increases visitor expenditures and overnight stays through strategic sales, marketing, and services to our customers, partners, and communities.

These initiatives are achieved through the following:

Promoting and packaging the area to attract and meet the needs of meetings, conventions, group tours, sporting events and competitions, associations, and the leisure traveler.

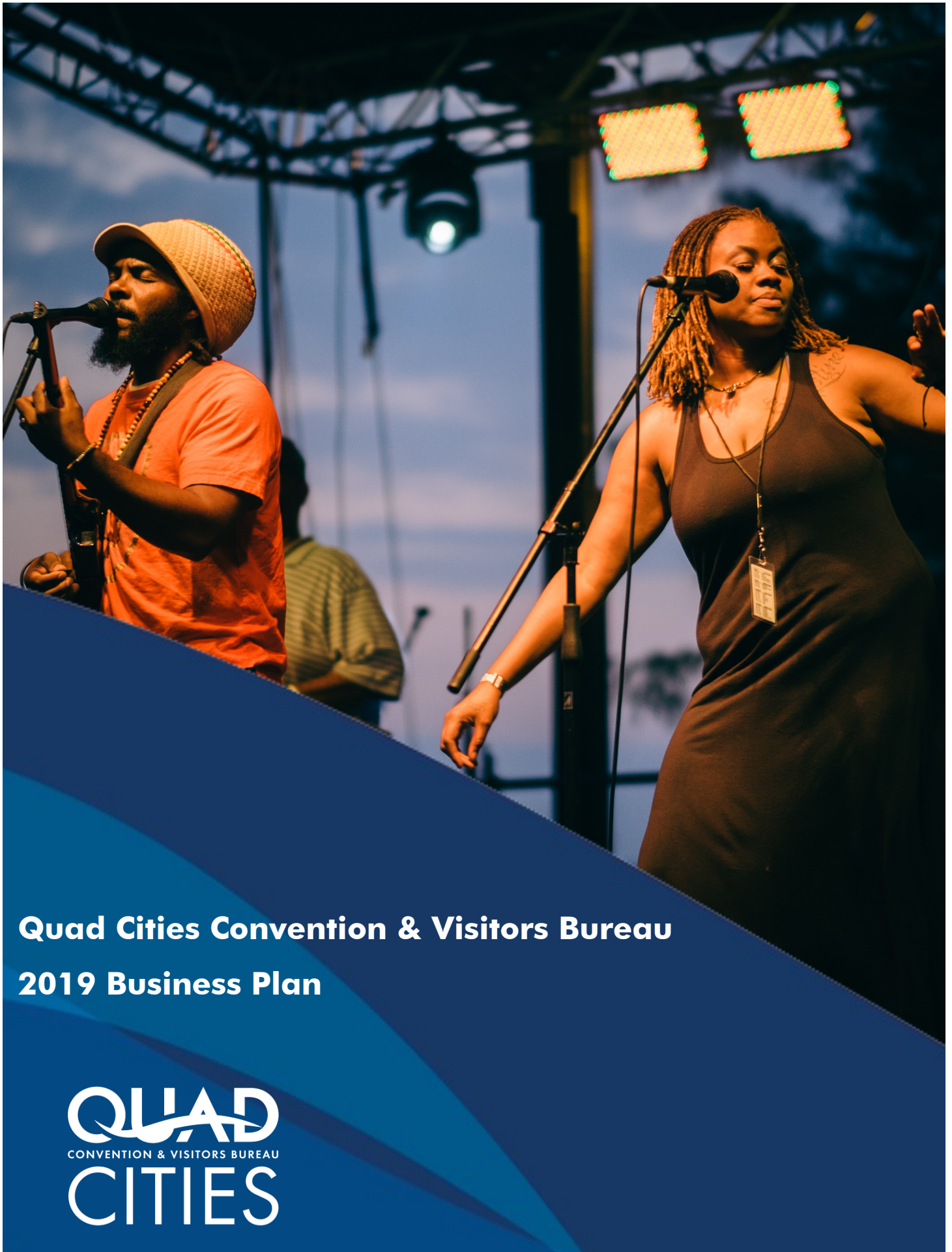
The Quad Cities welcomes more 1.5 million visitors annually. 80% are leisure visitors.

Booked group business generated 34,000 hotel room nights in FY 2018.

Marketing advertises and promotes the entire area through media coverage, social media, print advertising, the website, and 100,000 activity guides going to visitors.

Destination Development works with the tourism community which includes hotels, attractions, retail, and restaurants, to create experiences.

The overall goal of all sales, marketing, and visitor services is to attract people to the region to spend their dollars in the Quad Cities rather than surrounding areas such as Peoria, Rockford, Iowa City, Dubuque and Des Moines. This economic development is seen through hotel/motel tax, motor fuel tax, and retail tax.



**Quad Cities Convention & Visitors Bureau**  
**2019 Business Plan**



# **Quad Cities CVB Mission**

**The QCCVB is the official tourism destination marketing and management organization for the Quad Cities region. The organization serves the tourism interests of Scott County in Iowa and Rock Island County in Illinois, joined by the Mississippi River.**

**The QCCVB increases visitor expenditures and overnight stays through strategic sales, marketing, and services to our customers, members and communities. We promote and package our destination to attract and meet the needs of meetings and conventions, group tours, sporting events and competitions, special interest groups and the leisure traveler.**



# Table of Contents

|                                                                |                   |
|----------------------------------------------------------------|-------------------|
| <b>Economic Impact of Tourism .....</b>                        | <b>Page 3-4</b>   |
| <b>Sales Goals &amp; Tactics.....</b>                          | <b>Page 5-6</b>   |
| <b>Marketing Goals &amp; Tactics.....</b>                      | <b>Page 7-8</b>   |
| <b>Destination Development Goals &amp; Tactics.....</b>        | <b>Page 9</b>     |
| <b>Finance &amp; Administration Goals &amp; Tactics.....</b>   | <b>Page 10</b>    |
| <b>Department Organizational Chart/Board of Directors.....</b> | <b>Page 11-12</b> |

## Economic Impact of Tourism FY 2018

### Economic Impact of Quad Cities CVB Group Sales Efforts - \$12 Million

The Quad Cities CVB Sales Team directly sells our destination to group markets.

CVB booked group business generated 34,000 hotel room nights for our hotel partners in FY 2018.

CVB booked group business generated a \$12,000,000 economic impact for our community.

The Quad Cities CVB sales team sells directly to meeting planners, sports planners, and group tour planners.

Meetings & Conventions accounted for **40% of the economic impact** from all groups sold in FY18.

Motor Coach Tours accounted for **15% of the economic impact** in FY18.

Sports Tourism accounted for **45% of the economic impact** in FY18.

## Economic Impact of Tourism FY 2018

\*Visitors generated

**\$52.4**

**MILLION**

in sales tax receipts.

\*Visitors generated

**\$14.50**

**MILLION**

in local tax receipts.

Based on a conservative  
52% occupancy rate for  
our hotels, and 1.5  
people per room,

**1,692,738**

overnight visitors came to  
the Quad Cities in FY18.

\*These are total numbers reported for  
Scott and Rock Island Counties combined  
for FY 2016. Numbers for 2017 for both  
counties will not be available until Fall of  
2018, and numbers for 2018 will not be  
available until fall of 2019.

### Economic Impact of Leisure Travelers Over \$875 Million

The Quad Cities Marketing team  
advertises and promotes to the leisure  
traveler through advertising, media  
coverage, website, social media, emails,  
Quad Cities Activities Guide, and other  
marketing initiatives.

This group of travelers has the largest  
economic impact on the Quad Cities  
region.

Our largest visitation comes from outside a  
60-mile radius. Our major markets are  
Chicago/Chicago Suburbs, Milwaukee,  
and Madison.



## Sales Goals & Tactics

**GOAL:** Book 34,000 Room Nights at Partner Hotels and generate 240 qualified leads.

### TACTICS:

#### CORPORATE & ASSOCIATION MEETINGS

- ◇ Tradeshows - Small Market Meetings, Connect Marketplace.
- ◇ Personal Sales Calls (8-10) Per Quarter targeting a 300-mile radius.
- ◇ Identify industries/companies that align with the Quad Cities Regional Profile. (Ag, Logistics, Defense, Corporate Operations & Support, Advanced Manufacturing).
- ◇ Meeting Professionals International (MPI) Events. Retain seat on Heartland Chapter Board.
- ◇ Attend Iowa & Illinois Societies of Association Executives and manage bid cycles.
- ◇ Host Site Inspections Fam Trips and Independent Fams.
- ◇ Network with local service organizations for Host It Here meetings.

#### AFFINITY/SPECIALTY MARKET

- ◇ Tradeshow – Connect Marketplace.
- ◇ Direct Marketing Campaign to an identified list of collectors.
- ◇ Direct Marketing Campaign to car enthusiasts.
- ◇ Invite qualified prospects on independent Fams.
- ◇ Network with local service organizations for Host It Here meetings.

#### SPORTS TOURISM

- ◇ Tradeshows – National Association of Sports Commissions, Sports IL Huddle.
- ◇ Track and analyze RFP's for National Events.
- ◇ Retain repeat annual events.
- ◇ Personal sales calls to tournament directors, rights holders, and governing bodies.
- ◇ Collaborate with Parks & Rec, and area venues for opportunities.
- ◇ Fundraise through grants and sponsorship to increase bid fund.

## **MOTOR COACH / TOUR & TRAVEL**

- ◇ Tradeshows – American Bus Association (ABA), Travel Iowa Marketplace.
- ◇ Personal Sales Calls (8-10) Per Quarter 300-mile radius.
- ◇ Iowa Group Travel Association – retain board position for regional itineraries.
- ◇ Remain active with Tour IL. and Eastern Iowa Tourism Association.
- ◇ Continue to develop Illinois Ag Tours, and Dig In Iowa Ag tours.
- ◇ Host Independent Fams for planners.
- ◇ Apply for IL International Grant to expand Ag Tours to receptive operators.

## **SERVICING THE GROUP VISITORS**

- ◇ Dedicated Event Services Manager to execute and streamline group visitor experience.
- ◇ Works with client to identify what matters to meeting/event planners and design custom services.
- ◇ Define levels of service based on size of group and evaluate all offers.
- ◇ Offer more than our competition to create a competitive advantage.
- ◇ Collaborate with Partners, Destination Development and Marketing for creative, media and PR, attendance building, and relevant group visitor information.
- ◇ Welcome and provide visitor information through various distribution methods. Info tables, staff onsite, and online opportunities.

## **BID FUND AND INCENTIVES**

- ◇ Research the competition.
- ◇ Successfully apply for grants in conjunction with Finance as available. RDA, Iowa Regional Sports Authority, Iowa Tourism grants, and identify new grant opportunities that align with economic development.
- ◇ Evaluate the return on investment formula. Review process for reporting economic impact. Consider Destination International Calculator.
- ◇ Collaborate with Quad Cities Lodging Association to identify ways to grow the collective bid funds.

## **SALES STRATEGIES**

- ◇ Engage our largest sports venues, and park & recreation departments to create a plan that identifies the top 10 events (in terms of visitor spending) that the Quad Cities can host over future years. This will help us define the dollars needed and share the risk of managing and executing events.
- ◇ Leverage corporate partnerships for introductions to potential supplier and industry meetings and conventions.
- ◇ Review process for reporting economic impact. Consider Destination International Calculator.





## Marketing Goals & Tactics

**GOAL:** Increase advertising reach in the digital landscape and better enable our advertising to connect with potential visitors via the most-used online platforms.

**TACTICS:**

- ◇ Dedicate \$51,000 of ad budget to digital advertising.
- ◇ Focused use of Pay-per-Click advertising via online display ads through Google AdWords and YouTube video ads
  - Target Chicago, Champaign, Decatur, Springfield, IL.; Indianapolis, Lafayette, IN.; Des Moines, IA.; Rochester, MN.; Columbia/Jefferson City, Kansas City, St. Louis, MO.; Green Bay, Madison, Milwaukee, WI.
- ◇ Dedicate \$9,000 of ad budget to monthly SEO for 12 months beginning July 1, 2018.
- ◇ Dedicate \$3,000 of ad budget to Facebook advertising and GeoFencing.
- ◇ Dedicate \$10,000 to Iowa & Illinois coop opportunities.
- ◇ Produce four new digital spots at a cost of \$6,560.

**GOAL:** Redevelop website to use a CRM that is more user-friendly for staff to implement changes and updates, and re-design website to present a fresher, cleaner, more contemporary look. Develop a new website for meetings/conventions/groups.

**TACTICS:**

- ◇ Dedicate \$40,000 of Marketing budget/grants for re-design and completion of new sites.
- ◇ Ensure the CRM works well with Simpleview.
- ◇ Solicit bids for website redesign.
- ◇ Ensure that page link domains remain the same so google analytics data is not compromised.
- ◇ Develop 360 tours of partner businesses, hotels/motels, attractions to be used on CVB website.
- ◇ Work with Threshold 360 to capture video of partners that buy the program. Charge partners \$100 each to cover \$45 cost of creative.
- ◇ Generate approximately \$11,000 in profit if 200 partners come on board.

**GOAL:** Successfully manage and produce 2019 QC Activities Guide and generate \$100,000 in ad sales to pay for the guide's production and printing.

**TACTICS:**

- ◇ Continue to work with Lee Enterprises on the design and ad sales for QC Activities Guide.
- ◇ Revamp layout to create a fresh look while still providing benefit to our partners.
- ◇ Look into inserting our guide in Dispatch/Argus and Quad City Times when launched in January.
- ◇ Continue digital edition of activities guide on website and monitor visitation and other analytics.

**GOAL:** Continue CVB special promotions for Be A Tourist, Restaurant Week, Museum Week and work on the development of a new Arts Week and QC Beer Trail.

**TACTICS:**

- ◇ Continue regular implementation and management of Be A Tourist, Restaurant Week, Museum Week and look for new opportunities to change things up a little.
- ◇ Meet with visual arts community to gauge interest in the development of an Arts Week and create an event that includes and requires hands-on involvement in the management and implementation of the event.
- ◇ Gauge interest in the creation of a QC Beer Trail w/paid participation from local microbreweries/nanobreweries. Implement a web and print component.
- ◇ Gauge effectiveness of all events to warrant continuation.
- ◇ Market all events locally and out-of-market.
- ◇ Ensure the CVB is the recognized leader and creator of these events.

- ◇ Ensure the CVB is the recognized leader and creator of these events.

**GOAL:** Secure placement of 260 stories from 250 relating to the Quad Cities and host 30 media up from 29 media.

**TACTICS:**

- ◇ Continue to research editorial calendars in trade and leisure publications for possible story placement.
- ◇ Develop editorial pieces that can easily be picked up by editors.
- ◇ Continue involvement with Midwest Travel bloggers group
- ◇ Continue to use Meltwater to reach media and track story coverage.
- ◇ Work to increase subscribers to our blog by 10% from 270 to 290.

**GOAL:** Increase website visitation from \_\_\_\_ to \_\_\_\_ and monitor our social media analytics. **WAITING ON FY 2018 WEB STATS TO SET GOAL**

**TACTICS:**

- ◇ Use Google Analytics to track visitation, pageviews, demographics, etc.
- ◇ Track effectiveness of our digital ad campaigns and SEO.
- ◇ Promote website in all digital ad links, print ads, emails, etc.
- ◇ Track all social media analytics to gauge the effectiveness of our social media efforts, and create campaigns that increase our engagement.

**GOAL:** Develop a CVB Advocacy Program.

**TACTICS:**

- ◇ Use plan currently used by CVBs in Illinois to work with city officials and funding sources.
- ◇ Destination Development, Board, and a Board Committee will help implement the program.



## Destination Development Goals & Tactics

**GOAL:** Deliver a range of development programs to increase visitors, build the local economy, and become a resource to advance the interests of stakeholders.

### TACTICS:

- ◇ Work with marketing to create a clear, concise partnership program to develop long term relationships with local businesses and create sustainable funding.
- ◇ Secure 2 Strategic Partners and 15 new restaurant/attraction tourism partners in FY 2019.
- ◇ Re-locate Davenport visitor center to Union Station to make the center more visible and user-friendly to visitors and residents.
- ◇ Upgrade visitor center merchandise to better fit the needs of the traveler.
- ◇ Obtain a new, more functional and professional sales/visitor services vehicle to further our branding.
- ◇ Track partner referrals and record in Simpleview to enhance Partner renewals.
- ◇ Maintain visitor centers, and continue education of Experience Specialists to ensure we are providing the highest level of visitor services.
- ◇ Initiate a local visibility campaign to educate the community on who we are, but what we do, and how they play a roll.
- ◇ Participate in the activities of the Illinois Amtrak community's coalition to market and advocate travel by passenger rail.
- ◇ Engage with local and regional business/tourism groups like Downtown Davenport Partnership, ReNew Moline, Moline Centre, Renaissance Rock Island, Main Street Landing, Quad Cities Riverfront Council and DeWitt Development Company.
- ◇ Work with our cities and surrounding municipalities on tourism funding
- ◇ Establish relationship with the QCLA to identify funding opportunities that are mutually beneficial through attendance of QCLA events and board meetings.
- ◇ Create and maintain strong, interpersonal relationships with city budget committees, councils, and state representatives.
- ◇ Continue FAM tours for frontline hotel and restaurant staff.
- ◇ Engage with marketing to develop visitor experiences that are attractive and memorable through the use of local experts. Each month, a local expert will describe their perfect QC day. These ever-changing themes will be promoted on the CVB's Social Media platforms.
- ◇ Evaluate Experience Specialists duties and responsibilities to suit the ever-changing needs of our visitors.





## Finance & Admin Goals & Tactics

**GOAL:** Provide sound financial management in order to maintain a positive increase to net assets at the end of the fiscal year.

**TACTICS:**

- ◇ Review and monitor financials monthly, and oversee staff spending to be sure it is within the means of the budget.
- ◇ Oversee grants, ensuring compliance, including proper spending within grant period.
- ◇ Enforce proper accounting procedures and internal controls.
- ◇ Prepare audit and tax workpapers for the auditors and obtain a clean audit opinion at year-end.
- ◇ Reconcile all bank and asset accounts regularly and promptly follow-up on any irregularities.
- ◇ Work with staff for each event to ensure the event is profitable.
- ◇ Assist with Destination Marketing Fee reintroduction to hotels to improve the cash flow for the CVB.

**GOAL:** Oversee Human Resources for the CVB.

**TACTICS:**

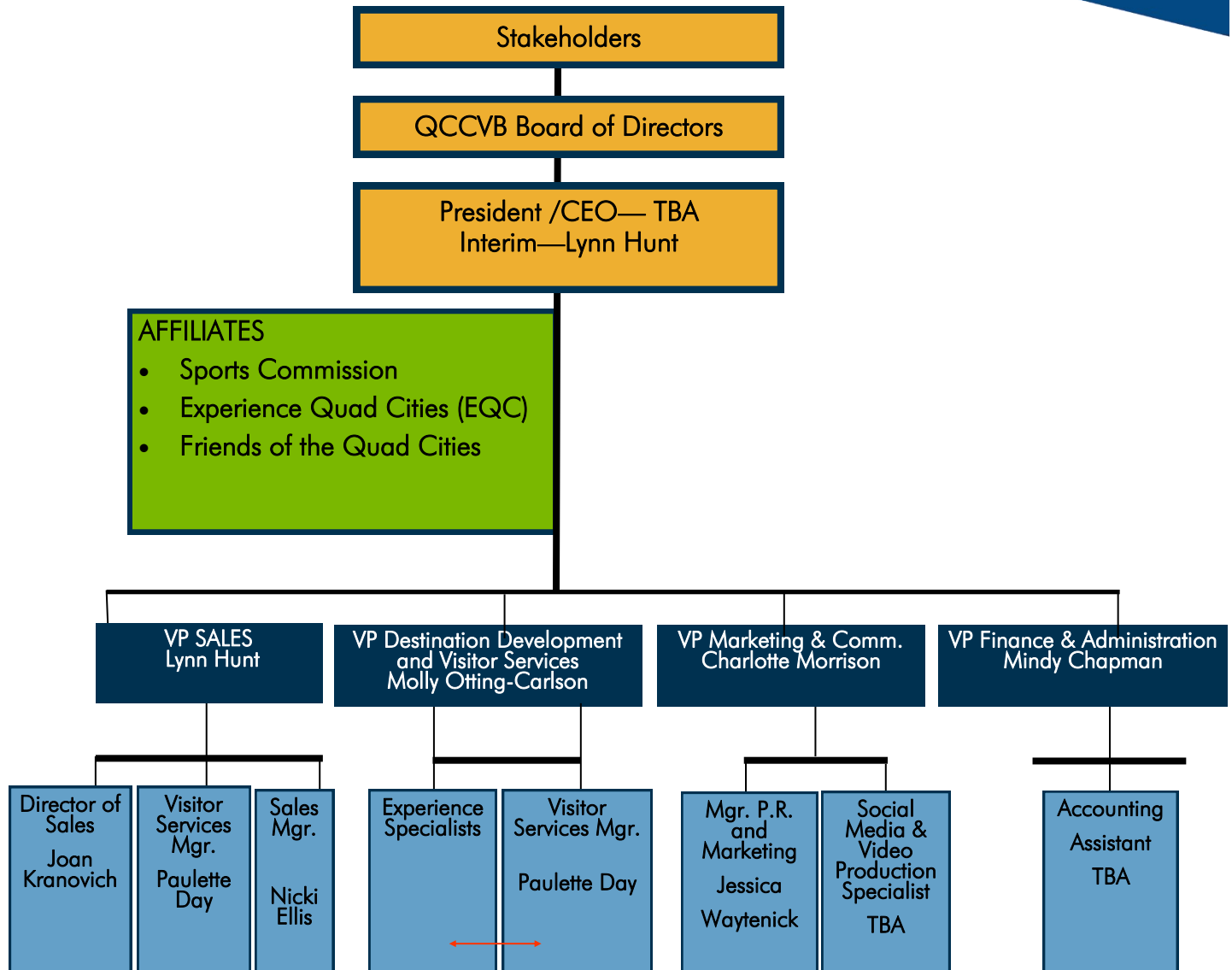
- ◇ Monitor and evaluate the internal standard performance management plan for all employees, and review performance results to measure and reward progress.
- ◇ Coordinate staff evaluations and develop/refine job descriptions and core competences for each position.
- ◇ Coordinate all staff benefits, payroll, 401(K), annual fiduciary returns, etc.
- ◇ Make staff education a priority.
- ◇ Annual audit of all benefits to determine cost and effectiveness.

**GOAL:** Serve as fiscal agent for RAGBRAI.

**TACTICS:**

- ◇ Collect money and ensure spending is within budget.
- ◇ Reconcile all accounts for RAGBRAI.

# CVB Staff Organizational Chart





# CVB Board of Directors

## Executive Committee

**Huey, Tim** – Chair (2020)  
Scott County Representative  
Director, Planning & Development,  
Scott County  
600 W 4th St., Davenport, IA 52801  
Phone: 563-326-8212  
[thuey@scottcountyiowa.com](mailto:thuey@scottcountyiowa.com)

**Wilson, Lori** – First Vice Chair (2020)  
City of Moline Representative  
Parks Recreation Director  
3635-4th Ave., Moline, IL 61265  
Phone: 309-524-2421  
[lwilson@moline.il.us](mailto:lwilson@moline.il.us)

**Hyder, Mo** – Second Vice Chair (2020)  
Rhythm City Casino Resort  
7077 Elmore Ave., Davenport, IA 2807  
Phone: 563-328-8111  
[mo.hyder@rhythmcitycasino.com](mailto:mo.hyder@rhythmcitycasino.com)

**Jensen-Valliere, Deanna** – Past Chair (2020)  
Independent Meetings Consultant,  
American Express Meetings and Events  
19251 290th St., Long Grove, IA 52756  
Phone: 563-726-9035  
[Deanna.Jensen@aexp.com](mailto:Deanna.Jensen@aexp.com)

**Swanson, Kai** – Treasurer (2019)  
RI County Representative  
2514 – 22 1/2 Ave., Rock Island, IL 61201  
Phone: 309-794-7419  
[kaiswanson13@gmail.com](mailto:kaiswanson13@gmail.com)

## Board Members

**Ballenger, Nancy** – (2019)  
VP & General Manager  
Isle Casino Hotel Bettendorf  
1777 Isle Pkwy., Bettendorf, IA 52722  
Phone: 563-441-7101  
[nancy.ballenger@islecorp.com](mailto:nancy.ballenger@islecorp.com)

**Darling, Katelyn** – (2019)  
Sales Director  
Best Western Plus Steeplegate Inn  
100 West 76<sup>th</sup> St., Davenport, IA 52806  
Phone: 563-386-6900  
[kdarling@frontierhg.com](mailto:kdarling@frontierhg.com)

**Gallagher, Bob** - (2021)  
City of Bettendorf Representative  
Mayor of Bettendorf  
1609 State St., Bettendorf, IA 52722  
Phone: 563-370-2389  
[bgallagher@bettendorf](mailto:bgallagher@bettendorf)

**Grafton, Jim** - (2020)  
City of Silvis Representative  
City Hall, 121 11th St. Silvis, IL 61282  
Phone: 309-792-9181  
[jgrafton@silvisil.org](mailto:jgrafton@silvisil.org)

**Hajduk, Todd** – (2020)  
TPC Deere Run  
3100 Heather Knoll, Silvis IL 61282  
Phone: 309-796-4015  
[toddhajduk@pgatourtpc.com](mailto:toddhajduk@pgatourtpc.com)

**Licko-Avants, Jessica** – (2020)  
Residence Inn Ambridge Hospitality  
120 E. 55<sup>th</sup> St., Davenport. IA 52806  
Phone: 563-370-6024  
[Jessica.licko-avants@aimhosp.com](mailto:Jessica.licko-avants@aimhosp.com)

## Board Members

**Poole, Chandler** – (2020)  
City of Rock Island  
Director of Community & Economic Development  
1528 Third Ave., Rock Island, IL 61201  
Phone: 309-732-2900  
[poole.chandler@rigov.org](mailto:poole.chandler@rigov.org)

**Renk, Bill** – (2021)  
Director Public Relations & Promotions  
Jumer's Casino & Hotel  
PO Box 777, Rock Island, IL 61204  
Phone: 309-756-4666  
[billr@jumerscri.com](mailto:billr@jumerscri.com)

**Sautter, Jennifer** – (2019)  
Mindfire Communications  
Brand Arsonist  
126 South Cody Rd, LeClaire IA 52753  
Phone: 563-499-4789  
[jsautter@mindfirecomm.com](mailto:jsautter@mindfirecomm.com)

**Tapscott, Brigitte** – Manager (2020)  
John Deere Pavilion  
Deere & Company  
1400 River Dr., Moline, IL 61265  
Phone: 309-765-1006  
Cell: 309-716-2127  
[tapscottbrigitte@johndeere.com](mailto:tapscottbrigitte@johndeere.com)

**Tompkins, Kerri** – (2020)  
City of Davenport  
226 W. 4<sup>th</sup> Street, Davenport IA 52801  
Phone: 563-326-7701  
[ktompkins@ci.davenport.ia.us](mailto:ktompkins@ci.davenport.ia.us)

**QUAD CITIES**  
CONVENTION & VISITORS BUREAU

MARVELS ON THE MISSISSIPPI™



CONVENTION & VISITORS BUREAU

CITIES

**MARVELS** ON THE **MISSISSIPPI**<sup>™</sup>

[visitquadcities.com](http://visitquadcities.com)

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion awarding a contract for repairs to Firetruck T-3 to Legacy Fire Apparatus of Shorewood IL, in an amount not-to-exceed \$55,000. [All Wards]

Recommendation:  
Approve the Motion.

Background:  
T-3 was parked unoccupied at a call for service. While fire personnel were inside attending to the patient, the Medic EMS rig that was also dispatched to the call made contact with the bucket of T-3. There was enough force in the collision to break the yoke which holds the bucket.

Due to the extent of the equipment damage, Legacy Fire Apparatus will remove, fabricate a new yoke, and install it. The ladder truck will be transported to Legacy for the repairs and then be transported back. The estimated timeout of service is about seven to eight weeks. There are no local experts equipped to do this type of fire truck repair.

Legacy is the original equipment manufacturer for this yoke. Sole Source paperwork is on file in the Purchasing Division.

The costs will be paid from the Risk Management Fund and the City will be reimbursed by the insurer for Medic Ambulance. The Risk Division and the insurer have been in contact and they have agreed to pay for these costs.

REVIEWERS:

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/29/2018 - 11:38 AM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/29/2018 - 11:38 AM |
| City Clerk        | Admin, Default        | Approved | 8/29/2018 - 12:44 PM |

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Betsy Tubbs 888-2220  
Wards:

**Action / Date**  
**9/5/2018**

**Subject:**

Motion awarding a contract to purchase and install a playground at Peterson Park to ABCreative of Grimes, IA in the amount of \$60,000. CIP #64064 [Ward 2]

**Recommendation:**

Approve the motion.

**Background:**

A Request for Proposals was issued on July 20, 2018 and was sent to 67 vendors. On August 10, 2018 the Purchasing Division received and opened eight proposals. One company did not submit renderings to evaluate and they were considered non-responsive.

The existing playground at Peterson Park will be replaced with a multi-component modular playground. The new unit will provide upgraded equipment and additional play value for our citizens. This project was voted on by the Parks Advisory Board as well as the City Council.

The proposals were evaluated on the following criteria: Play Opportunities - 50%; Site Compatibility - 20%; Accessibility - 15%; & Cost Value - 15%.

The proposals were evaluated by Parks staff and opinions were taken from citizens in the neighborhood. ABCreative was the highest ranked company and is recommended for the contract.

Funding for this project is from CIP# 64064.

**ATTACHMENTS:**

| Type              | Description    |
|-------------------|----------------|
| ▣ Backup Material | Bid Tabulation |

**REVIEWERS:**

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:06 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:07 PM |
| City Clerk        | Admin, Default        | Approved | 8/30/2018 - 12:09 PM |

CITY OF DAVENPORT, IOWA  
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: PETERSON PARK PLAYGROUND  
RFP NUMBER: 19-2  
OPENING DATE: AUGUST 10, 2018  
RECOMMENDATION: AWARD THE CONTRACT TO ABCREATIVE OF GRIMES IA

| <u>VENDOR NAME</u> | <u>LOCATION</u> |
|--------------------|-----------------|
|--------------------|-----------------|

|            |            |
|------------|------------|
| ABCREATIVE | GRIMES, IA |
|------------|------------|

|                               |                  |
|-------------------------------|------------------|
| ALL INCLUSIVE REC LLC         | FARMINGTON, MO   |
| BOLAND RECREATION, INC        | MARSHALLTOWN, IA |
| BOX ELDER VALLEY, INC         | ELKHORN, NE      |
| CUNNINGHAM RECREATION         | ANKENY, IA       |
| NATIONAL PLAYGROUND           | CARLISE, IA      |
| PLAYTOPIA, INC**              | FURGUSON, KY     |
| QUALITY CONSTRUCTION SERVICES | ELDRIDGE, IA     |

Prepared By Cindy Whitaker  
Purchasing

Approved By Nicole Wleasen  
Department Director

Approved By Branali Couze  
Budget/CIP

Approved By [Signature]  
Finance Director



City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Betsy Tubbs 888-2220  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion awarding a contract to purchase and install a new playground at Credit Island Park to Outdoor Recreation Products of Ames, IA in the amount of \$84,905. CIP #64066 [Ward 1]

Recommendation:  
Approve the motion.

Background:  
A Request for Proposals was issued on July 20, 2018 and was sent to 67 vendors. On August 10, 2018 the Purchasing Division received and opened seven proposals.

The existing playground at Credit Island Park will be replaced with a new multi-component obstacle course playground, a first of its kind for Davenport Parks. The new unit will provide upgraded equipment and additional play value for our citizens. This project was voted on by the Parks Advisory Board as well as the City Council.

The proposals were evaluated on the following criteria: Variety of Fitness Elements - 50%; Flow of Obstacle Course - 10%; Site Compatibility - 10%; Accessibility - 10%; & Cost Value - 20%.

The proposals were evaluated by Parks staff and opinions were taken from citizens in the neighborhood. Outdoor Recreation Products was the highest ranked company and is recommended for the contract.

Funding for this project is from CIP# 64066.

**ATTACHMENTS:**

| Type              | Description    |
|-------------------|----------------|
| ▣ Backup Material | Bid Tabulation |

**REVIEWERS:**

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:04 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:04 PM |
| City Clerk        | Admin, Default        | Approved | 8/30/2018 - 12:08 PM |

CITY OF DAVENPORT, IOWA  
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: CREDIT ISLAND PARK PLAYGROUND  
RFP NUMBER: 19-1  
OPENING DATE: AUGUST 10, 2018  
RECOMMENDATION: AWARD THE CONTRACT TO OUTDOOR RECREATION  
PRODUCTS OF ELKHORN, NE

| <u>VENDOR NAME</u>                 | <u>LOCATION</u>    |
|------------------------------------|--------------------|
| <b>OUTDOOR RECREATION PRODUCTS</b> | <b>ELKHORN, NE</b> |
| ABCREATIVE                         | GRIMES, IA         |
| ALL INCLUSIVE REC LLC              | FARMINGTON, MO     |
| BOLAND RECREATION, INC             | MARSHALLTOWN, IA   |
| CUNNINGHAM RECREATION              | ANKENY, IA         |
| NATIONAL PLAYGROUND                | CARLISE, IA        |
| QUALITY CONSTRUCTION SERVICES      | ELDRIDGE, IA       |

Prepared By Cindy Whitaker  
Purchasing

Approved By Nicole Gleason  
Department Director

Approved By Beach Coe  
Budget/CIP

Approved By [Signature]  
Finance Director

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Cory Smith 888-2162  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion awarding a contract for the IT office remodeling project to Pigott, Inc. of Davenport for a not-to-exceed amount of \$77,382. CIP #23025 [Ward 3]

Recommendation:  
Approve the Motion.

Background:  
On July 24, 2018 a Request for Proposals was issued for the IT office remodeling project. On August 16, 2018 two responsive and responsible proposals were opened. See attached tabulation.

This contract includes reconfiguring the layout of the IT Department to make work stations more usable and to allow for a Help Desk area. It will include new furniture in the IT Department. It also involves rearranging the work stations in Revenue Division outside the Revenue Manager's office.

An evaluation committee consisting of staff from IT and Revenue evaluated the submitted proposals on the following criteria: (1) Design - 30%; (2) Pricing - 30%; (3) Responsiveness/Responsibility and History of Workmanship of Vendor - 35%; and (4) Warranty - 5%. Pigott, Inc. scored the highest on the evaluations.

Funding for this project is from the CIP #23025 IT Office Space Reorganization account. These funds are available from the sale of General Obligation bonds.

ATTACHMENTS:

| Type         | Description                               |
|--------------|-------------------------------------------|
| □ Cover Memo | IT Office Remodel - Greensheet Tabulation |

REVIEWERS:

| Department        | Reviewer              | Action   | Date                |
|-------------------|-----------------------|----------|---------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/29/2018 - 5:44 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/29/2018 - 5:45 PM |
| City Clerk        | Holecek, Jackie       | Approved | 8/29/2018 - 5:50 PM |

CITY OF DAVENPORT, IOWA  
TABULATION OF PROPOSALS

DESCRIPTION: IT OFFICE REMODEL

RFP NUMBER: 19-7

OPENING DATE: AUGUST 16, 2018

GL ACCOUNT NUMBER: 77055675 530350 23025

RECOMMENDATION: AWARD THE CONTRACT TO PIGOTT INC. OF  
DAVENPORT

| <u>VENDOR NAME</u> | <u>LOCATION OF BUSINESS</u> |
|--------------------|-----------------------------|
|--------------------|-----------------------------|

|             |              |
|-------------|--------------|
| Pigott Inc. | Davenport IA |
|-------------|--------------|

|                    |               |
|--------------------|---------------|
| Lincoln Office LLC | Washington IL |
|--------------------|---------------|

Approved By Kristi Keller  
Purchasing

Approved By Don Beckin  
Acting IT Director

Approved By Bracci Coe  
Budget/CIP

Approved By [Signature]  
Acting Finance Director

City of Davenport

Agenda Group:  
Department: Human Resources  
Contact Info: Mallory Merritt | (563) 326-7792  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion directing staff to implement a 2018 voluntary employee early separation program and authorizing the terms of agreement. [All Wards]

Recommendation:  
Approve the motion.

**Background:**

Over the past several years, the City of Davenport has continued to modernize operations and seek cost reductions where applicable. Recent estimates and budget projections, along with the challenges presented by SF 295 and the potential reduction of the state-funded backfill to the City, suggest that budget reductions will be likely as part of the FY 2020 Budget development process. As such, and in an effort to reduce the impact to personnel, the City proposes a voluntary early separation program for all current full-time employees who have completed a minimum of seven years of service with the organization.

The proposed program presents three options for employees and allows employees select six months of COBRA health insurance coverage for the employee and current covered dependents at no cost to the employee, receive a one-time contribution of \$7,000 to the employee's retirement health savings plan account (RHSP), or receive a one time cash payment of \$7,000.

Participants must identify a separation date effective on or before December 31, 2018. All participants must submit signed agreements to the Human Resources Department by 5:00 PM on October 19, 2018.

\*A draft of the employee letter to be distributed on September 18 and proposed separation agreement are attached for reference; both documents will continue to be marked as draft until such time that they are approved by the City Council.

**ATTACHMENTS:**

| Type              | Description                                           |
|-------------------|-------------------------------------------------------|
| ▢ Backup Material | Separation Agreement                                  |
| ▢ Backup Material | Memo to Employees (To be Distributed on September 18) |

**REVIEWERS:**

| Department        | Reviewer       | Action   | Date                |
|-------------------|----------------|----------|---------------------|
| Human Resources   | Admin, Default | Approved | 8/30/2018 - 5:27 PM |
| Finance Committee | Admin, Default | Approved | 8/30/2018 - 5:28 PM |
| City Clerk        | Admin, Default | Approved | 8/30/2018 - 5:28 PM |



## VOLUNTARY EARLY SEPARATION AGREEMENT AND RELEASE

This Separation Agreement and Release is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between \_\_\_\_\_ (hereinafter "Employee"), and the City of Davenport (hereinafter "City").

### I. RECITALS

The purpose of this Separation Agreement and Release is to set forth the terms and conditions under which the Employee and the City will terminate their employment relationship.

### II. AGREEMENT

In consideration of the recitals set forth above, and the promises set forth below, the parties have agreed as follows:

1. Resignation. Employee hereby irrevocably resigns as an employee of the City of Davenport, effective \_\_\_\_\_. Employee affirmatively states that his/her resignation is voluntary.
2. Payments. The City agrees to pay the balance of compensated leave banks pursuant to Iowa Code Chapter 91A, current administrative policies, and collective bargaining agreements, less any customary payroll deductions on the final payroll check.
3. Selection of Benefit. The City agrees to compensate the Employee in one of the below manners selected by the Employee. **Only one of the below options may be selected and compensated.**
  - ☐ **Insurance.** The City will be responsible for the Employee's COBRA premium for the Employee's current prescription, dental, vision, and health insurance election for six (6) months following the resignation date identified in Section II (1).
  - ☐ **One-Time Cash Contribution to Employee RHSP Account.** The City will make a one-time seven thousand dollar (\$7,000) contribution to the employee's Retirement Health Savings Plan account (RHSP).

- ☐ **One-Time Cash Payment.** The City will compensate the Employee seven thousand dollars (\$7,000) gross payment in addition to all other payments outlined in Section II (2).

4. Full Compensation. The payments for continued health insurance benefits made on behalf of the Employee, contribution to the RHSP account, or the one-time cash payment pursuant to this Agreement shall compensate him/her for and further extinguish any and all claims arising out of his/her employment with the City and for his/her employment separation therefrom.
5. Notice of Rights of Rescission Under the ADEA. Employee hereby acknowledges that he/she has consulted with an attorney, or voluntarily chosen not to consult an attorney, concerning this agreement, and specifically any rights or claims he/she believes he/she may have under the federal Age Discrimination in Employment Act (ADEA). Further, Employee acknowledges that he/she has taken more than 21 days to consider the terms of this agreement. If the Employee signs this agreement, he/she may revoke it within seven days. This agreement will not become effective or enforceable until this seven day period has expired.
6. Release. The parties agree to mutually release, acquit, and forever discharge the other party, including the City's officers, employees, and agents, from any and all liability whatsoever, including all claims, demands, and causes of action of every nature affecting either party, which either party may have or ever claim to have by reason of the Employee's employment with the City. The parties further agree not to sue or otherwise institute any legal proceeding of any nature against the other party, with the exception of litigation by either party to enforce the terms of this agreement. The parties agree to cooperate and participate pursuant to Iowa Code Section 670.8, in any actions brought by a third party against them as co-defendants. The parties agree that this agreement is not an admission by the City or any other person of any acts that might be considered a violation of federal, state, or local law and that this agreement should not be interpreted as such. The parties further agree that this agreement is not an admission by the City that the Employee's separation from employment was unjustified, unwarranted, discriminatory, or otherwise unlawful, and that this agreement shall not be interpreted as such.
7. Invalidity. In case any one or more of the provisions of this agreement should be declared invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provision contained in this agreement will not in any way be affected or impaired thereby.

8. Voluntary Agreement. Each of the undersigned parties acknowledges and represents that it has been represented by counsel of its choice in connection to the execution of this agreement. The parties further represent and declare that in executing these documents it has relied solely upon its own judgment, belief and knowledge, and advice and recommendation of its own independently selected counsel, concerning the nature, extent and duration of its rights and claims, and that it has not been influenced to any extent whatsoever in executing this document, by representations or statements except those expressly contained or referred to herein. Each party executes this Separation Agreement and Release voluntarily and of its own free will, without coercion or duress to do so.
9. Full Agreement. It is the intention of the parties that the releases and terms of this agreement shall be effective as a full and final accord and satisfaction, and as a bar to all actions, causes of action, costs, expenses, attorneys' fees, damages, losses, claims, liabilities, and demands of whatsoever nature known or unknown, suspected or unsuspected by either party. The parties' intention is to hereby fully, finally, and forever to settle and release all of the disputes and differences known or unknown, suspected or unsuspected, which do now exist or may hereafter exist between them. Furthermore, this agreement is subject to the employee remaining an employee between the date of this agreement and the official resignation date declared herein, unless otherwise agreed to in writing by the employer and the employee. Nothing in this Agreement shall be construed to exempt the employee from disciplinary action.
10. No Oral Modification. This Separation Agreement and Release may not be changed orally. This document contains the entire agreement between the parties and may not be enlarged, modified, or altered except if it is in writing and signed and endorsed by both parties.
11. Execution. This Separation Agreement and Release may be executed in counterparts, each of which shall be deemed and original and shall be deemed duly executed upon the signing and notarization of the counterparts by the parties.

Dated at Davenport, Iowa on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CAUTION: THIS IS A RELEASE – READ BEFORE SIGNING**

\_\_\_\_\_

Print Name:

Subscribed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public:

\_\_\_\_\_  
Mallory Merritt, Human Resources Director

Subscribed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public:

# MEMO |

## EMPLOYEE EARLY SEPARATION PROGRAM (2018)



**DATE:** September 18, 2018

**TO:** All City of Davenport Full-Time Employees

**FROM:** City of Davenport | Human Resources  
226 West Fourth Street  
Davenport, Iowa | 52801

**RE:** Employee Early Separation Program (2018)

Over the past several years, the City of Davenport has continued to modernize operations and seek cost reductions where applicable. Recent estimates, and the challenges created by SF 295 and the potential reduction of the state-funded backfill to the City, suggest that budget reductions will be necessary as part of the FY 2020 Budget development process. As such, and in an effort to reduce the impact to employees, the City of Davenport is offering a voluntary early separation program for all current full-time employees who have completed a minimum of seven years of service with the city.

The 2018 Early Separation Program provides three options and allows employees to select either six (6) months of COBRA health insurance coverage for the employee and current covered dependents at no cost to the employee, receive a one-time city contribution of \$7,000 to the employee's Retirement Health Savings Program account (RHSP), or a one-time cash payment of seven thousand dollars (\$7,000). Employees who participate in this program must identify a separation date effective on or before December 31, 2018, and the date must be pre-determined and indicated in the separation agreement. This date shall be mutually agreed upon between the employee's department/supervisor, Human Resources, and the employee to ensure proper transition procedures and continued operational service delivery.

The agreement is attached, and it will only be offered during this limited window. Employees who are interested in this voluntary program must complete and sign the enclosed "Voluntary Early Separation Agreement" and return it to the Human Resources Department no later than 5:00 PM on Friday, October 19, 2018.

Please direct any questions related to this program to me.

A handwritten signature in cursive script, reading "Mallory L. Merritt", is positioned above the typed name.

Mallory L. Merritt  
Human Resources Director  
(563) 326-7792 (Direct)  
mmerritt@ci.davenport.ia.us



City of Davenport

Agenda Group:

Department: Finance

Contact Info: Kristi Keller 888-2077

Wards:

**Action / Date**

**9/5/2018**

Subject:

1. Mississippi Valley Fair - 2018 fair security assistance - Amount: \$10,000
2. 3E Electrical Engineering - Main breaker addition @ Heritage - Amount: \$15,000
3. Tri-City Electric, Inc. - Switchgear maintenance @ WPCP - Amount: \$25,000
4. Traffic & Parking Control, Inc. - Solar message board for Engineering - Amount: \$27,190
5. Dunim, Inc. - Update to truck wash - Amount: \$44,118

REVIEWERS:

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:02 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 8/30/2018 - 12:02 PM |
| City Clerk        | Admin, Default        | Approved | 8/30/2018 - 12:08 PM |

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Theresa Hauman 888-2217  
Wards: ALL

**Action / Date**  
**9/5/2018**

Subject:  
Motion for suspension of the rules to add and vote on the following item:

Recommendation:  
Approve the motion.

REVIEWERS:

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| Finance    | Admin, Default | Approved | 8/23/2018 - 4:23 PM |

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brian Schadt 326-7786  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the contract for the construction of Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lane Project to N J Miller Inc of Bettendorf, IA, in the amount of \$441,449.75. CIP #35000 [Ward 6 and 8]

Recommendation:  
Consider the resolution.

Background:  
On July 24, 2018, an Invitation to Bid was issued and sent to vendors. On August 13, 2018, the Purchasing Division opened and read four (4) responsive and responsible bids. N J Miller Inc. of Bettendorf submitted the lowest bid, see bid tab attached.

This bid is to construct center turn lanes on Jersey Ridge Road at the intersections of Cromwell Circle and 65th Streets.

Funding for this project is from the CIP #35000 Center Turn Lane Cromwell/65th. These funds are from bonds abated by TIF.

ATTACHMENTS:

| Type         | Description                                                               |
|--------------|---------------------------------------------------------------------------|
| ▣ Cover Memo | PW_RES_Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lanes |
| ▣ Cover Memo | Bid Tab - JerseyRidge Road at Cromwell Circle and 65th Center Turn Lanes  |

REVIEWERS:

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| Finance    | Admin, Default | Approved | 8/23/2018 - 4:30 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Jersey Ridge at Cromwell Circle and 65<sup>th</sup> St. intersections center turn lanes to N J Miller Inc. of Bettendorf, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to construct center turn lanes at Jersey Ridge Rd at Cromwell Circle and 65<sup>th</sup> St.; and

WHEREAS, the N J Miller Inc. of Bettendorf was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Jersey Ridge Rd. at Cromwell Circle and 65<sup>th</sup> St. intersections turn lanes to N J Miller Inc. of Bettendorf; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

CITY OF DAVENPORT, IOWA  
TABULATION OF PPROPOSALS

DESCRIPTION: JERSEY RIDGE ROAD AT CROMWELL CIRCLE AND 65<sup>TH</sup> ST.  
CENTER TURN LANE

RFP NUMBER: 19-8

OPENING DATE: AUGUST 13, 2018

GL ACCOUNT NUMBER: 70022696 530350 35000

RECOMMENDATION: AWARD THE CONTRACT TO N J MILLER INC. OF  
BETTENDORF IA

| <b><u>VENDOR NAME</u></b>                     | <b><u>BID AMOUNT</u></b> |
|-----------------------------------------------|--------------------------|
| <b>N J Miller Inc. of Bettendorf IA</b>       | <b>\$441,449.75</b>      |
| Haweys Paving Corporation of Bettendorf IA    | \$515,315.00             |
| Valley Construction Company of Rock Island IL | \$518,808.80             |
| Langman Construction Inc. of Rock Island IL   | \$558,292.10             |

Approved By \_\_\_\_\_  
Purchasing

Approved By \_\_\_\_\_  
Department Director

Approved By \_\_\_\_\_  
Budget/CIP

Approved By \_\_\_\_\_  
Finance Director