

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, August 3, 2016; 5:30 PM

Eastern Avenue Library, 6000 Eastern Avenue

****NOTE CHANGE IN LOCATION OF THIS MEETING ONLY****

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public hearing for Case No. CP16-01: Adoption of Davenport+2035 as an element of the Davenport Comprehensive Plan. [All Wards]
2. Public hearing for the Resolution for Concurrent Approval of the 935 East River Drive Property Lease Agreement. [Ward 3]
3. Public hearing for the purpose of amending the North Urban Renewal Plan. [Ward 7]
4. Public hearing for the purpose of considering the approval of an economic development agreement with Honkamp Krueger companies.[Ward 7]

B. Public Works

1. Public hearing on the plans, specifications, form of contract and estimated cost of \$5,874,844 for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park. Eighty percent (\$4,699,875) will be paid by a RISE grant and the City will pay twenty percent (\$1,174,969) using TIF funds. [Ward 8]
2. Public hearing on the plans, specifications, forms of contract and estimated cost for the additional Inflow and Infiltration Removal Program, CIP #30001. [Wards 1&3]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

- A. Community Engagement Update
Rita Rawson, Chair

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Resolution for Case No. CP16-01: Adoption of Davenport+2035 as an element of the Davenport Comprehensive Plan. [All Wards]
2. Resolution for Concurrent Approval of the 935 East River Drive Property Lease Agreement [Ward 3]
3. Resolution approving the amended North Urban Renewal Area Plan. [Ward 7]
4. Resolution approving an economic development agreement with Honkamp Krueger companies. [Ward 7]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, 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).

Memecat LLC dBa Brew in the Village, East Fest in the Village of East Davenport, September 4, 2016, 10 AM to 11 PM, 11th St between Mound and Jersey Ridge Rd [Ward 5]

Thirsty's on 3rd LLC, University of Iowa Children's Hospital Poker Run, September 9th to 11th, Pine St between 3rd and 4th St [Ward 1]

NAMI Greater Mississippi Valley, NAMI Walks, September 24, 2016, 6:00 AM to Noon, Beiderbecke Dr from Gaines St to Marquette St [Ward 3]

Quad Cities Marathon, Quad Cities Marathon, September 25, 2016, 7:30 AM to 11:00 AM, Gaines St to Centennial Bridge off Ramp; 2nd St to Western to River Dr to bikepath; Government Bridge to 2nd st to Perry St to Bikepath [Ward 3]

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

East Fest in the Village of East Davenport, September 4, 2016, 2:00 p.m. to 11:00 p.m., Over 50 dBa, Ward 5

Thirsty's on 3rd, 2202 W 3rd St, September 10, 2016, 4:00 PM to 11:30 PM, Over 50 dBa, Ward 1

3. Motion approving beer and liquor license applications.

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

Ward 1

Thirsty's on Third, LLC (Thirsty's on Third, LLC) - 2202 W 3rd St. - Outdoor Area September 10-11, 2016 'UOI Children's Hospital Poker Run' - License Type: C Liquor

Ward 3

Nally's Kitchen (Nassr Muhammad) - 1622 Rockingham Rd. - License Type: B Beer

West Side Grocery (RAMS LLC) - 1802 W 7th St. - License Type: E Liquor / B Native Wine / C Beer

Ward 5

Brew In The Village 'East Fest' (Meme Cat LLC) - 11th St. between Jersey Ridge & Christie St. - Outdoor Area September 4, 2016 - License Type: Beer / Wine

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

Ward 6

Kelly's Irish Pub and Eatery (Kelly's QCA, Inc.) - 5320 Corporate Park Dr. 'Wiebler's Harley Davidson' - Outdoor Area August 27, 2016 Bike Night - License Type: B Beer

Ward 8

Kelly's Irish Pub and Eatery (Kelly's QCA, Inc.) - 2222 E 53rd St. Unit 9, 10 & 11 - Outdoor Area August 19-21, 2016 'Ribs For Kids' - License Type: C Liquor

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

Ward 5

Brew In The Village (Meme Cat, LLC) - 1104 Jersey Ridge Rd. - Outdoor Area - License Type: Beer / Wine

Ubriacos (Born Entertainment, LLC) - 1029 Mound St. - License Type: C Liquor

Ward 6

Jersey Grille (Fitzpatrick's LLC) - 5255 Jersey Ridge Rd. - 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 on the plans, specifications, form of contract and estimated cost of \$5,874,844 for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park. Eighty percent (\$4,699,875) will be paid by a RISE grant and the City will pay twenty percent (\$1,174,969) using TIF funds. [Ward 8]
2. Resolution approving the plans, specifications, forms of contract and estimated cost for the additional Inflow and Infiltration Removal Program, CIP #30001. [Wards 1&3]
3. Motion approving change order #1 to the Compost Facility Roof Project with Jim Giese Commercial Roofing, Inc. in the amount of \$57,361 budgeted in CIP #39002. [Ward 1]
4. Motion approving the purchase of two lifts for vehicle maintenance to Midwest Lift Works of Jordan, MN in the amount of \$188,586. [All Wards]
5. Motion to accept the Utah & Telegraph Stormwater Culvert Contract, awarded to Hagerty Earthworks. Final cost of the project was approximately \$28,500 using Clean Water funds, CIP 33010. [Ward 1]
6. Motion to approve a contract for sanitary sewer manhole rehabilitations and replacements to KIM Construction Company, Inc. of Steger, IL in the amount of \$934,806. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Resolution correcting the legal descriptions for the conveyance of four tracts of City-owned property fronting East 4th Street in the 100 block of said street to conform them to actual site conditions in the field that include minor building encroachments. (General Services Administration and Restoration St. Louis, Petitioners). [Ward 3]
2. Resolution allowing the Parks and Recreation Department to proceed with a State of Iowa REAP (Resource Enhancement and Protection) grant application in the amount of \$300,000 for Veterans Memorial Park Phase IIA. [Ward 3]
3. Motion approving a change order to increase the number of buses purchased, from four to five, through the Iowa Department of Transportation Contract with Gillig Corp. of Hayward, CA in the additional amount of \$419,980. [All Wards]
4. Motion awarding a contract for the purchase and installation of new lifter drivers for the RiverCenter parking ramp elevators to Kone of Moline, in the amount of \$86,319.

[Ward 3]

VIII. Motion recommending discussion or consent for Finance items

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

1. Alliance Technologies - PureStorage SAN annual maintenance - Amount: \$36,900
2. Tyler Technologies - Annual MUNIS maintenance - Amount: \$16,077
3. Zoll Data Systems - Annual AED maintenance - Amount: \$13,411

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 326-7743
Wards: All Wards

Action / Date
CD8/3/2016

Subject:

Public hearing for Case No. CP16-01: Adoption of Davenport+2035 as an element of the Davenport Comprehensive Plan. [All Wards]

Recommendation:

The Plan and Zoning Commission forwards Case No. CP16-01 to the City Council with a recommendation for approval.

Relationship to Goals:

Neighborhood Improvement

Background:

Davenport+2035 is the result of extensive public input, staff research and Plan and Zoning Commission guidance over the past year. It has sought to:

- Evaluate development and demographic trends over the past 10 years.
- Update population forecasts for the next 20 years.
- Determine land use absorption demand for the next 20 years.
- Review and update existing Plan Goals, Objectives and Recommendations.
- Draft a new Future Land Use Map and Land Use Categories.
- Lay the foundation for re-writing the Zoning Ordinance, scheduled to start in FY2017

The Comprehensive Plan is a policy guide and does not have the force of law. A living document; it is routinely updated over time or as community conditions change. This document will help set a course for land use policies in the future of Davenport, while pointing out much more work to come.

Following Council approval, the final version of the document will be prepared and distributed.

ATTACHMENTS:

Type	Description
□ Backup Material	Resolution
□ Backup Material	Commission Letter
□ Backup Material	Plan Document

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:51 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:53 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:15 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

Resolution Approving Case No. CP16-01: Adopting Davenport+2035 as an element of the Davenport Comprehensive Plan. [All Wards]

WHEREAS, in accordance with Title 2.64.130 of the Davenport Municipal Code, the City Plan and Zoning Commission has approved and recommends to the City Council adoption of Davenport+2035 as an element of the Davenport Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that Davenport+2035, Land Use Plan Update, is hereby approved and is incorporated as an element of the Davenport Comprehensive Plan and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



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

July 21, 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of July 19, 2016, the City Plan and Zoning Commission considered Case No. CP 16-01: Consideration of Davenport+2035 to be adopted as an element of the Davenport Comprehensive Plan.

The Plan and Zoning Commission unanimously recommends the City Council approve Case No. CP 16-01.

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



Land Use Plan Update

Final Draft
July 1, 2016

DAVENPORT+2035

DAVENPORT+2035

Davenport Mayor and City Council

2013-2015

Bill, Gluba, Mayor
Gene Meeker
Jason Gordon
Rick Dunn
Bill Edmund
Bill Boom
Ray Ambrose
Barney Barnhill
Jeff Justin
Mike Matson
Kerri Tompkins

2016-2018

Frank Klipsch, Mayor
Jason Gordon
Kyle Gripp
Rick Dunn
Maria Dickmann
Bill Boom
Ray Ambrose
Rita Rawson
Jeff Justin
Mike Matson
Kerry Tompkins

Davenport Plan and Zoning Commission

Bob Ingram, Chair
Larry d'Autremont (Past Member)
Jim Connell
Barbara Maness
Tonya Martinez
Scott Kelling
Susan Lammers
Dave Tallman
Paul Elgation (Past Member)
Tom Heppner
Gary Medd
Paul Reinartz
Tom Quinn

City of Davenport Community Planning and Economic Development Department (CPED)

Bruce Berger, Director
Community Planning Division
Matt Flynn, AICP, Senior Planning Manager, Project Manager
Ryan Rusnak, AICP, Planner III
Wayne Wille, CFM, Planner II
Scott Koops, AICP, Planner II
Laurelin Haas, Planning Intern

Preparation of this document is dedicated to the memory of Plan and Zoning Commissioner Robert (Bob) Martin, who for over twenty years devotedly served the City he loved and advocated for good planning in its decision-making.

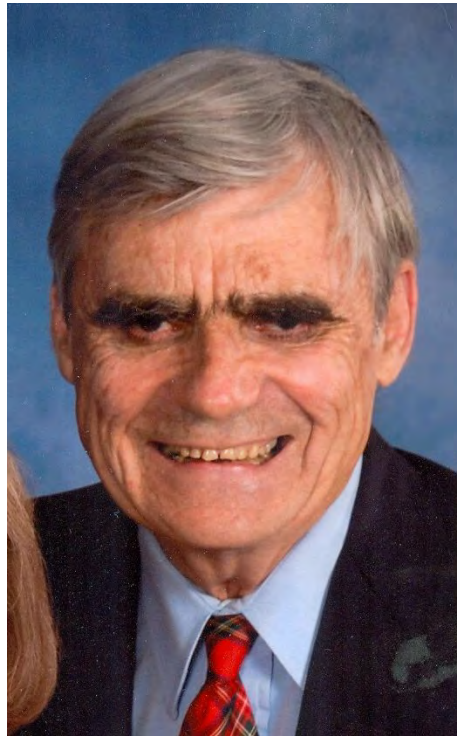


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Vision Statement

“Davenport is a beautiful, thriving and growing community along the Mississippi River. We prosper with respectful consideration to our most valued, interconnected and sustainable assets: our engaged people, our dedicated services, and precious natural resources. We embrace our leadership position within the entire Quad Cities Region. We work together to achieve a livable community with viable choices for all our citizens.”

**Davenport Plan and Zoning Commission
January, 2016**

Introduction:

Davenport+2035 is an update of the Land Use Element of the major planning effort Davenport 2025. Davenport 2025 reflected a marked change in thinking for the City; no longer were comprehensive plans focused on new development and infrastructure expansion; this plan was different in that much of the focus was improving the existing neighborhoods on both the physical (infrastructure and housing condition) as well as social (fostering neighborhood organizations and their participation) perspective.

Ten years is a long time between updates to any communities Land Use Element to its Comprehensive Plan. Davenport, relatively speaking, has been stable and almost predictable in its development patterns over the last 10 years. However, major fiscal challenges, demographic shifts and community attitudes have changed, thus warranting this effort.

Noteworthy trends over the past 10 years include:

- Continued slow, steady growth. A population forecast prepared by staff anticipates Davenport's population at 109,769, an increase of just over 7% from 2014's estimate of 102,448.
- Significant residential development in the Downtown, consisting almost exclusively of conversion of former industrial and office buildings to dwelling units. The Census Tract containing Downtown is one of the fastest growing areas in the entire metropolitan area. This trend is expected to continue into the future, with new construction increasing as the number of compatible existing buildings becoming scarce.
- More new housing marketed to seniors being constructed, including townhouses, assisted living and nursing homes. These developments are higher density than conventional subdivisions and consume less land.
- Economic difficulties in the Illinois Quad Cities and the state of Illinois as a whole have contributed to more interest in development in Davenport and elsewhere in Scott County.
- Deterioration of infrastructure and housing condition in older areas continues to due to a lack of funding from public and private sources for needed improvements. Overall negative perception of the Davenport Central City has resulted in green field development usually being the preferred option over reinvestment in the core. Utilization of programs such as Davenport NOW has affirmed this trend.
- The Riverfront continues to be revered and remains a major focus for quality of life initiatives. Centennial Park is nearing completion, the Credit Island Pavilion restored and flood proofed, Veteran's Memorial Park and River Heritage Park development is underway, and interest in repurposing portions of LeClaire Park pending the departure

of the Rhythm City Casino is high. These are long-term, multi-million dollar initiatives that the community overwhelmingly supports.

- The City has completed a comprehensive Transportation Plan, “Davenport in Motion”, yet the Plan has never been formally adopted by the City and its implementation has been piecemeal at best. Fuel prices remain highly volatile but have not increased to the point where automobile usage has been significantly affected.
- Completion of the new Rhythm City Casino and extension of Elmore Avenue and Veteran’s Memorial Parkway is generating continued interest in commercial development in northeast Davenport, securing it as the dominant retail corridor for the region.
- Despite national trends affecting regional malls, Northpark Mall remains strong with low vacancies and relatively high sales.
- The northwest diversion tunnel project has been completed, relieving stress on the sanitary sewer system and providing increased capacity. Still, little interest has been generated in significant new development in west Davenport.

Another major reason for this project is the City’s aging and somewhat obsolete zoning ordinance. It is important that the Comprehensive Plan provide policy basis for any major new zoning effort. Among major concerns expressed through the public input sessions that relate directly to zoning include:

- Outdated, fragmented “Frankenstein” zoning ordinance that is very difficult to administer for staff and impossible to understand for anybody else.
- Development regulations that support suburban-style construction yet ignore context in older areas of the City.
- Standards that do not support higher density development in most areas.
- Need to expand design standards to sensitive commercial areas and districts that currently do not have them.
- Desire to simplify and refine the role of the Zoning Board of Adjustment in the process.

This document and the accompanying Future Land Use Map were prepared in-house by the Community Planning and Economic Development Department Staff. The Plan and Zoning Commission was employed to serve as the steering committee for this update. This effort should be considered a supplement to Davenport 2025 rather than a “replacement plan”.

Background:

In preparation of this planning effort, City staff reviewed development trends over the past ten years, demographic changes, and major planning documents completed.

Development Trends

Staff reviewed the annual development reports it prepares (not included with this document) and prepared several maps illustrating the changes as follows:

Land Use Change 2005-2015 ([Exhibit A](#))

Major Activities 2005-2015 ([Exhibit B](#))

Rezoning 2005-2015 ([Exhibit C](#))

Planning Documents Reviewed

LeClaire Park Expansion Study (2007)

Older Commercial Corridor Study (2008)

Davenport Empowerment and Wellness Initiative (2009)

Planning Area 4 Action Plan (2010)

Planning Area 2 Action Plan (2011)

Davenport In Motion Transportation Plan (2011)

Planning Area 12 Action Plan (2012)

Village of East Davenport Master Plan (2013)

Planning Area 1 Action Plan (2014)

RiverVision Update (2014)

Issues and Forces Map

In order to graphically illustrate the land use issues, trends, and forces, Staff prepared an Issues and Forces Map to help generate and frame discussion for the upcoming public input meetings. The Issues and Forces Map can be found as [Exhibit D](#).

Demographic Changes:

With the assistance of the Bi-State Regional Commission, Census data has been updated from 2000 to 2010. This has been compiled at both the City and Planning Area level. (Detailed Report can be found In [Exhibit E](#))

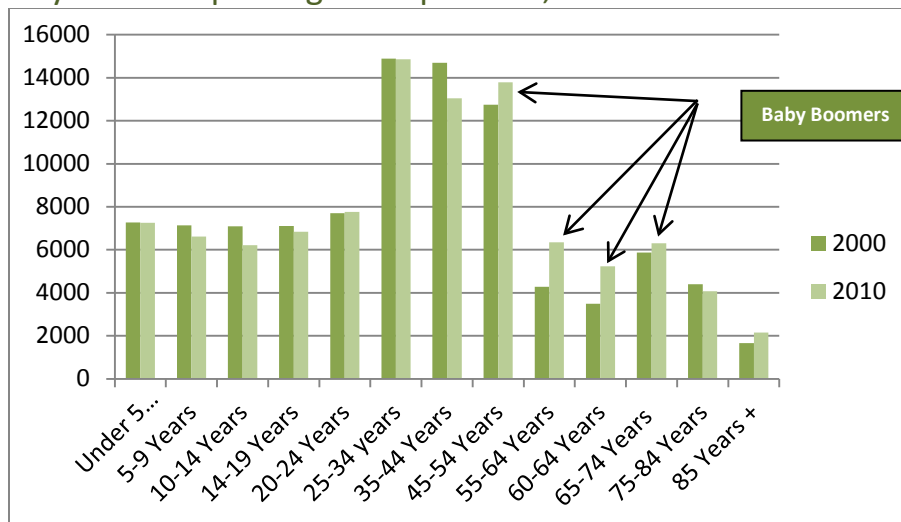
This report does not provide an in-depth analysis of all the demographic changes occurring and anticipated in the City. Rather, it touches on a few key indicators that will have an impact on land use patterns during the planning period.

Age Distribution 2000-2010

The change in age distribution in the City mirrors national trends. The median age of Davenport citizens rose from 33.6 years in 2000 to 35.3 years in 2010. Nationally, the median age rose from 35.3 years to 37.2 years. Contrary to popular thinking, Davenport remains relatively younger than the United States as a whole.

The distribution chart below clearly shows the 'bubble' of baby boomers now reaching at or near retirement age. Meeting the needs of these older residents will be a factor in land use planning for the upcoming 20 years.

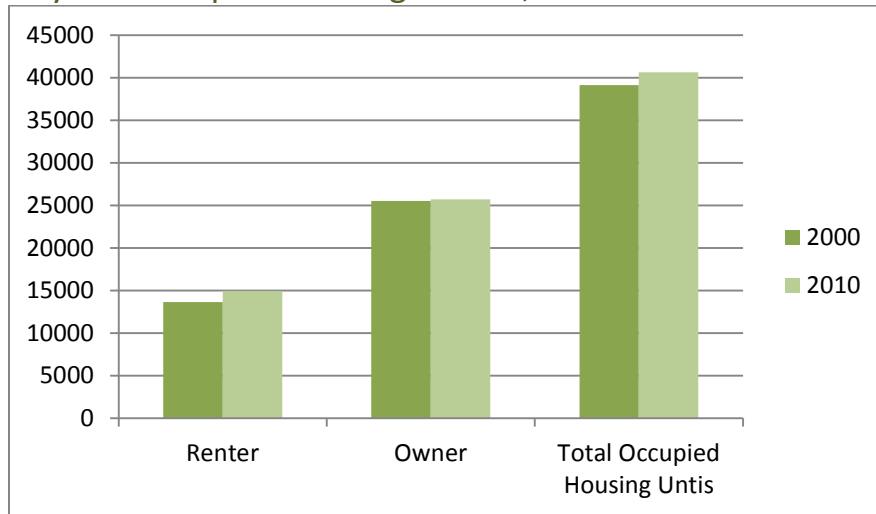
City of Davenport Age Composition, 2000-2010



Housing Tenure

The number of occupied housing units grew from 39,124 in 2000 to 40,620 in 2010. The percentage of owner-occupied housing units fell from 65.2% in 2000 to 63.2% in 2010. This mirrors a national trend of decline of home-ownership. In the US, the rate dropped from 66.2% to 65.1%.

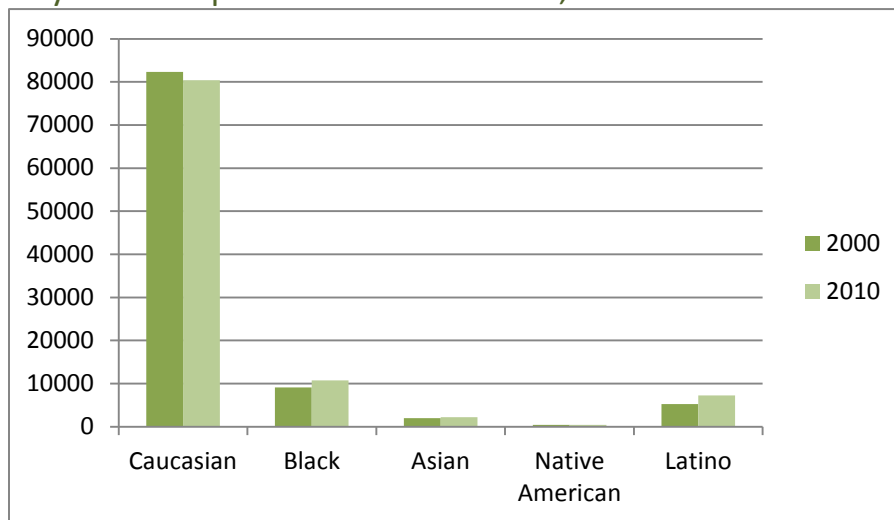
City of Davenport Housing Tenure, 2000-2010



Ethnicity

The impact of ethnicity with respect to land use is difficult to quantify; however, one thing is clear: Davenport is becoming a more diverse place. The percentage of non-white Davenporters has risen from 16.3% of the population in 2000 to 19.3% in 2010. This number is expected to increase to 21.7% in 2019.

City of Davenport Ethnic Breakdown, 2000-2010



Population Forecast:

A population forecast is different from a population projection because it utilizes a number of different sources to predict the future. Population projections, on the other hand, rely solely on scientific methods to determine future population.

Population forecasting is a more honest approach in that it makes clear that it is, in essence, a 'best-guess' approach. In a rapidly changing world and City, predicting the City's future population is difficult. However, Davenport has been, for the most part, a stable community and radical departure from existing trends seems unlikely.

Many different methodologies and sources can be used for the purpose of population forecasting. There are two primary variables:

- Natural Change, which compares birth rates and death rates.
- Migration, which looks at population moving to, or away from an area.

Secondary variables include:

- Economic Vitality, the ability of an area to attract or maintain jobs and tax base.
- Land Availability, the adequacy of land available and serviceable for new development.
- Quality of Life Indicators, providing cultural, educational, recreational, and social amenities and programs necessary to support a vibrant community.

In addition, forecasting should take into account State and County forecasts to ensure balance.

In summary, the Population of Davenport is expected to reach 109,769 in the year 2035. See Exhibit F.

Broad Demographic Conclusions:

- The population of the City will continue to rise slowly
- The percentage of population aged 60 years and older will rise significantly
- The percentage of home owners will continue to decline slowly
- It is likely that all areas of the City will become more ethnically diverse

Land Absorption Projections:

With ever rising fiscal constraints, Davenport must be certain the growth it sees can be accomplished in the smallest footprint reasonably possible. This sentiment was repeatedly brought up and discussed at the public input sessions.

Davenport 2025 predicted that 9 square miles of vacant land would need to be converted to development during the 20 year period from 2005 to 2025. In the ten years 2005 to 2015,

there have been 1.2 square miles absorbed for development. At this pace, given current population trends, the City has approximately an 80 year supply of land.

Land Absorption Trends 2005-2035

Land Use	Actual Absorption Acres Per Year 2005- 2015	Projected Absorption Acres Per Year 2015- 2035	Projected Absorption Acres Total 2015-2035
Low Density Residential	21	16	320
Medium-High Density Residential	14	12	240
Office/Commercial	13	12	240
Parks/Open Space	9	4	80
Institutional/Government	2	2	40
Industrial	12	15	300
Total	71	61	1220

Land Availability – within Urban Service Boundary– 2005-2035

Undeveloped Land Within USB in 2005	5760 Acres
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Land Developed 2005- 2015	(-) 720 Acres
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Land Removed from USB	(-) 694 Acres
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Land Added to USB	(+) 580 Acres
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Forecasted Land Demand 2015-2035	(-) 1220 Acres
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Land Availability 2035	3706 Acres
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In summary, with projected land absorption of slightly lower rates as is currently happening, coupled with the abundance of land that is available for development, approximately 3706 acres of developable land will still be ready for development in 2035. In the event additional land is needed, an amendment to the Comprehensive Plan may be necessary.

Public Participation:

Production of this plan was guided through a thorough public input process.

- In the June/July, 2015, Staff presented an outline to both the Plan and Zoning Commission and City Council on the process. Council concurred with Staff's recommendation that the Plan and Zoning Commission serve as the Steering Committee for this effort.

- In July/August, Staff conducted three public listening sessions: Fairmont Library, Eastern Library, and the Freight House. Approximately 100 people attended.
- In the fall, focus groups were held with young people (2 sessions), real estate professionals, and the City's Technical Review Team. Comments were also solicited through the City's social media channels.
- The Plan and Zoning Commission, acting as the Steering Committee, met six times in early 2016 to review progress on preparation of the plan document and make suggestions.
- A final public meeting to review the final draft of the Plan's Goals, Objectives and Recommendations, as well as the Proposed Future Plan Use Map and Land Use Categories, was held on June 6, 2016. Approximately 15 people attended this meeting and no new suggestions were received.
- The Plan and Zoning Commission held a public hearing on the proposed Plan update on June 14, 2016. No comments were received.

A complete summary of comments throughout the process can be found within [Exhibit G](#).

Goals, Objectives & Recommendations:

Participants in the public input process, as well as the Steering Committee, affirmed the support and continued implementation all goals, Objectives, and Recommendations included in Davenport 2025. The following additional Objectives and Recommendations are added to the plan with this update.

Goal 1 (Existing)

Strengthen the Existing Built Environment

*Objective (New) **Invest in Existing Neighborhoods***

Proposed Recommendations:

Policy: Prioritize rehabilitation or replacement of existing infrastructure within existing neighborhoods over construction of new infrastructure.

Program: Continue neighborhood planning efforts as a way for citizens to help identify neighborhood infrastructure deficiencies and prioritize attention.

Policy: Re-examine the neighborhood cost-share formulas for infrastructure repair and consider adjusting or eliminating the formulas as a way to incentivize local infrastructure projects.

Policy: Facilitate an increased role for citizens in the Capital Improvement Plan (CIP) funding process.

Project: Include the Northpark Mall / Village Shopping Center Area as a Study Area.

Goal 2 (Existing)

Identify and Reserve Land for Future Development

Objective (New) *Align Urban Service District boundaries to reasonable growth expectations within the 20 year planning timeframe.*

Proposed Recommendations:

Policy: Remove areas not expected to be needed for development within the 2035 planning timeframe currently located within the existing 2025 Urban Service Area and re-classify as "Future Development".

Policy: Create an AR- Agricultural Reserve land use classification in order to protect agricultural areas from premature development for the foreseeable future.

Objective (New) *Develop new walkable mixed use neighborhoods with neighborhood shopping opportunities.*

Proposed Recommendations:

Policy: Investigate providing incentives for compact, walkable mixed use neighborhoods, when it can be demonstrated that infrastructure and service costs are lower than conventional subdivisions.

Policy: Review subdivision standards and consider incorporating complete street profiles for new developments.

Policy: Establish areas within the Urban Service District where compact, walkable mixed use neighborhoods are required.

Objective (New) *Find ways to support fiscally responsible new development in West Davenport, especially in the vicinity of the I-80/280 – Kimberly Rd. Interchanges.*

Proposed Recommendation:

Policy: Require master planning and cost-benefit analysis of development as a prerequisite to any expansion of the existing 2025 Urban Service Area. Master planning must take into account the potential of future re-alignment of Kimberly Road and I-280 Interchange likely to occur beyond the 2035 planning timeframe.

Goal 3 (Existing)

Reinforce Downtown as the City's Recreational, Cultural, Entertainment and Government Center

*Objective (New) **Continue to support Downtown's resurgence***

Proposed Recommendations:

Policy: Adopt the Downtown 10 Year Strategic Master Plan commissioned by the Downtown Partnership as an element to the City Comprehensive Plan.

Program: Continue to seek public-private partnerships in implementing Downtown policies and projects.

These Objectives and Recommendations have been added to the implementation matrix found in Davenport 2025 and can be found under Exhibit H.

Future Land Use Categories:

The following categories and their descriptions are depicted on the Future Land Use Map; and are designed to provide broad guidance for zoning and development activity in the future. Major changes from Davenport 2025 are noted.

Agricultural Reserve (AR) – Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Note: New definition that recognizes long term viability of agriculture within the City limits.

Urban Fringe (UF) – Areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time.

Note: Along with UA, eliminates the former F – Future Development category

Open Space / Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

Note: Revised definition includes floodplains and wetlands.

Parks and Recreation (PR) - Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.

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.

Note: Residential Limited (RL) category has been eliminated

Urban Corridor (UC) - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

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.

Note: Neighborhood Corridor, Commercial Office, and Neighborhood Commercial designations have been eliminated.

Commercial Node (CN) - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and

customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Note: New category and definition.

Regional Commercial (RC) – Are 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. Connectivity to nearby neighborhoods is desirable but less important.

Note: Definition refined.

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

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

Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Future Land Use Map:

The Future Land Use Map applies the Future Land Use categories to the City map and paints a picture of how land use should be arranged in the year 2035.

The Future Land Use Map is an important tool in helping determine the appropriateness of rezoning decisions. If the City determines that a proposal is not consistent with the Future Land Use Map, an amendment to this map may be necessary.

In the ten years since the adoption of *Davenport 2025*, three amendments to the Future Land Use Map have been adopted. They are:

- Conversion of approximately 20 acres located on East 53rd Street (Foster Property) from Residential General to Commercial Neighborhood.
- Conversion of approximately 150 acres (Rhythm City Casino and vicinity) located southwest of the I-80/I-74 Interchange from Neighborhood Commercial to Regional Commercial.
- Conversion of approximately 400 acres north of the Eastern Iowa Industrial Center (Kraft Heinz Plant) from Future Development to Industry.

In addition to the Future Land Use Categories, the map depicts the current Urban Service Boundary (USB) and the projected Urban Service Boundary in 2035 (USB35). These important designations determine the limits of current and future development with respect to the ability of the City (and other agencies) to be able to provide urban services.

Davenport 2025 established an Urban Service Area Policy (p. 434). This policy is still relevant today but it should be reviewed to ensure accuracy.

The Future Land Use Map should be a primary reference when considering rezonings, sub area planning, as well as determining Capital Improvement expenditures and priorities. The Map can be found as Exhibit I.

Future Study Areas:

In conclusion, this update identifies five areas of the City that will likely need additional study before any large scale changes occur. This does not include continuation of the Planning Area Planning Program initiated by *Davenport NEW*. These individual neighborhood plans will be initiated when need and available staff resources become available.

The five areas are as follows:

- Northwest Gateway. Generally near the I-80/I-280/Kimberly Road Interchanges; this area is outside the Urban Service Boundary (USB) and outside the Urban Service Boundary projected for 2035 (USB35). Some development interest has been shown for this area. However, the Iowa DOT continues to look at relocating closing the Kimberly Road/I-280 Interchange and relocate Kimberly Road further to the south.

No development should be allowed in this area until this and other important questions are addressed.

- Centennial Gateway. The area immediately west of Downtown, north of Centennial Park, up to and including the Kraft Plant, due to close by 2018. Continued Downtown development should make this area more desirable for new development in the near future.
- Northpark Mall Area. The City should be prepared for changes in this area as retail shopping patterns change and traditional indoor malls become less popular as regional shopping centers.
- Southwest Wetlands. Areas surrounding and including Nahant Marsh, and south to Concord Street are largely floodplain but much is zoned industrial. Improving the Mississippi River Trail and the quality of open space should be investigated further.
- Oneida Landing. East of Downtown, this area has been designated “DT – Downtown” by this Plan update. Continued redevelopment and new construction of mixed use development can be anticipated.

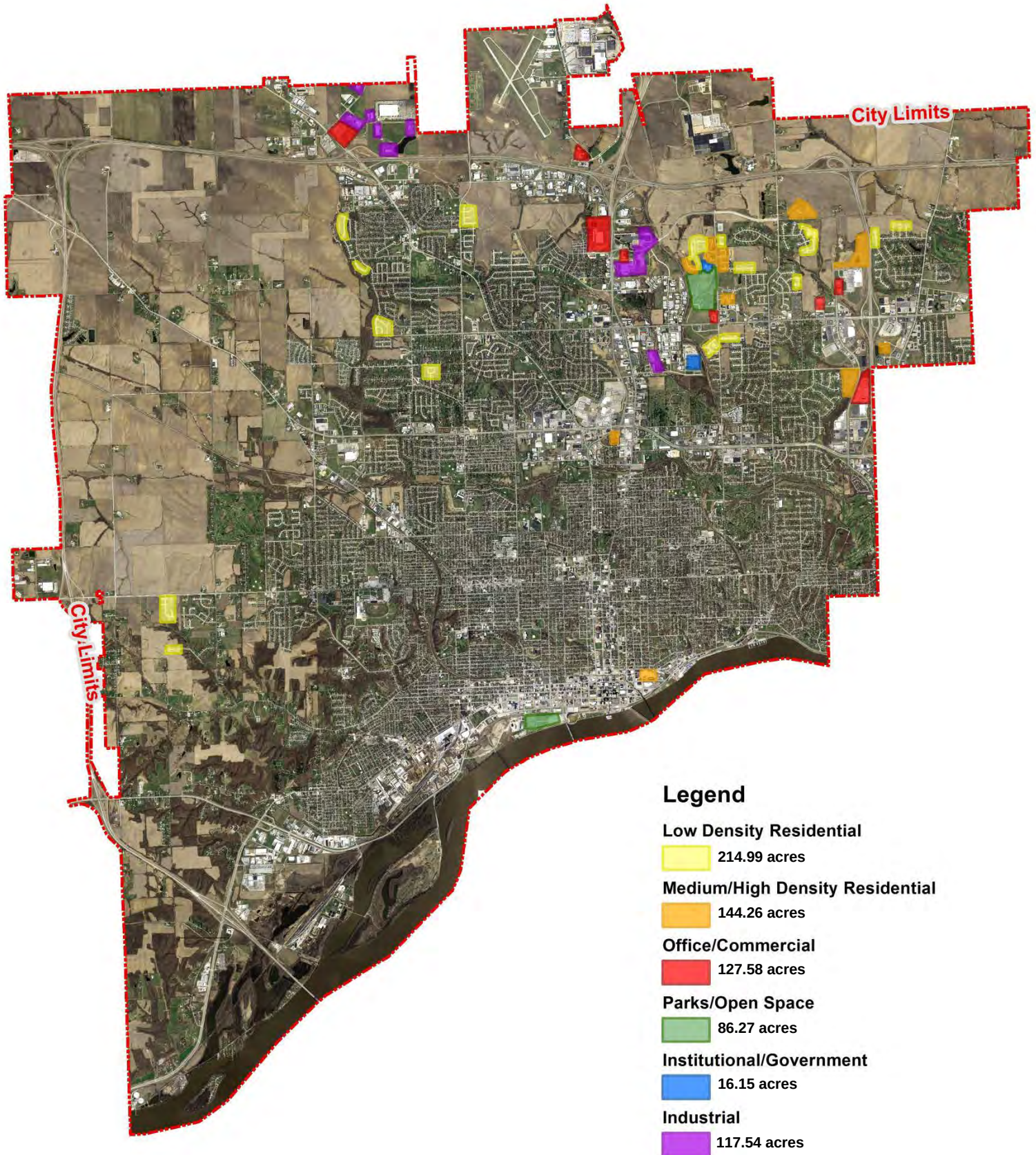
Undoubtedly the City of Davenport will face challenges unforeseen upon the drafting of this document. The City Comprehensive Plan is a living document and must be regularly revisited and its policies changed if conditions warrant.

In closing, on the 100th anniversary of her birth, we share this thought:



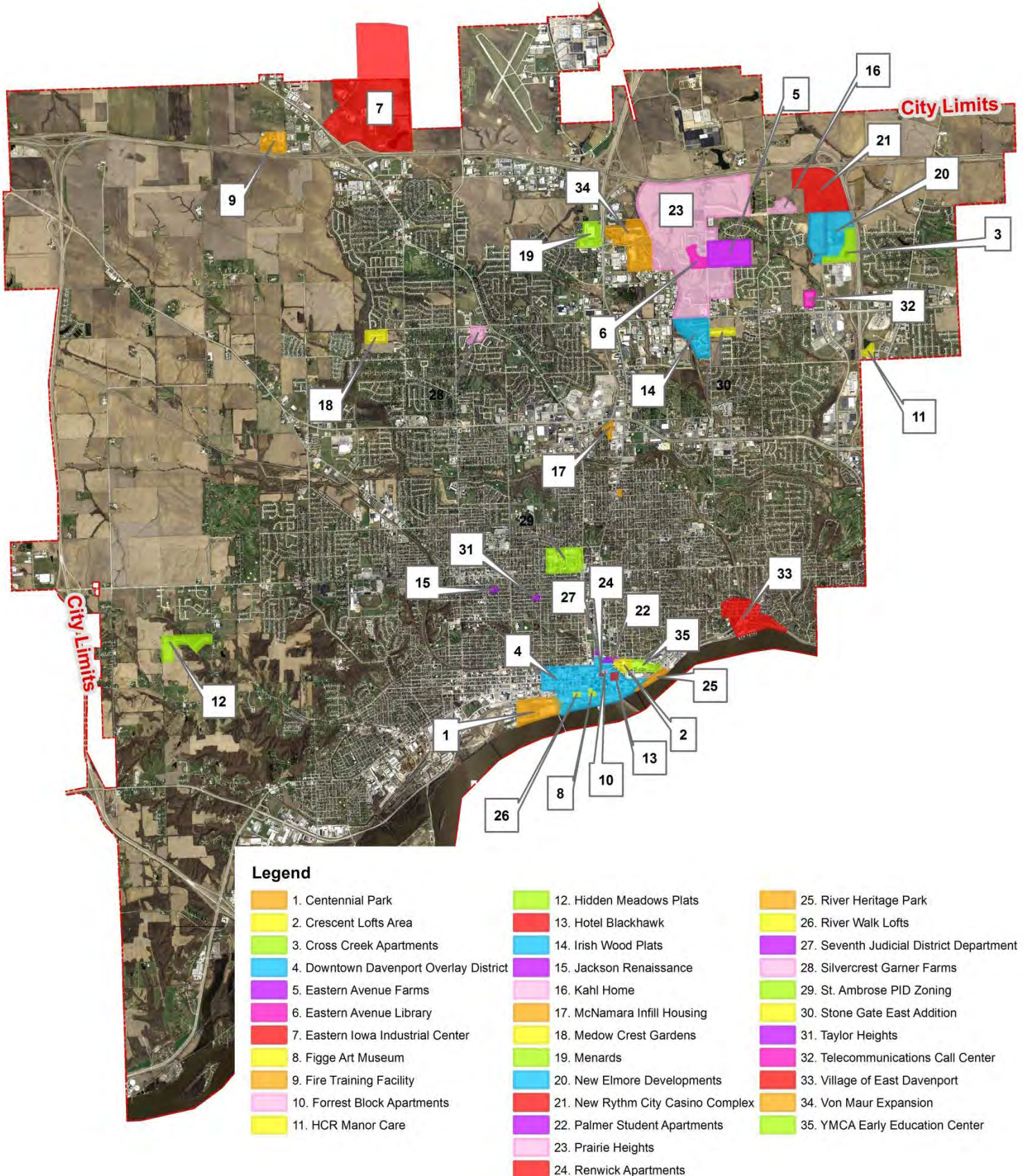
DAVENPORT+2035

Land Use Change 2005 - 2015



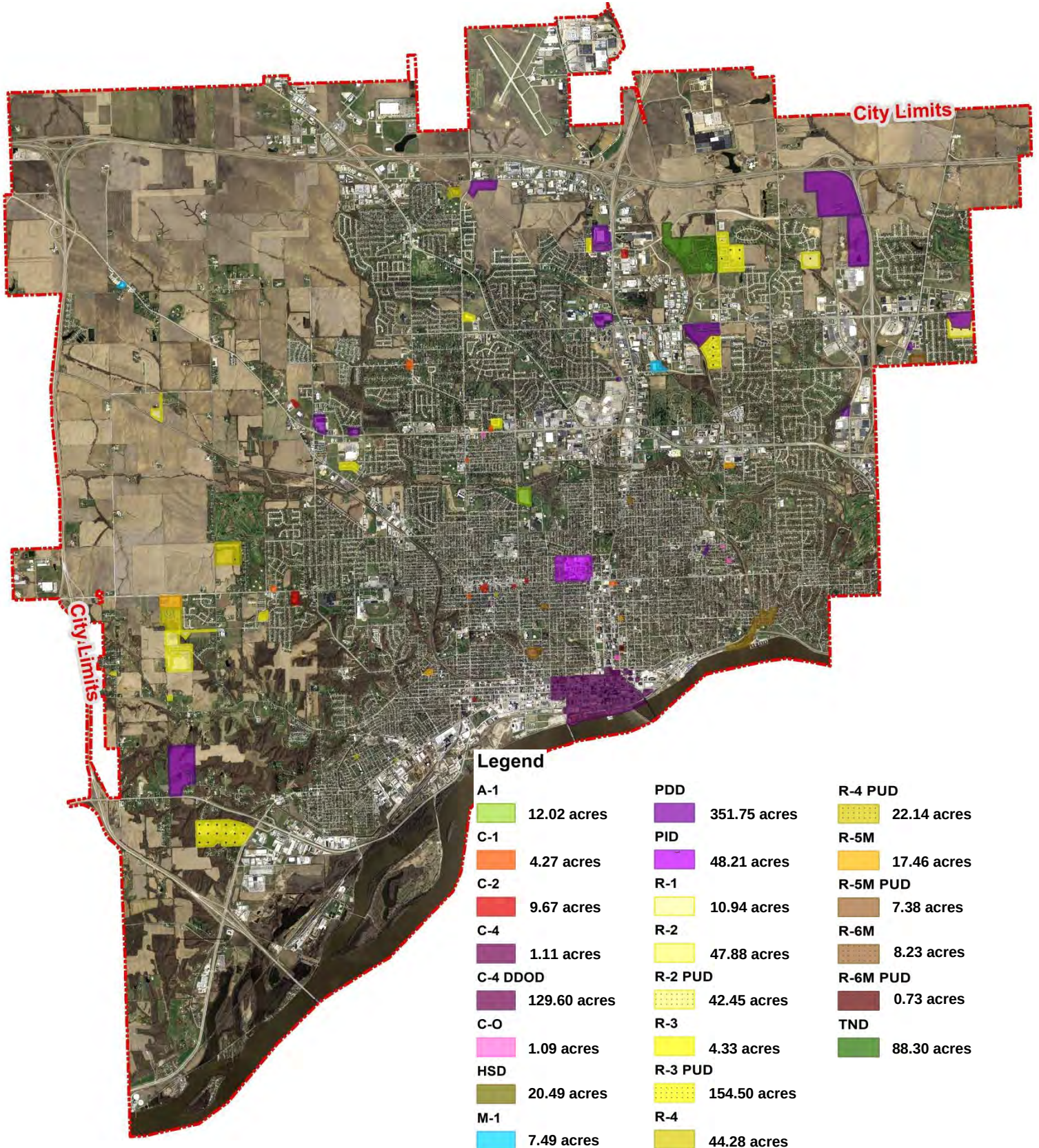
DAVENPORT+2035

Major Activities



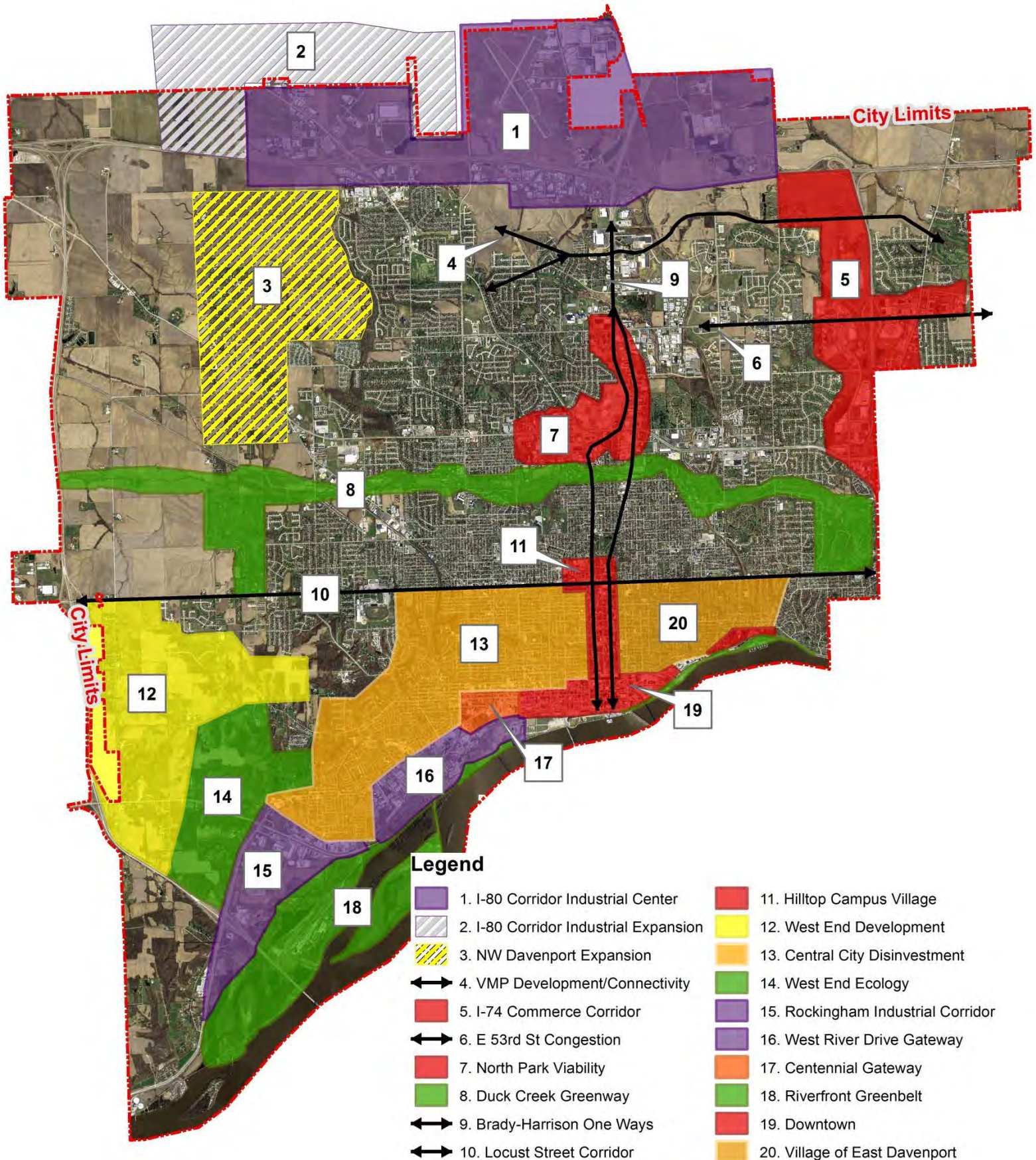
DAVENPORT+2035

Rezoning 2005 - 2015



DAVENPORT+2035

Issues and Forces



**Demographic Profiles
City of Davenport Planning Areas
2014**

**Davenport NEW – Neighborhood
Empowerment
and Wellness**

Compiled with Assistance From the Bi-State Regional Commission and ESRI

City Data



Demographic and Income Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Summary	Census 2010		2014		2019	
Population	99,685		101,490		104,898	
Households	40,620		41,752		43,427	
Families	24,491		24,776		25,466	
Average Household Size	2.38		2.36		2.34	
Owner Occupied Housing Units	25,680		25,732		26,677	
Renter Occupied Housing Units	14,940		16,020		16,749	
Median Age	35.2		35.8		36.7	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	0.66%		0.56%		0.73%	
Households	0.79%		0.60%		0.75%	
Families	0.55%		0.44%		0.66%	
Owner HHs	0.72%		0.59%		0.69%	
Median Household Income	3.46%		3.17%		2.74%	
Households by Income	2014		2019			
	Number	Percent	Number	Percent		
<\$15,000	7,059	16.9%	7,005	16.1%		
\$15,000 - \$24,999	5,391	12.9%	4,179	9.6%		
\$25,000 - \$34,999	5,448	13.0%	4,493	10.3%		
\$35,000 - \$49,999	6,079	14.6%	6,432	14.8%		
\$50,000 - \$74,999	6,690	16.0%	6,404	14.7%		
\$75,000 - \$99,999	5,066	12.1%	6,351	14.6%		
\$100,000 - \$149,999	4,255	10.2%	5,641	13.0%		
\$150,000 - \$199,999	937	2.2%	1,716	4.0%		
\$200,000+	827	2.0%	1,206	2.8%		
Median Household Income	\$41,142		\$48,772			
Average Household Income	\$56,195		\$66,077			
Per Capita Income	\$23,404		\$27,700			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,257	7.3%	7,065	7.0%	7,324	7.0%
5 - 9	6,621	6.6%	6,788	6.7%	6,792	6.5%
10 - 14	6,217	6.2%	6,339	6.2%	6,632	6.3%
15 - 19	6,833	6.9%	6,499	6.4%	6,668	6.4%
20 - 24	7,756	7.8%	7,719	7.6%	7,082	6.8%
25 - 34	14,857	14.9%	15,356	15.1%	15,494	14.8%
35 - 44	12,239	12.3%	12,309	12.1%	13,170	12.6%
45 - 54	13,794	13.8%	12,858	12.7%	12,193	11.6%
55 - 64	11,587	11.6%	12,581	12.4%	12,931	12.3%
65 - 74	6,310	6.3%	7,608	7.5%	9,503	9.1%
75 - 84	4,068	4.1%	4,142	4.1%	4,780	4.6%
85+	2,146	2.2%	2,230	2.2%	2,333	2.2%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	80,401	80.7%	80,855	79.7%	82,184	78.3%
Black Alone	10,759	10.8%	11,201	11.0%	11,946	11.4%
American Indian Alone	380	0.4%	398	0.4%	421	0.4%
Asian Alone	2,170	2.2%	2,378	2.3%	2,690	2.6%
Pacific Islander Alone	46	0.0%	48	0.0%	53	0.1%
Some Other Race Alone	2,089	2.1%	2,365	2.3%	2,656	2.5%
Two or More Races	3,840	3.9%	4,245	4.2%	4,948	4.7%
Hispanic Origin (Any Race)	7,255	7.3%	8,299	8.2%	9,816	9.4%

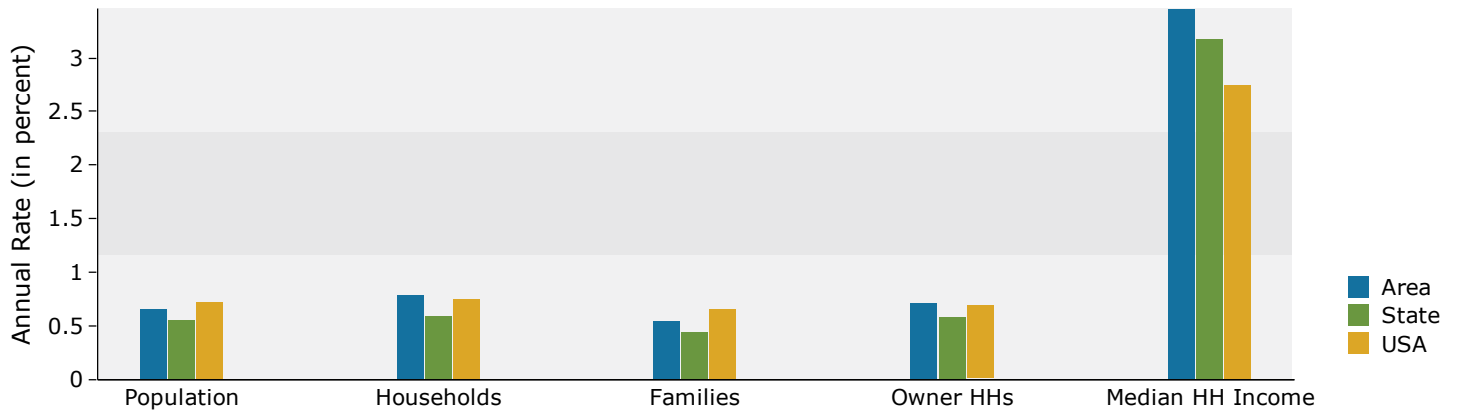
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

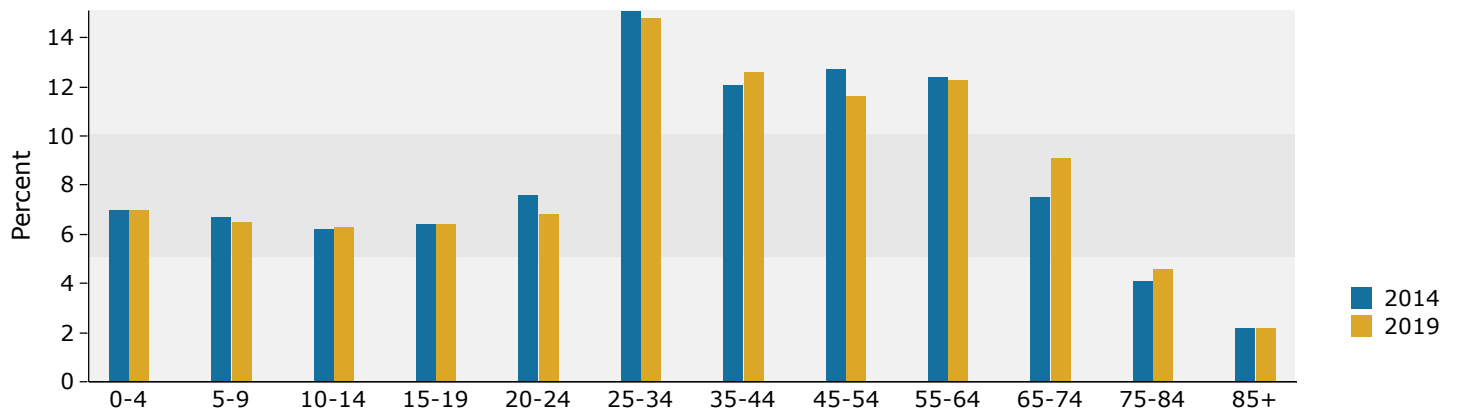
March 11, 2015

Davenport City, IA
Davenport city, IA (1919000)
Place

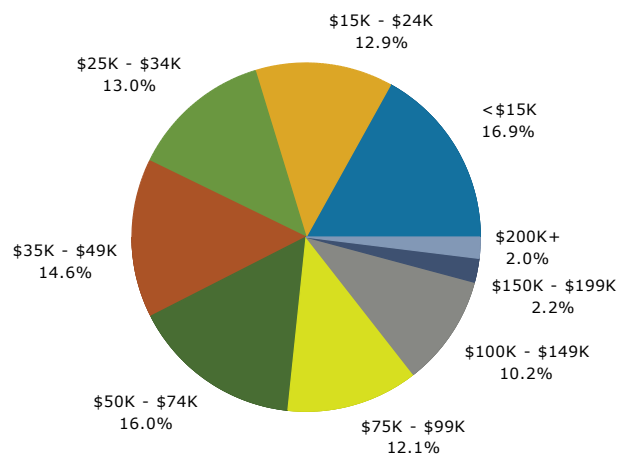
Trends 2014-2019



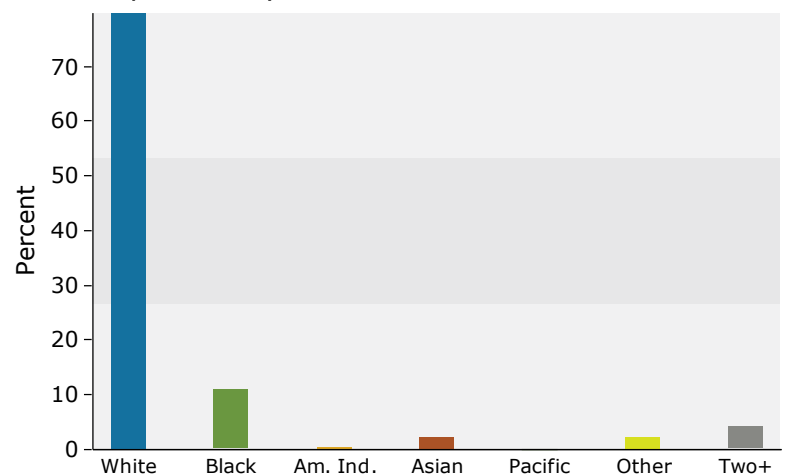
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 8.2%



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

Population Summary

2000 Total Population	98,331
2010 Total Population	99,685
2014 Total Population	101,490
2014 Group Quarters	3,145
2019 Total Population	104,898
2014-2019 Annual Rate	0.66%

Household Summary

2000 Households	39,114
2000 Average Household Size	2.44
2010 Households	40,620
2010 Average Household Size	2.38
2014 Households	41,752
2014 Average Household Size	2.36
2019 Households	43,427
2019 Average Household Size	2.34
2014-2019 Annual Rate	0.79%
2010 Families	24,491
2010 Average Family Size	3.00
2014 Families	24,776
2014 Average Family Size	2.99
2019 Families	25,466
2019 Average Family Size	2.99
2014-2019 Annual Rate	0.55%

Housing Unit Summary

2000 Housing Units	41,339
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	5.4%
2010 Housing Units	44,087
Owner Occupied Housing Units	58.2%
Renter Occupied Housing Units	33.9%
Vacant Housing Units	7.9%
2014 Housing Units	45,419
Owner Occupied Housing Units	56.7%
Renter Occupied Housing Units	35.3%
Vacant Housing Units	8.1%
2019 Housing Units	47,186
Owner Occupied Housing Units	56.5%
Renter Occupied Housing Units	35.5%
Vacant Housing Units	8.0%

Median Household Income

2014	\$41,142
2019	\$48,772

Median Home Value

2014	\$147,116
2019	\$184,547

Per Capita Income

2014	\$23,404
2019	\$27,700

Median Age

2010	35.2
2014	35.8
2019	36.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2014 Households by Income

Household Income Base	41,752
<\$15,000	16.9%
\$15,000 - \$24,999	12.9%
\$25,000 - \$34,999	13.0%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	16.0%
\$75,000 - \$99,999	12.1%
\$100,000 - \$149,999	10.2%
\$150,000 - \$199,999	2.2%
\$200,000+	2.0%

Average Household Income \$56,195

2019 Households by Income

Household Income Base	43,427
<\$15,000	16.1%
\$15,000 - \$24,999	9.6%
\$25,000 - \$34,999	10.3%
\$35,000 - \$49,999	14.8%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	14.6%
\$100,000 - \$149,999	13.0%
\$150,000 - \$199,999	4.0%
\$200,000+	2.8%

Average Household Income \$66,077

2014 Owner Occupied Housing Units by Value

Total	25,724
<\$50,000	4.0%
\$50,000 - \$99,999	16.9%
\$100,000 - \$149,999	30.9%
\$150,000 - \$199,999	21.2%
\$200,000 - \$249,999	10.6%
\$250,000 - \$299,999	6.7%
\$300,000 - \$399,999	5.7%
\$400,000 - \$499,999	2.1%
\$500,000 - \$749,999	1.3%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	0.5%

Average Home Value \$176,868

2019 Owner Occupied Housing Units by Value

Total	26,668
<\$50,000	2.7%
\$50,000 - \$99,999	12.6%
\$100,000 - \$149,999	17.4%
\$150,000 - \$199,999	24.9%
\$200,000 - \$249,999	16.0%
\$250,000 - \$299,999	10.6%
\$300,000 - \$399,999	8.4%
\$400,000 - \$499,999	3.8%
\$500,000 - \$749,999	2.0%
\$750,000 - \$999,999	0.8%
\$1,000,000 +	0.6%

Average Home Value \$215,014

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Population by Age

Total	99,685
0 - 4	7.3%
5 - 9	6.6%
10 - 14	6.2%
15 - 24	14.6%
25 - 34	14.9%
35 - 44	12.3%
45 - 54	13.8%
55 - 64	11.6%
65 - 74	6.3%
75 - 84	4.1%
85 +	2.2%
18 +	76.0%

2014 Population by Age

Total	101,494
0 - 4	7.0%
5 - 9	6.7%
10 - 14	6.2%
15 - 24	14.0%
25 - 34	15.1%
35 - 44	12.1%
45 - 54	12.7%
55 - 64	12.4%
65 - 74	7.5%
75 - 84	4.1%
85 +	2.2%
18 +	76.6%

2019 Population by Age

Total	104,902
0 - 4	7.0%
5 - 9	6.5%
10 - 14	6.3%
15 - 24	13.1%
25 - 34	14.8%
35 - 44	12.6%
45 - 54	11.6%
55 - 64	12.3%
65 - 74	9.1%
75 - 84	4.6%
85 +	2.2%
18 +	76.7%

2010 Population by Sex

Males	48,558
Females	51,127

2014 Population by Sex

Males	49,511
Females	51,983

2019 Population by Sex

Males	51,263
Females	53,639



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Population by Race/Ethnicity

Total	99,685
White Alone	80.7%
Black Alone	10.8%
American Indian Alone	0.4%
Asian Alone	2.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	3.9%
Hispanic Origin	7.3%
Diversity Index	42.7

2014 Population by Race/Ethnicity

Total	101,490
White Alone	79.7%
Black Alone	11.0%
American Indian Alone	0.4%
Asian Alone	2.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.3%
Two or More Races	4.2%
Hispanic Origin	8.2%
Diversity Index	45.0

2019 Population by Race/Ethnicity

Total	104,898
White Alone	78.3%
Black Alone	11.4%
American Indian Alone	0.4%
Asian Alone	2.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.5%
Two or More Races	4.7%
Hispanic Origin	9.4%
Diversity Index	47.9

2010 Population by Relationship and Household Type

Total	99,685
In Households	96.9%
In Family Households	76.5%
Householder	24.6%
Spouse	16.7%
Child	29.6%
Other relative	2.7%
Nonrelative	2.9%
In Nonfamily Households	20.4%
In Group Quarters	3.1%
Institutionalized Population	1.3%
Noninstitutionalized Population	1.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2014 Population 25+ by Educational Attainment

Total	67,081
Less than 9th Grade	3.1%
9th - 12th Grade, No Diploma	7.1%
High School Graduate	24.4%
GED/Alternative Credential	4.4%
Some College, No Degree	23.7%
Associate Degree	11.1%
Bachelor's Degree	18.2%
Graduate/Professional Degree	8.0%

2014 Population 15+ by Marital Status

Total	81,299
Never Married	34.9%
Married	45.2%
Widowed	6.3%
Divorced	13.6%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	93.8%
Civilian Unemployed	6.2%

2014 Employed Population 16+ by Industry

Total	47,582
Agriculture/Mining	0.5%
Construction	4.9%
Manufacturing	16.6%
Wholesale Trade	3.1%
Retail Trade	12.2%
Transportation/Utilities	4.8%
Information	1.7%
Finance/Insurance/Real Estate	6.5%
Services	45.8%
Public Administration	3.8%

2014 Employed Population 16+ by Occupation

Total	47,583
White Collar	56.7%
Management/Business/Financial	11.7%
Professional	19.3%
Sales	11.7%
Administrative Support	14.1%
Services	19.7%
Blue Collar	23.6%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	3.0%
Production	9.2%
Transportation/Material Moving	6.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Households by Type

Total	40,620
Households with 1 Person	31.5%
Households with 2+ People	68.5%
Family Households	60.3%
Husband-wife Families	41.1%
With Related Children	16.9%
Other Family (No Spouse Present)	19.2%
Other Family with Male Householder	4.9%
With Related Children	3.2%
Other Family with Female Householder	14.3%
With Related Children	10.3%
Nonfamily Households	8.2%

All Households with Children	31.0%
------------------------------	-------

Multigenerational Households	3.4%
Unmarried Partner Households	9.0%
Male-female	8.4%
Same-sex	0.7%

2010 Households by Size

Total	40,620
1 Person Household	31.5%
2 Person Household	33.3%
3 Person Household	15.1%
4 Person Household	11.3%
5 Person Household	5.5%
6 Person Household	2.0%
7 + Person Household	1.2%

2010 Households by Tenure and Mortgage Status

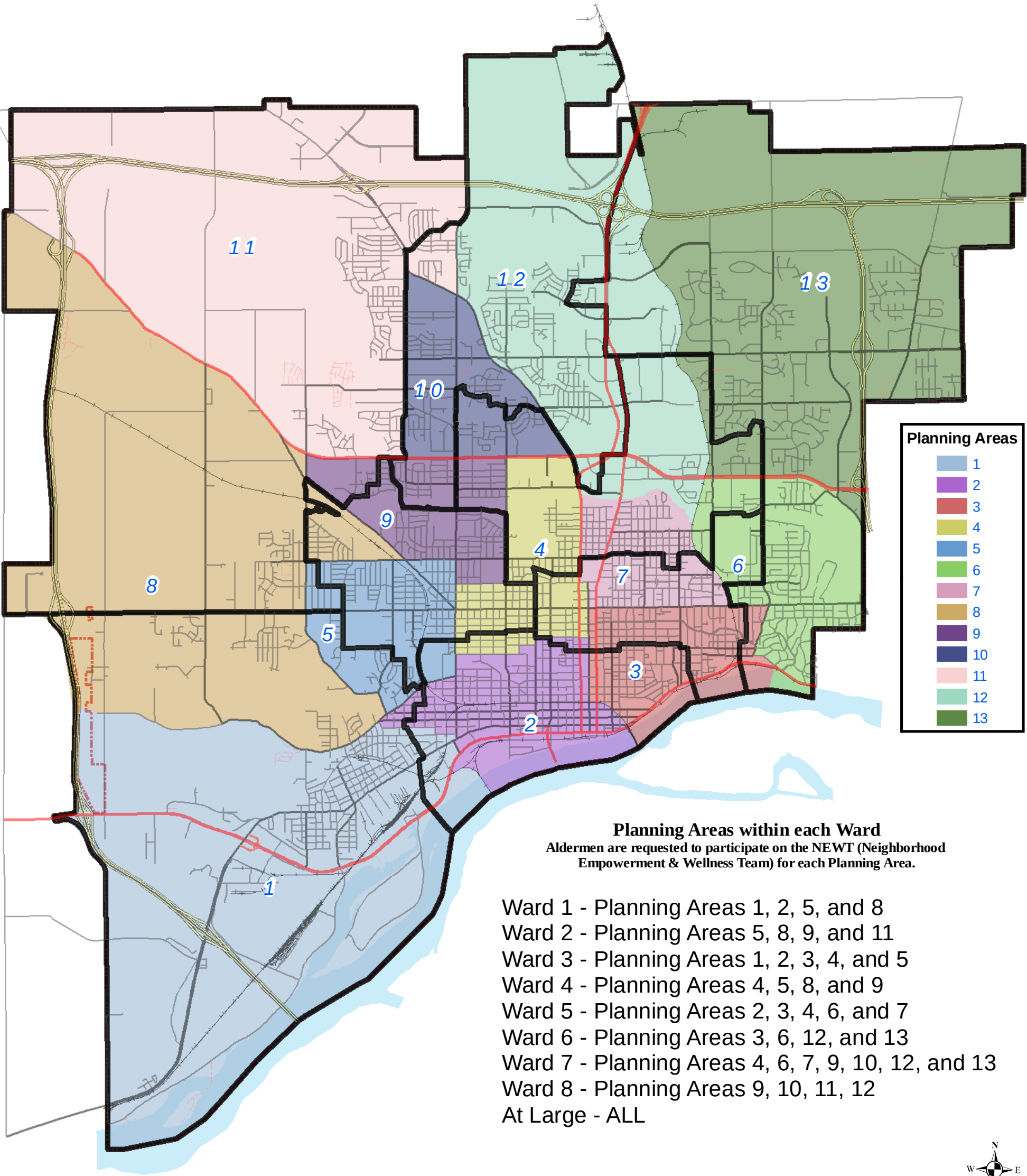
Total	40,620
Owner Occupied	63.2%
Owned with a Mortgage/Loan	45.2%
Owned Free and Clear	18.1%
Renter Occupied	36.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015

Planning Areas



Planning Area Map with Ward Overlay

Planning Area Boundaries Are Derived From Census Tract Boundaries
To Facilitate Data Collection, Track Progress Over Time, And To Ensure That
Each Area Has Approximately the Same Population Represented

City of Davenport, Iowa
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.
Photo Provided By Scott County, Iowa (April 2005)





Planning Area 1





Planning Area 1

Population

	1990	2000	% Change	City % Change
Total	7639	7294	-5%	+3%
Minority	261	588	+125%	+55%
Hispanic	301	427	+42%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3008	2887	-4%	+5%
Owner	2145	2150	+<1%	+76%
Renter	863	737	-15%	-40%
% Renter	29%	26%	-10%	-43%

Housing

	2007	2008
Area 1 Foreclosures	30	25
City Foreclosures	266	204
% of Owner HH in Area 1	7%	7%
% of City Foreclosures in A1	11%	12%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	940	501	-47%	-36%
\$15-30,000	855	757	-11%	-16%
\$30-60,000	1054	1302	+24%	+13%
> \$60,000	101	404	+300%	+150%
Public Assist	263	139	-47%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1400	910	-35%	-23%
Violent	454	357	-21%	-20%
Property	665	411	-38%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	58	37	-36%	+20%
Rental Issues	1	2	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	6	43	2%	<1%
Poor	41	295	14%	12%
Fair	187	1345	62%	51%
Good	65	467	22%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 1	65	4	6%
City	520	65	13%
% of City	13%	6%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 1 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 1 decreased the minority population increased significantly more than the City rate
- Area 1 lost housing units but held steady in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 1 slightly more than the City
- The household income in Area 1 grew more than the City with a significant increase in the greater than \$60,000 category
- The decrease in households receiving public assistance was slightly more than the decrease in the City
- Public safety issues within Area 1 decreased less significantly than the City
- Residents of Area 1 are making less use of the City's inspection services than the City as a whole
- Area 1 has slightly more need for minor housing rehabilitation than the City
- Area 1 has received half the investment in street rehabilitation compared to Area 1's share of the City's streets

Conservation



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629
Longitude: -90.6415283

Census 2010 Summary

Population	6,754
Households	2,757
Families	1,726
Average Household Size	2.45
Owner Occupied Housing Units	2,035
Renter Occupied Housing Units	722
Median Age	37.5

2014 Summary

Population	6,747
Households	2,778
Families	1,713
Average Household Size	2.43
Owner Occupied Housing Units	2,013
Renter Occupied Housing Units	765
Median Age	37.8
Median Household Income	\$36,481
Average Household Income	\$43,707

2019 Summary

Population	6,857
Households	2,834
Families	1,729
Average Household Size	2.42
Owner Occupied Housing Units	2,050
Renter Occupied Housing Units	784
Median Age	38.0
Median Household Income	\$40,353
Average Household Income	\$50,478

Trends: 2014-2019 Annual Rate

Population	0.32%
Households	0.40%
Families	0.19%
Owner Households	0.36%
Median Household Income	2.04%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

2014 Households by Income	Number	Percent
<\$15,000	351	12.6%
\$15,000 - \$24,999	432	15.6%
\$25,000 - \$34,999	524	18.9%
\$35,000 - \$49,999	573	20.6%
\$50,000 - \$74,999	552	19.9%
\$75,000 - \$99,999	193	6.9%
\$100,000 - \$149,999	110	4.0%
\$150,000 - \$199,999	24	0.9%
\$200,000+	19	0.7%
Median Household Income	\$36,481	
Average Household Income	\$43,707	
Per Capita Income	\$17,996	

2019 Households by Income	Number	Percent
<\$15,000	358	12.6%
\$15,000 - \$24,999	345	12.2%
\$25,000 - \$34,999	433	15.3%
\$35,000 - \$49,999	619	21.8%
\$50,000 - \$74,999	568	20.0%
\$75,000 - \$99,999	276	9.7%
\$100,000 - \$149,999	178	6.3%
\$150,000 - \$199,999	37	1.3%
\$200,000+	20	0.7%
Median Household Income	\$40,353	
Average Household Income	\$50,478	
Per Capita Income	\$20,863	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

2010 Population by Age	Number	Percent
Age 0 - 4	520	7.7%
Age 5 - 9	401	5.9%
Age 10 - 14	430	6.4%
Age 15 - 19	453	6.7%
Age 20 - 24	484	7.2%
Age 25 - 34	880	13.0%
Age 35 - 44	880	13.0%
Age 45 - 54	1,118	16.6%
Age 55 - 64	790	11.7%
Age 65 - 74	444	6.6%
Age 75 - 84	264	3.9%
Age 85+	90	1.3%

2014 Population by Age	Number	Percent
Age 0 - 4	483	7.2%
Age 5 - 9	476	7.1%
Age 10 - 14	385	5.7%
Age 15 - 19	393	5.8%
Age 20 - 24	460	6.8%
Age 25 - 34	943	14.0%
Age 35 - 44	838	12.4%
Age 45 - 54	1,010	15.0%
Age 55 - 64	919	13.6%
Age 65 - 74	490	7.3%
Age 75 - 84	264	3.9%
Age 85+	86	1.3%

2019 Population by Age	Number	Percent
Age 0 - 4	478	7.0%
Age 5 - 9	465	6.8%
Age 10 - 14	464	6.8%
Age 15 - 19	363	5.3%
Age 20 - 24	386	5.6%
Age 25 - 34	1,024	14.9%
Age 35 - 44	825	12.0%
Age 45 - 54	861	12.6%
Age 55 - 64	983	14.3%
Age 65 - 74	620	9.0%
Age 75 - 84	288	4.2%
Age 85+	100	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629
Longitude: -90.6415283

2010 Race and Ethnicity

	Number	Percent
White Alone	6,071	89.9%
Black Alone	212	3.1%
American Indian Alone	42	0.6%
Asian Alone	14	0.2%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	164	2.4%
Two or More Races	245	3.6%
Hispanic Origin (Any Race)	511	7.6%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,021	89.2%
Black Alone	216	3.2%
American Indian Alone	42	0.6%
Asian Alone	14	0.2%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	182	2.7%
Two or More Races	266	3.9%
Hispanic Origin (Any Race)	567	8.4%

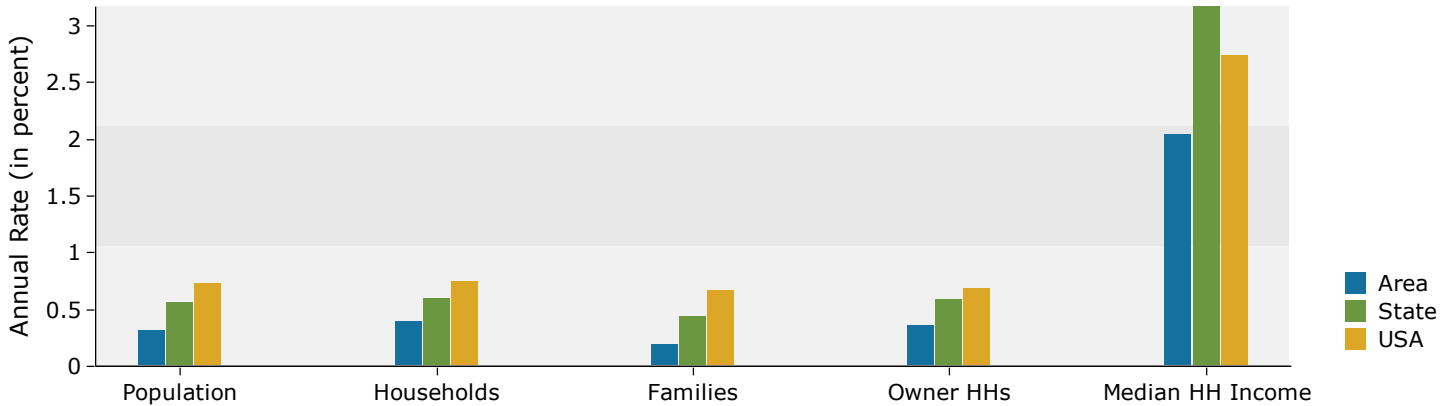
2019 Race and Ethnicity

	Number	Percent
White Alone	6,049	88.2%
Black Alone	229	3.3%
American Indian Alone	42	0.6%
Asian Alone	15	0.2%
Pacific Islander Alone	7	0.1%
Some Other Race Alone	205	3.0%
Two or More Races	310	4.5%
Hispanic Origin (Any Race)	669	9.8%

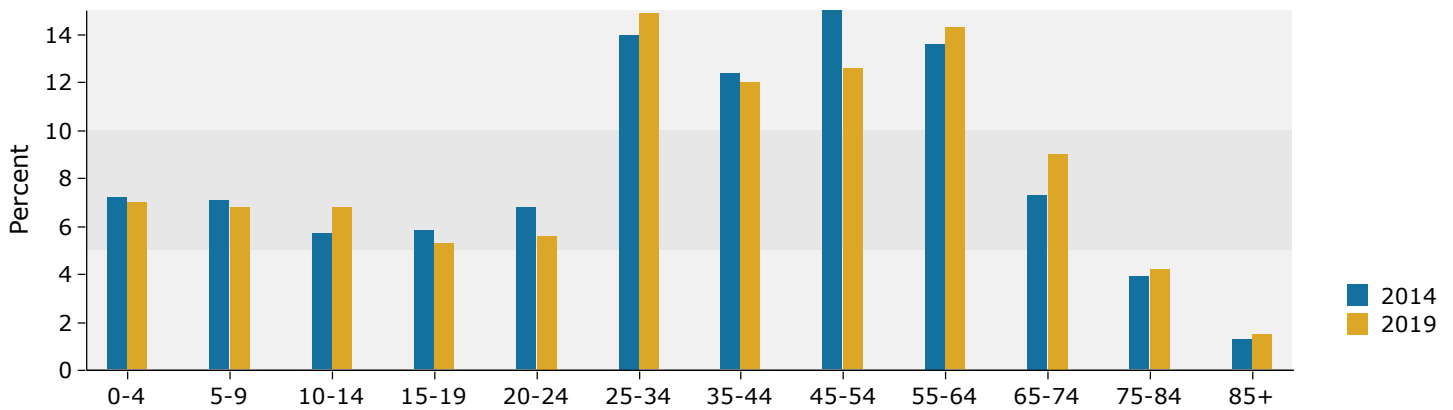
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

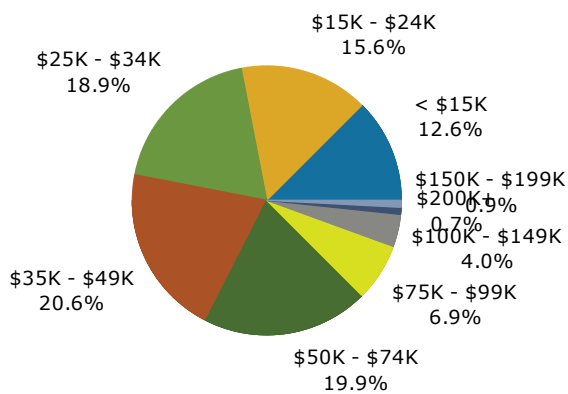
Trends 2014-2019



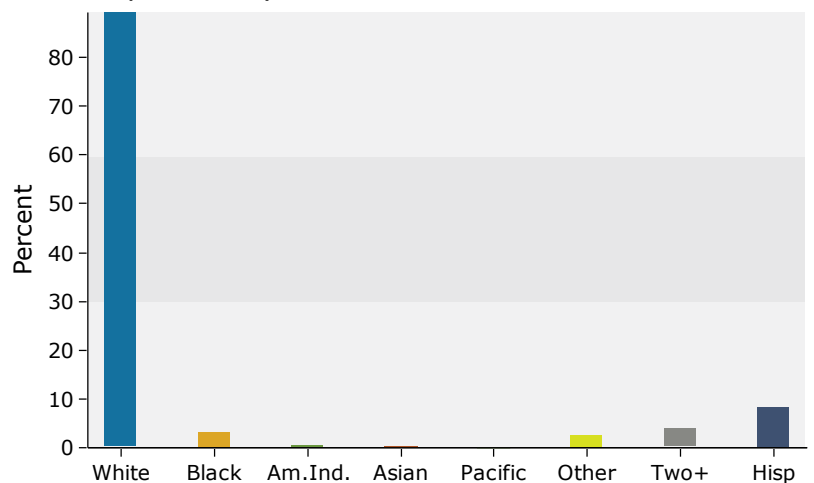
Population by Age



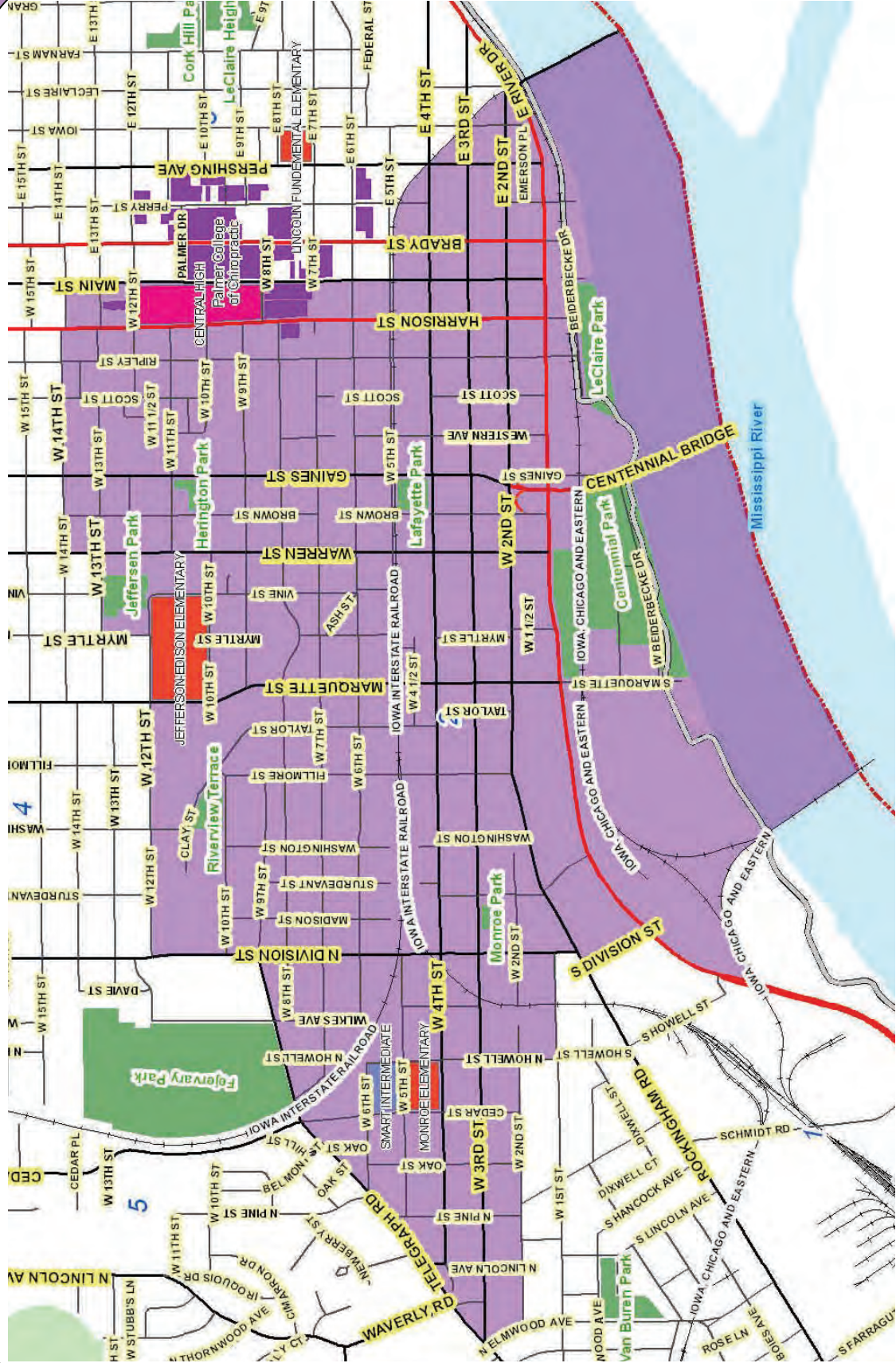
2014 Household Income



2014 Population by Race



Planning Area 2





Planning Area 2

Population

	1990	2000	% Change	City % Change
Total	8175	8420	+3%	+3%
Minority	2056	2945	+43%	+55%
Hispanic	794	1207	+52%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3157	3125	-1%	+5%
Owner	1116	1228	+10%	+76%
Renter	2041	1897	-7%	-40%
% Renter	65%	61%	-6%	-43%

Housing

	2007	2008
Area 2 Foreclosures	40	24
City Foreclosures	266	204
% of Owner HH in Area 2	8%	8%
% of City Foreclosures in A2	15%	12%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	1354	1242	-8%	-36%
\$15-30,000	788	883	+12%	-16%
\$30-60,000	380	749	+97%	+13%
> \$60,000	88	274	+211%	+150%
Public Assist	518	362	-30%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2140	1823	-15%	-23%
Violent	939	893	-5%	-20%
Property	938	730	-22%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	92	93	+1%	+20%
Rental Issues	13	5	-62%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	6	23	2%	<1%
Poor	133	509	41%	12%
Fair	154	589	48%	51%
Good	28	107	9%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 2	37	7	19%
City	520	65	13%
% of City	7%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 2 like many of Davenport's older areas is a neighborhood in transition.

- The total population and the minority and Hispanic populations within Area 2 increased in line with the City
- Area 2 lost housing units but gained in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 2 slightly more than the City
- The household income in Area 2 grew significantly more than the City
- The decrease in households receiving public assistance was less than the decrease in the City
- Public safety issues within Area 2 decreased less than the City
- Residents of Area 2 are making slightly less use of the City's inspection services than the City as a whole
- Area 2 has significantly more need for housing rehabilitation than the City
- Area 2 has received one and a half times the investment in streets rehabilitation compared to Area 2's share of the City's streets

Preservation



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

Census 2010 Summary

Population	7,982
Households	3,007
Families	1,434
Average Household Size	2.37
Owner Occupied Housing Units	1,066
Renter Occupied Housing Units	1,941
Median Age	34.2

2014 Summary

Population	8,196
Households	3,162
Families	1,465
Average Household Size	2.32
Owner Occupied Housing Units	1,047
Renter Occupied Housing Units	2,115
Median Age	34.2
Median Household Income	\$19,932
Average Household Income	\$28,763

2019 Summary

Population	8,507
Households	3,345
Families	1,516
Average Household Size	2.29
Owner Occupied Housing Units	1,095
Renter Occupied Housing Units	2,250
Median Age	34.6
Median Household Income	\$22,111
Average Household Income	\$31,805

Trends: 2014-2019 Annual Rate

Population	0.75%
Households	1.13%
Families	0.69%
Owner Households	0.90%
Median Household Income	2.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2014 Households by Income	Number	Percent
<\$15,000	1,280	40.5%
\$15,000 - \$24,999	506	16.0%
\$25,000 - \$34,999	433	13.7%
\$35,000 - \$49,999	457	14.5%
\$50,000 - \$74,999	279	8.8%
\$75,000 - \$99,999	108	3.4%
\$100,000 - \$149,999	83	2.6%
\$150,000 - \$199,999	10	0.3%
\$200,000+	6	0.2%
Median Household Income	\$19,932	
Average Household Income	\$28,763	
Per Capita Income	\$12,059	

2019 Households by Income	Number	Percent
<\$15,000	1,323	39.6%
\$15,000 - \$24,999	447	13.4%
\$25,000 - \$34,999	441	13.2%
\$35,000 - \$49,999	556	16.6%
\$50,000 - \$74,999	291	8.7%
\$75,000 - \$99,999	145	4.3%
\$100,000 - \$149,999	115	3.4%
\$150,000 - \$199,999	18	0.5%
\$200,000+	9	0.3%
Median Household Income	\$22,111	
Average Household Income	\$31,805	
Per Capita Income	\$13,665	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2010 Population by Age	Number	Percent
Age 0 - 4	590	7.4%
Age 5 - 9	570	7.1%
Age 10 - 14	524	6.6%
Age 15 - 19	554	6.9%
Age 20 - 24	699	8.8%
Age 25 - 34	1,138	14.3%
Age 35 - 44	1,022	12.8%
Age 45 - 54	1,174	14.7%
Age 55 - 64	761	9.5%
Age 65 - 74	450	5.6%
Age 75 - 84	306	3.8%
Age 85+	194	2.4%

2014 Population by Age	Number	Percent
Age 0 - 4	587	7.2%
Age 5 - 9	552	6.7%
Age 10 - 14	537	6.6%
Age 15 - 19	533	6.5%
Age 20 - 24	738	9.0%
Age 25 - 34	1,238	15.1%
Age 35 - 44	994	12.1%
Age 45 - 54	1,122	13.7%
Age 55 - 64	881	10.7%
Age 65 - 74	506	6.2%
Age 75 - 84	307	3.7%
Age 85+	201	2.5%

2019 Population by Age	Number	Percent
Age 0 - 4	622	7.3%
Age 5 - 9	547	6.4%
Age 10 - 14	523	6.1%
Age 15 - 19	547	6.4%
Age 20 - 24	712	8.4%
Age 25 - 34	1,354	15.9%
Age 35 - 44	1,004	11.8%
Age 45 - 54	1,067	12.5%
Age 55 - 64	962	11.3%
Age 65 - 74	622	7.3%
Age 75 - 84	330	3.9%
Age 85+	217	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2010 Race and Ethnicity

	Number	Percent
White Alone	5,166	64.7%
Black Alone	1,673	21.0%
American Indian Alone	56	0.7%
Asian Alone	142	1.8%
Pacific Islander Alone	2	0.0%
Some Other Race Alone	459	5.8%
Two or More Races	484	6.1%
Hispanic Origin (Any Race)	1,321	16.5%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,207	63.5%
Black Alone	1,724	21.0%
American Indian Alone	60	0.7%
Asian Alone	153	1.9%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	521	6.4%
Two or More Races	528	6.4%
Hispanic Origin (Any Race)	1,505	18.4%

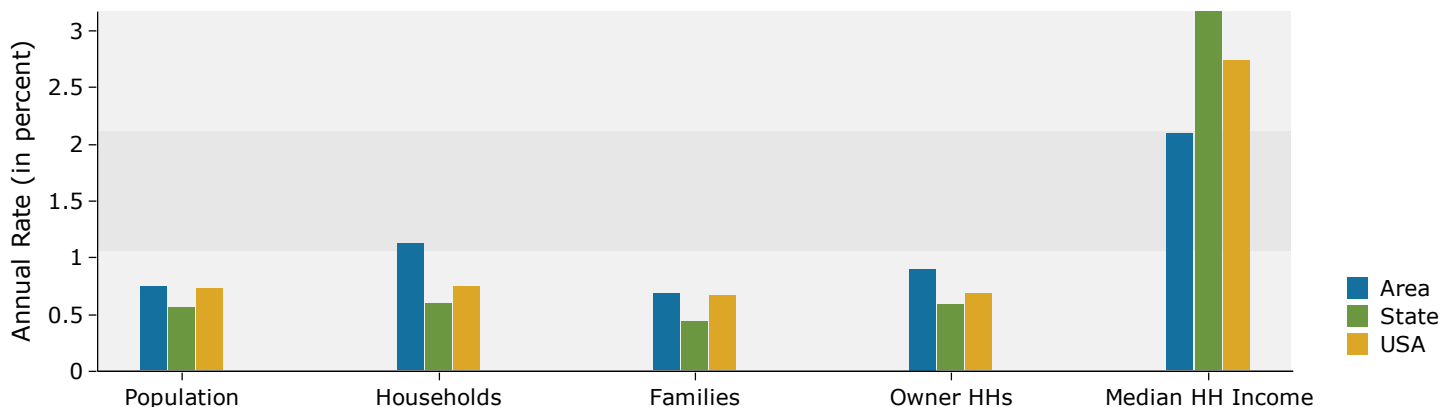
2019 Race and Ethnicity

	Number	Percent
White Alone	5,288	62.2%
Black Alone	1,804	21.2%
American Indian Alone	64	0.8%
Asian Alone	168	2.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	581	6.8%
Two or More Races	599	7.0%
Hispanic Origin (Any Race)	1,746	20.5%

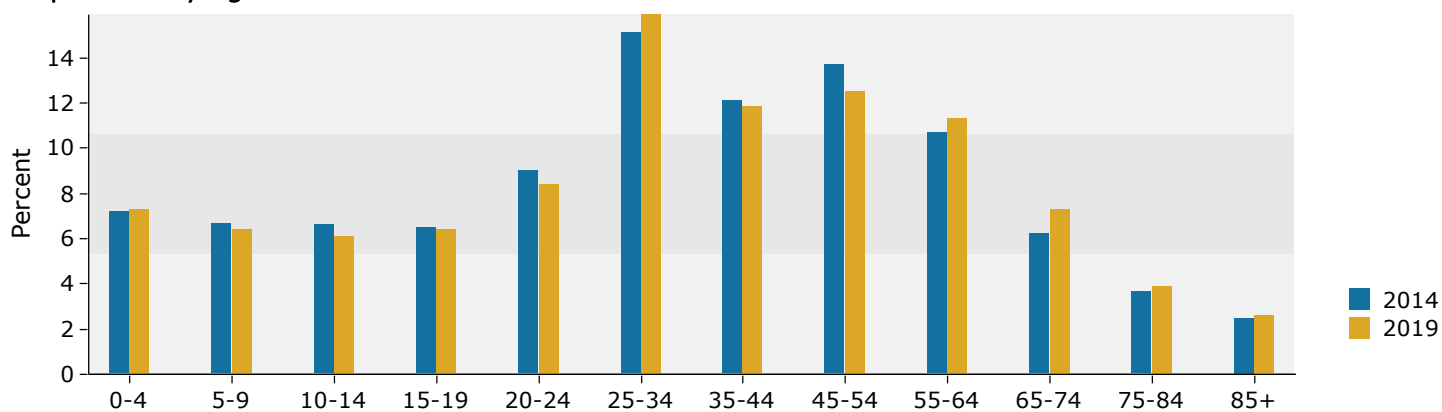
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

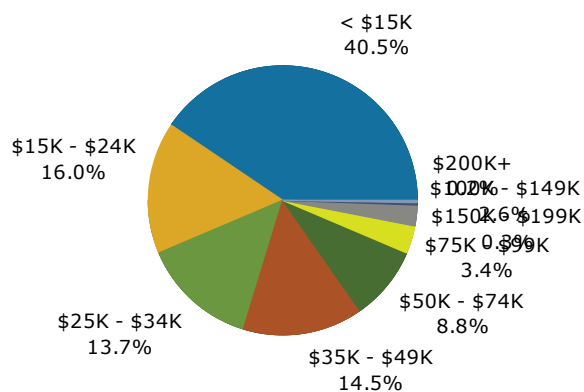
Trends 2014-2019



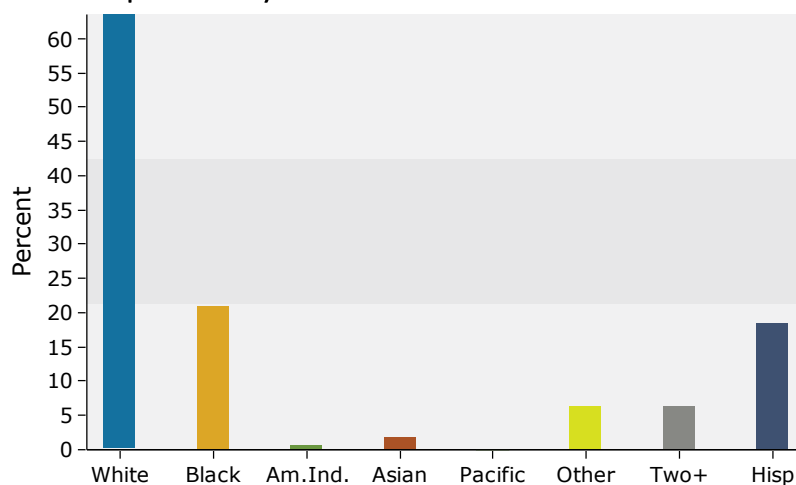
Population by Age



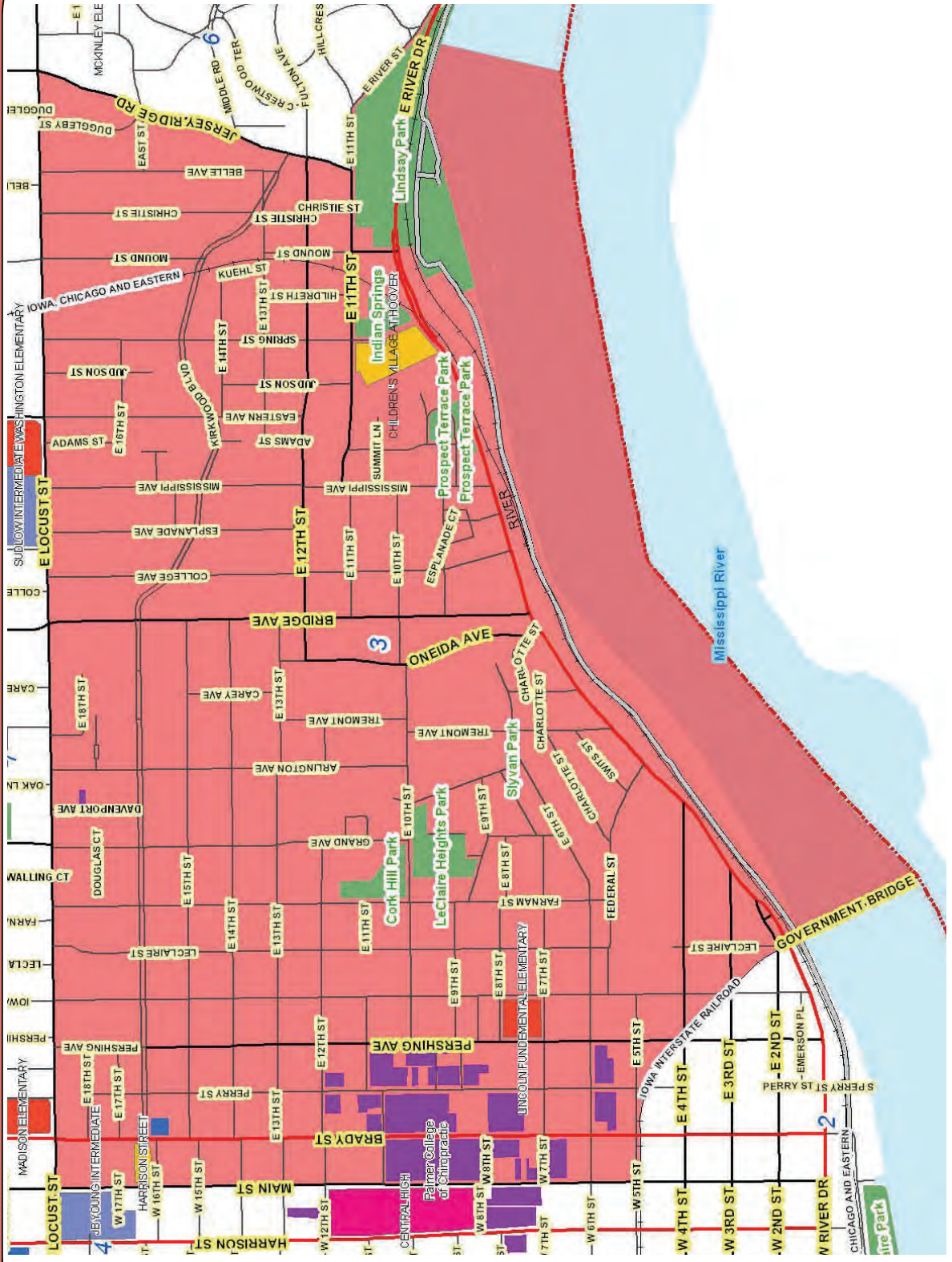
2014 Household Income



2014 Population by Race



Planning Area 3



Planning Area 3

Population

	1990	2000	% Change	City % Change
Total	8158	8021	-2%	+3%
Minority	2518	2960	+18%	+55%
Hispanic	403	577	+43%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3403	3291	-3%	+5%
Owner	1237	1327	+7%	+76%
Renter	2167	1964	-9%	-40%
% Renter	64%	60%	-6%	-43%

Housing

	2007	2008
Area 3 Foreclosures	57	26
City Foreclosures	266	204
% of Owner HH in Area 3	8%	8%
% of City Foreclosures in A3	21%	13%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	1740	1131	-35%	-36%
\$15-30,000	1095	812	-26%	-16%
\$30-60,000	480	901	+87%	+13%
> \$60,000	128	420	+228%	+150%
Public Assist	525	279	-47%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2042	1588	-22%	-23%
Violent	767	676	-12%	-20%
Property	1037	663	-36%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	59	85	+44%	+20%
Rental Issues	8	15	+88%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	2	12	<1%	<1%
Poor	29	170	13%	12%
Fair	151	887	67%	51%
Good	44	258	19%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 3	36	8	22%
City	520	65	13%
% of City	7%	12%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 3 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 3 decreased the increase in minority and Hispanic residents increased less than the City's rate
- Area 3 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 3 slightly more than the City
- The household income in Area 3 increased significantly more than the City
- The decrease in households receiving public assistance was in line with the decrease in the City
- Public safety issues within Area 3 decreased less significantly than the City
- Residents of Area 3 are making greater use of the City's inspection services than the City as a whole
- Area 3 has more need for minor housing rehabilitation than the City
- Area 3 has received nearly twice the investment in street rehabilitation compared to Area 3's share of the City's streets

Conservation



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

Census 2010 Summary

Population	7,424
Households	3,058
Families	1,519
Average Household Size	2.37
Owner Occupied Housing Units	1,184
Renter Occupied Housing Units	1,874
Median Age	30.0

2014 Summary

Population	7,757
Households	3,227
Families	1,570
Average Household Size	2.35
Owner Occupied Housing Units	1,182
Renter Occupied Housing Units	2,045
Median Age	30.9
Median Household Income	\$26,405
Average Household Income	\$34,933

2019 Summary

Population	8,194
Households	3,434
Families	1,647
Average Household Size	2.33
Owner Occupied Housing Units	1,235
Renter Occupied Housing Units	2,199
Median Age	31.7
Median Household Income	\$29,481
Average Household Income	\$40,000

Trends: 2014-2019 Annual Rate

Population	1.10%
Households	1.25%
Families	0.96%
Owner Households	0.88%
Median Household Income	2.23%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2014 Households by Income	Number	Percent
<\$15,000	998	30.9%
\$15,000 - \$24,999	528	16.4%
\$25,000 - \$34,999	472	14.6%
\$35,000 - \$49,999	584	18.1%
\$50,000 - \$74,999	312	9.7%
\$75,000 - \$99,999	151	4.7%
\$100,000 - \$149,999	138	4.3%
\$150,000 - \$199,999	20	0.6%
\$200,000+	24	0.7%
Median Household Income	\$26,405	
Average Household Income	\$34,933	
Per Capita Income	\$14,752	

2019 Households by Income	Number	Percent
<\$15,000	1,054	30.7%
\$15,000 - \$24,999	435	12.7%
\$25,000 - \$34,999	437	12.7%
\$35,000 - \$49,999	674	19.6%
\$50,000 - \$74,999	325	9.5%
\$75,000 - \$99,999	224	6.5%
\$100,000 - \$149,999	231	6.7%
\$150,000 - \$199,999	36	1.0%
\$200,000+	18	0.5%
Median Household Income	\$29,481	
Average Household Income	\$40,000	
Per Capita Income	\$17,022	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2010 Population by Age	Number	Percent
Age 0 - 4	586	7.9%
Age 5 - 9	514	6.9%
Age 10 - 14	535	7.2%
Age 15 - 19	521	7.0%
Age 20 - 24	754	10.2%
Age 25 - 34	1,393	18.8%
Age 35 - 44	879	11.8%
Age 45 - 54	965	13.0%
Age 55 - 64	708	9.5%
Age 65 - 74	324	4.4%
Age 75 - 84	176	2.4%
Age 85+	69	0.9%

2014 Population by Age	Number	Percent
Age 0 - 4	588	7.6%
Age 5 - 9	542	7.0%
Age 10 - 14	491	6.3%
Age 15 - 19	535	6.9%
Age 20 - 24	800	10.3%
Age 25 - 34	1,461	18.8%
Age 35 - 44	935	12.1%
Age 45 - 54	925	11.9%
Age 55 - 64	818	10.5%
Age 65 - 74	400	5.2%
Age 75 - 84	184	2.4%
Age 85+	78	1.0%

2019 Population by Age	Number	Percent
Age 0 - 4	625	7.6%
Age 5 - 9	552	6.7%
Age 10 - 14	509	6.2%
Age 15 - 19	502	6.1%
Age 20 - 24	806	9.8%
Age 25 - 34	1,535	18.7%
Age 35 - 44	1,043	12.7%
Age 45 - 54	891	10.9%
Age 55 - 64	852	10.4%
Age 65 - 74	539	6.6%
Age 75 - 84	245	3.0%
Age 85+	95	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2010 Race and Ethnicity

	Number	Percent
White Alone	4,567	61.5%
Black Alone	1,924	25.9%
American Indian Alone	36	0.5%
Asian Alone	110	1.5%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	237	3.2%
Two or More Races	545	7.3%
Hispanic Origin (Any Race)	786	10.6%

2014 Race and Ethnicity

	Number	Percent
White Alone	4,678	60.3%
Black Alone	2,026	26.1%
American Indian Alone	38	0.5%
Asian Alone	123	1.6%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	271	3.5%
Two or More Races	616	7.9%
Hispanic Origin (Any Race)	917	11.8%

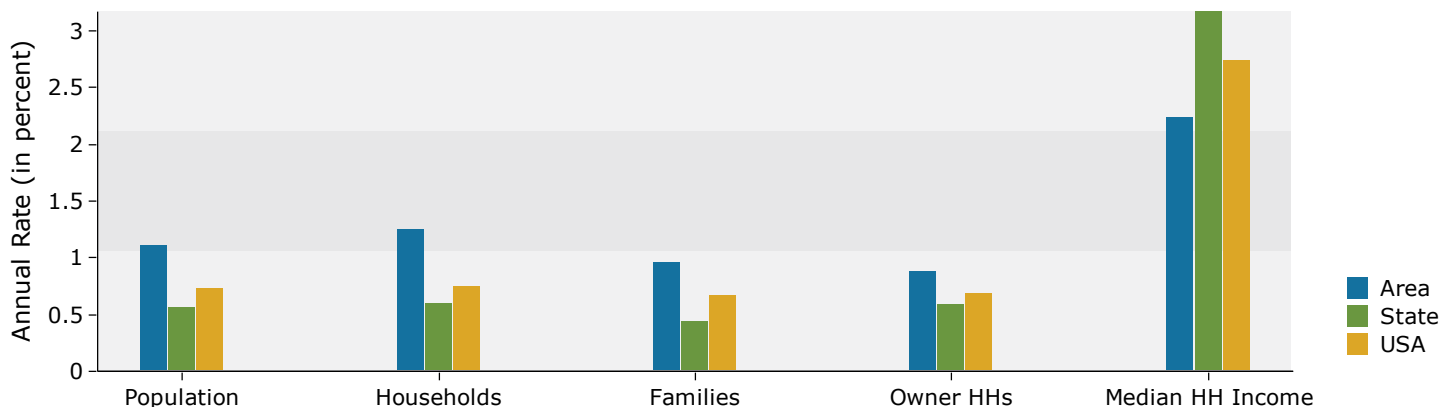
2019 Race and Ethnicity

	Number	Percent
White Alone	4,808	58.7%
Black Alone	2,171	26.5%
American Indian Alone	40	0.5%
Asian Alone	141	1.7%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	306	3.7%
Two or More Races	723	8.8%
Hispanic Origin (Any Race)	1,092	13.3%

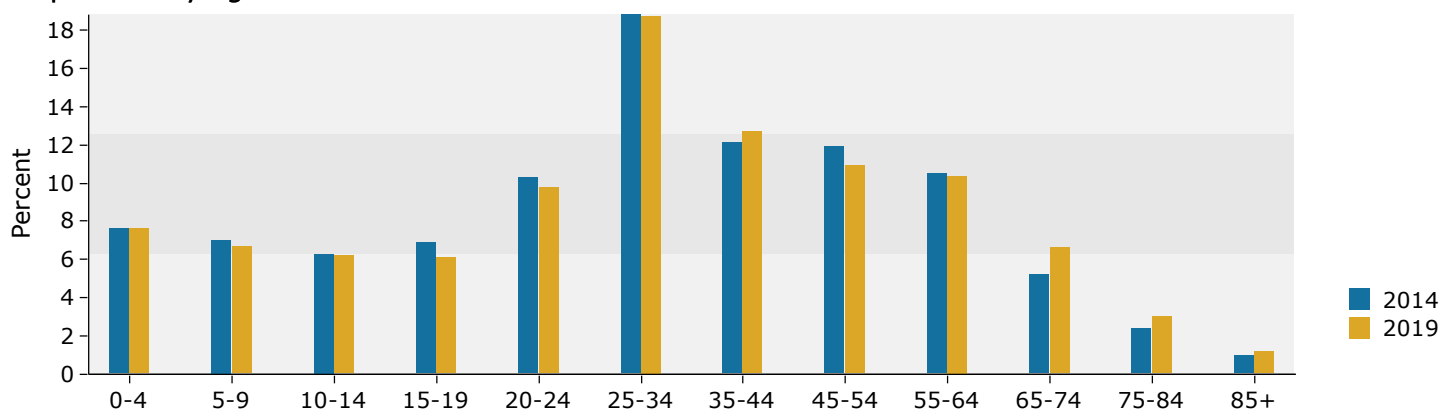
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

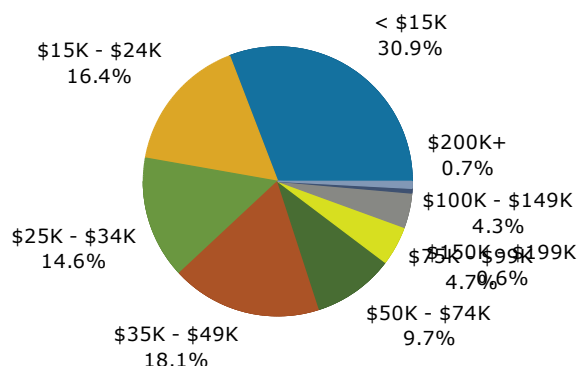
Trends 2014-2019



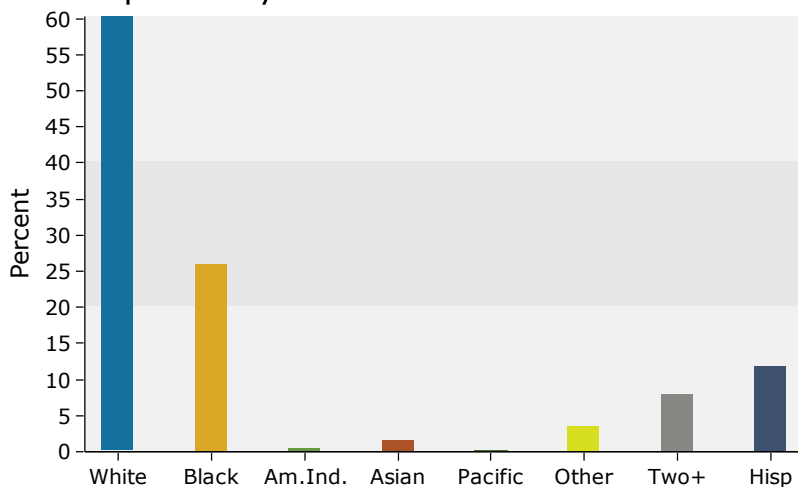
Population by Age



2014 Household Income

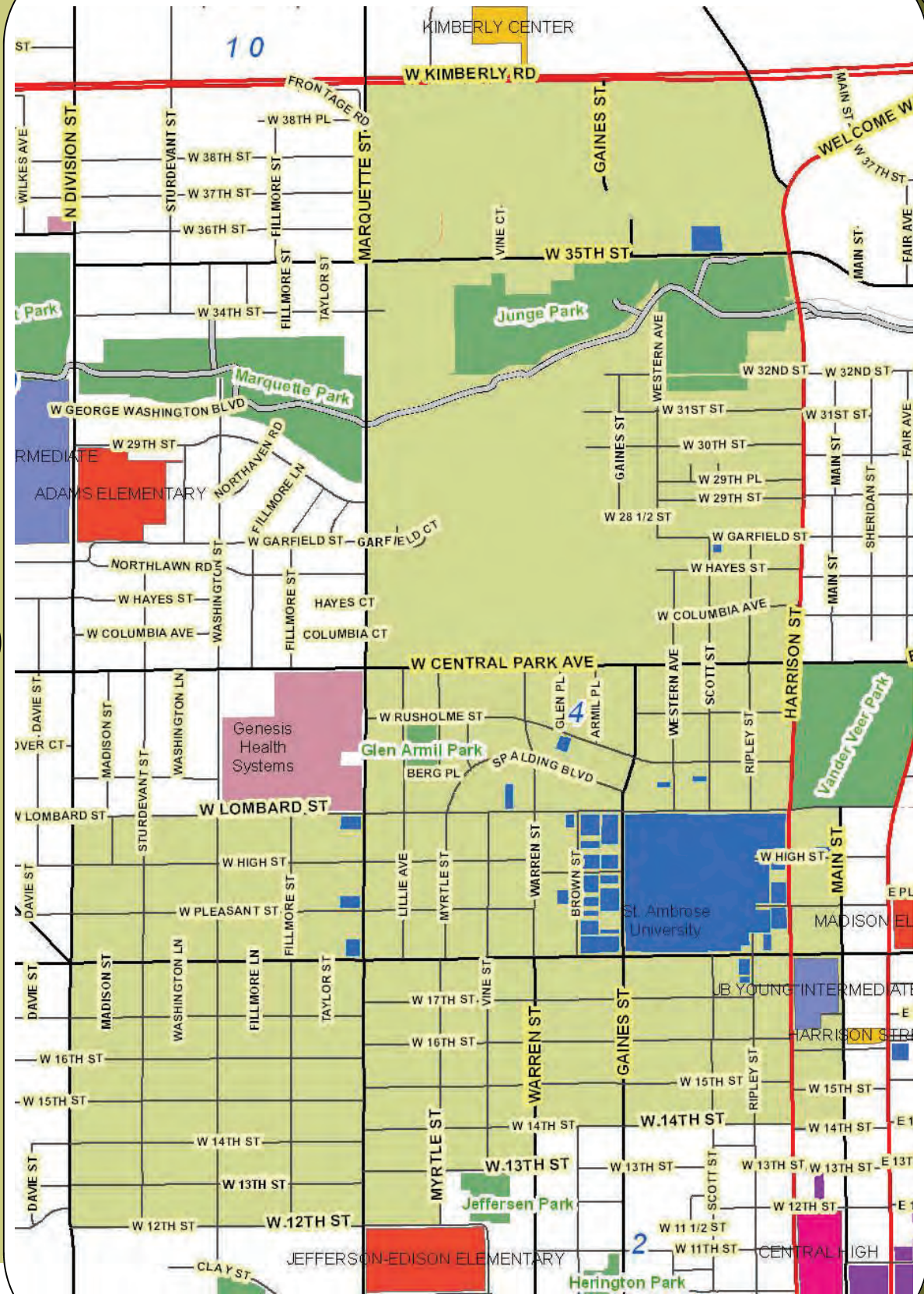


2014 Population by Race





Planning Area 4





Planning Area 4

Population

	1990	2000	% Change	City % Change
Total	8,444	8,605	+2%	+3%
Minority	794	1,581	+99%	+55%
Hispanic	328	541	+65%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3,255	3,153	-3%	+5%
Owner	2,013	2,027	+<1%	+76%
Renter	1,242	1,126	-9%	-40%
% Renter	38%	36%	-6%	-43%

Housing

	2007	2008
Area 4 Foreclosures	19	22
City Foreclosures	266	204
% of Owner HH in Area 4	8%	8%
% of City Foreclosures in A4	7%	11%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	938	575	-39%	-36%
\$15-30,000	1043	775	-27%	-16%
\$30-60,000	979	1192	+22%	+13%
> \$60,000	232	626	+170%	+150%
Public Assist	189	123	-35%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1004	838	-17%	-23%
Violent	328	324	-1%	-20%
Property	541	406	-29%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	22	31	+41%	+20%
Rental Issues	4	8	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	36	274	14%	12%
Fair	190	1,448	71%	51%
Good	40	305	15%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 4	30	8	26%
City	520	65	13%
% of City	6%	12%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 4 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 4 increased in line with the City the minority and Hispanic populations increased significantly more than the City
- Area 4 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 4 slightly more than the City
- The household income in Area 4 grew more than the City
- The decrease in households receiving public assistance was in line with the decrease in the City
- Public safety issues within Area 4 decreased less significantly than the City
- Residents of Area 4 are making greater use of the City's inspection services than the City as a whole
- Area 4 has slightly more need for minor housing rehabilitation than the City
- Area 4 has received twice the investment in streets rehabilitation compared to Area 4's share of the City's streets

Conservation



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334
Longitude: -90.5864875

Census 2010 Summary

Population	8,598
Households	3,046
Families	1,671
Average Household Size	2.41
Owner Occupied Housing Units	1,848
Renter Occupied Housing Units	1,198
Median Age	28.6

2014 Summary

Population	8,593
Households	3,060
Families	1,649
Average Household Size	2.40
Owner Occupied Housing Units	1,812
Renter Occupied Housing Units	1,248
Median Age	29.6
Median Household Income	\$35,276
Average Household Income	\$47,233

2019 Summary

Population	8,705
Households	3,124
Families	1,659
Average Household Size	2.38
Owner Occupied Housing Units	1,832
Renter Occupied Housing Units	1,292
Median Age	31.4
Median Household Income	\$39,727
Average Household Income	\$54,131

Trends: 2014-2019 Annual Rate

Population	0.26%
Households	0.41%
Families	0.12%
Owner Households	0.22%
Median Household Income	2.41%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2014 Households by Income	Number	Percent
<\$15,000	577	18.9%
\$15,000 - \$24,999	437	14.3%
\$25,000 - \$34,999	504	16.5%
\$35,000 - \$49,999	460	15.0%
\$50,000 - \$74,999	507	16.6%
\$75,000 - \$99,999	264	8.6%
\$100,000 - \$149,999	247	8.1%
\$150,000 - \$199,999	26	0.8%
\$200,000+	38	1.2%
Median Household Income	\$35,276	
Average Household Income	\$47,233	
Per Capita Income	\$18,174	

2019 Households by Income	Number	Percent
<\$15,000	577	18.5%
\$15,000 - \$24,999	351	11.2%
\$25,000 - \$34,999	437	14.0%
\$35,000 - \$49,999	500	16.0%
\$50,000 - \$74,999	471	15.1%
\$75,000 - \$99,999	337	10.8%
\$100,000 - \$149,999	353	11.3%
\$150,000 - \$199,999	49	1.6%
\$200,000+	49	1.6%
Median Household Income	\$39,727	
Average Household Income	\$54,131	
Per Capita Income	\$21,097	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2010 Population by Age	Number	Percent
Age 0 - 4	554	6.4%
Age 5 - 9	485	5.6%
Age 10 - 14	455	5.3%
Age 15 - 19	1,056	12.3%
Age 20 - 24	1,248	14.5%
Age 25 - 34	1,278	14.9%
Age 35 - 44	938	10.9%
Age 45 - 54	983	11.4%
Age 55 - 64	770	9.0%
Age 65 - 74	384	4.5%
Age 75 - 84	307	3.6%
Age 85+	140	1.6%

2014 Population by Age	Number	Percent
Age 0 - 4	533	6.2%
Age 5 - 9	494	5.7%
Age 10 - 14	442	5.1%
Age 15 - 19	1,019	11.9%
Age 20 - 24	1,118	13.0%
Age 25 - 34	1,365	15.9%
Age 35 - 44	970	11.3%
Age 45 - 54	899	10.5%
Age 55 - 64	844	9.8%
Age 65 - 74	475	5.5%
Age 75 - 84	286	3.3%
Age 85+	148	1.7%

2019 Population by Age	Number	Percent
Age 0 - 4	541	6.2%
Age 5 - 9	492	5.7%
Age 10 - 14	456	5.2%
Age 15 - 19	1,014	11.6%
Age 20 - 24	1,050	12.1%
Age 25 - 34	1,299	14.9%
Age 35 - 44	1,025	11.8%
Age 45 - 54	876	10.1%
Age 55 - 64	877	10.1%
Age 65 - 74	576	6.6%
Age 75 - 84	349	4.0%
Age 85+	150	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2010 Race and Ethnicity

	Number	Percent
White Alone	6,877	80.0%
Black Alone	874	10.2%
American Indian Alone	34	0.4%
Asian Alone	250	2.9%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	219	2.5%
Two or More Races	343	4.0%
Hispanic Origin (Any Race)	715	8.3%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,793	79.1%
Black Alone	880	10.2%
American Indian Alone	35	0.4%
Asian Alone	268	3.1%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	241	2.8%
Two or More Races	375	4.4%
Hispanic Origin (Any Race)	796	9.3%

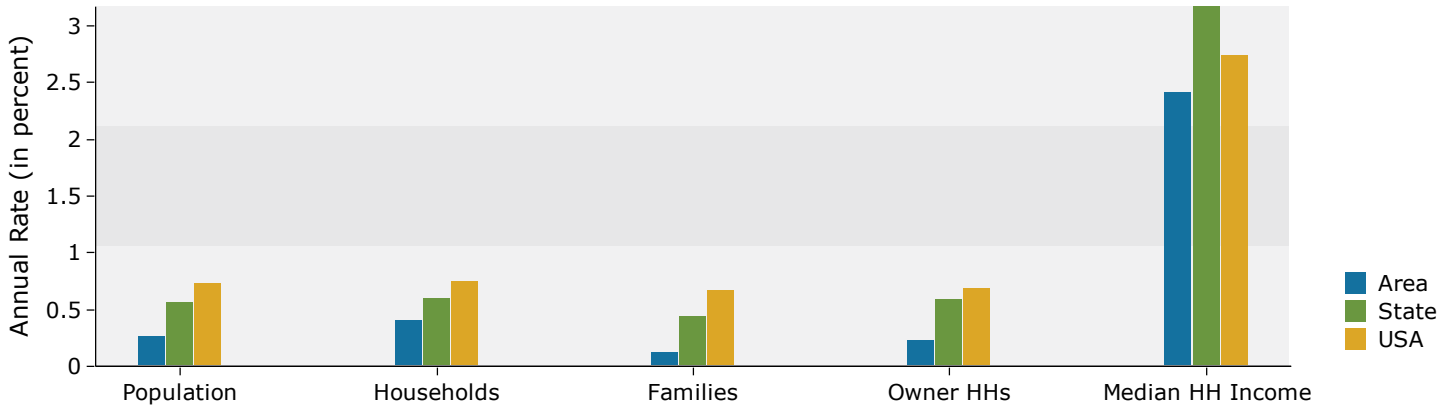
2019 Race and Ethnicity

	Number	Percent
White Alone	6,769	77.8%
Black Alone	909	10.4%
American Indian Alone	37	0.4%
Asian Alone	297	3.4%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	264	3.0%
Two or More Races	428	4.9%
Hispanic Origin (Any Race)	915	10.5%

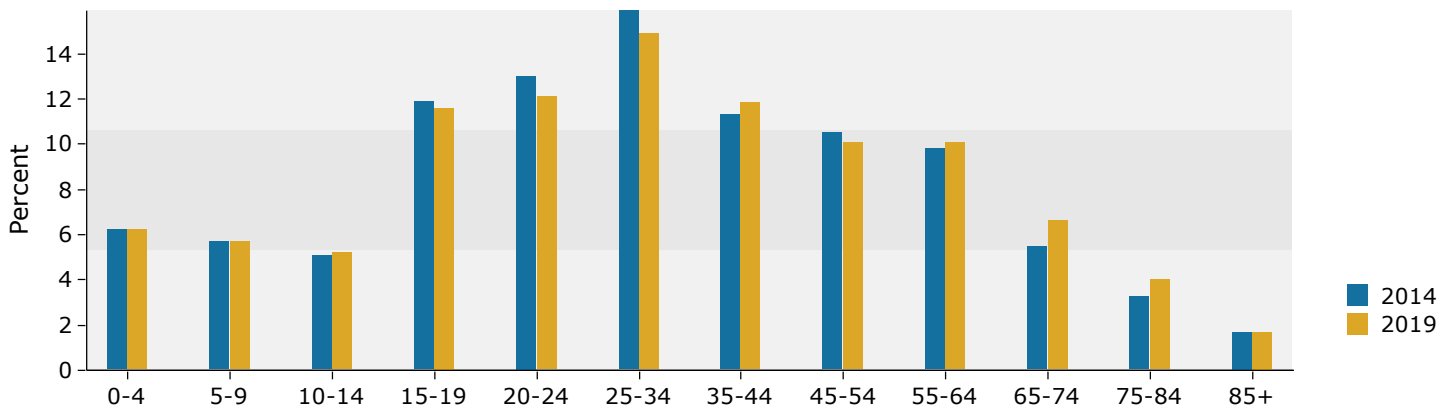
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

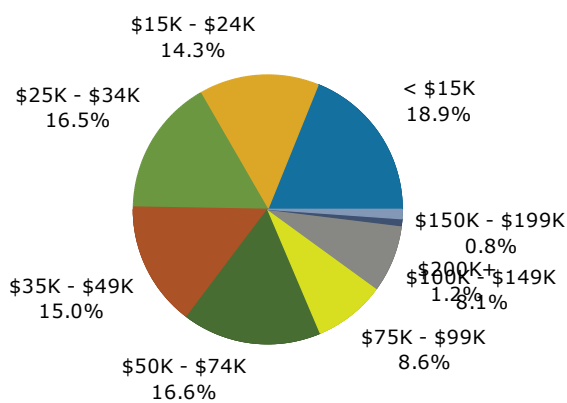
Trends 2014-2019



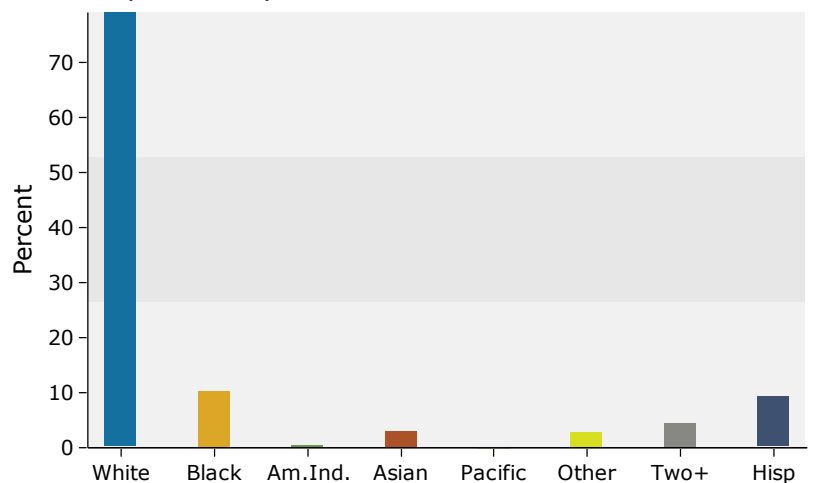
Population by Age

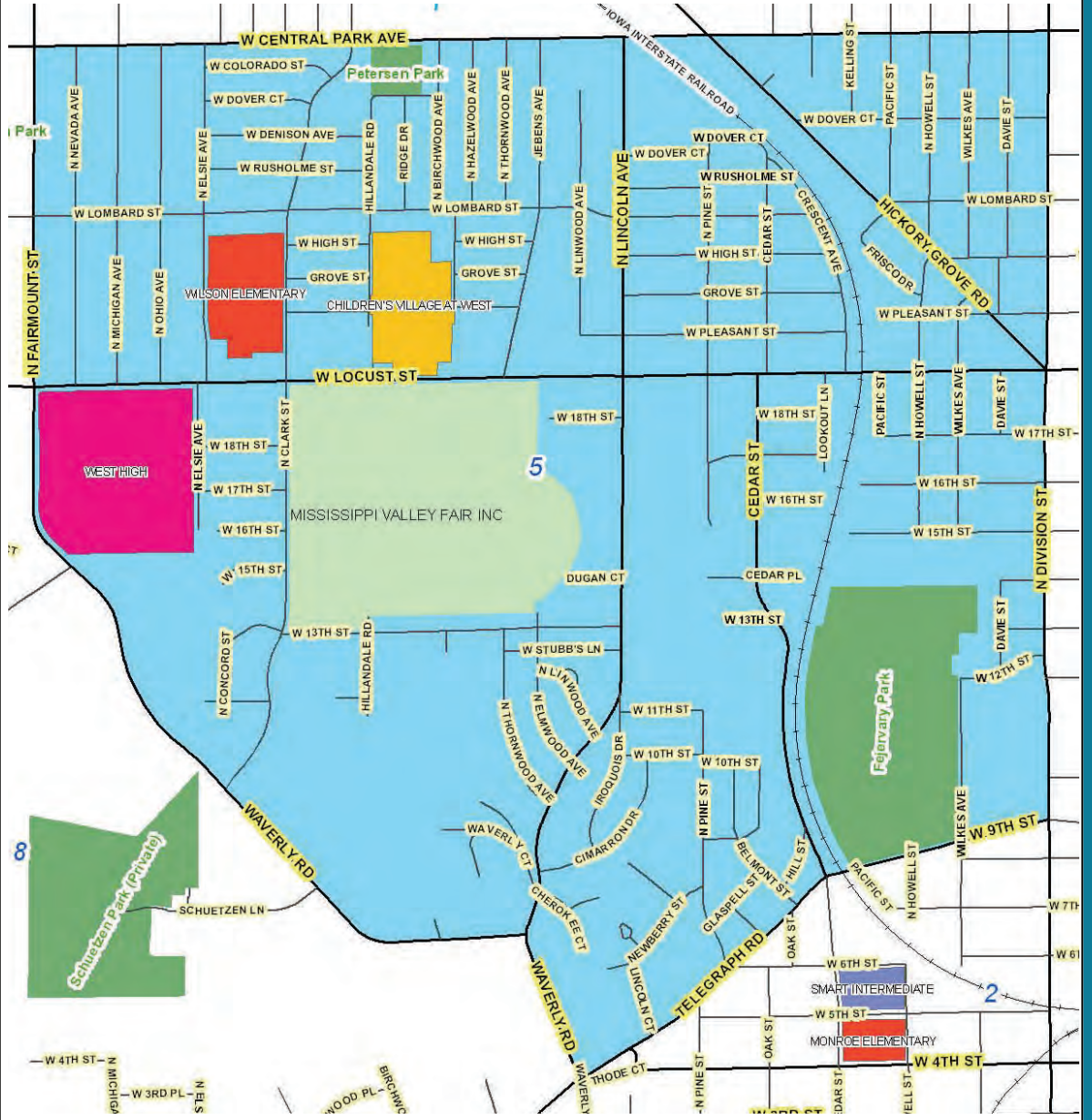


2014 Household Income



2014 Population by Race







Planning Area 5

Population

	1990	2000	% Change	City % Change
Total	7153	6937	-3%	+3%
Minority	176	530	+201%	+55%
Hispanic	148	309	+108%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2986	2996	+<1%	+5%
Owner	2366	2419	+2%	+76%
Renter	620	577	-7%	-40%
% Renter	21%	19%	-9%	-43%

Housing

	2007	2008
Area 5 Foreclosures	10	16
City Foreclosures	266	204
% of Owner HH in Area 5	8%	8%
% of City Foreclosures in A5	4%	8%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	661	271	-59%	-36%
\$15-30,000	928	667	-28%	-16%
\$30-60,000	1258	1219	-3%	+13%
> \$60,000	189	789	+317%	+150%
Public Assist	192	76	-60%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1109	687	-38%	-23%
Violent	388	251	-35%	-20%
Property	572	305	-47%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	16	29	+81%	+20%
Rental Issues	2	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	23	472	19%	12%
Fair	77	1579	65%	51%
Good	18	369	15%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 5	30	7	23%
City	520	65	13%
% of City	6%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 5 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 5 decreased the minority and Hispanic populations increased significantly more than the City
- Area 5 maintained housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 5 slightly less than the City
- The household income in Area 5 grew significantly more than the City
- The decrease in households receiving public assistance was greater than the decrease in the City
- Public safety issues within Area 5 decreased more significantly than the City
- Residents of Area 5 are making greater use of the City's inspection services than the City as a whole
- Area 5 has slightly more need for minor housing rehabilitation than the City
- Area 5 has received nearly twice the investment in streets rehabilitation compared to Area 5's share of the City's streets

Conservation



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

Census 2010 Summary

Population	6,841
Households	2,938
Families	1,849
Average Household Size	2.33
Owner Occupied Housing Units	2,309
Renter Occupied Housing Units	629
Median Age	39.6

2014 Summary

Population	6,577
Households	2,838
Families	1,761
Average Household Size	2.32
Owner Occupied Housing Units	2,196
Renter Occupied Housing Units	642
Median Age	39.7
Median Household Income	\$44,114
Average Household Income	\$54,799

2019 Summary

Population	6,475
Households	2,799
Families	1,720
Average Household Size	2.31
Owner Occupied Housing Units	2,158
Renter Occupied Housing Units	641
Median Age	40.1
Median Household Income	\$50,979
Average Household Income	\$63,331

Trends: 2014-2019 Annual Rate

Population	-0.31%
Households	-0.28%
Families	-0.47%
Owner Households	-0.35%
Median Household Income	2.93%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2014 Households by Income	Number	Percent
<\$15,000	302	10.6%
\$15,000 - \$24,999	348	12.3%
\$25,000 - \$34,999	389	13.7%
\$35,000 - \$49,999	551	19.4%
\$50,000 - \$74,999	584	20.6%
\$75,000 - \$99,999	360	12.7%
\$100,000 - \$149,999	263	9.3%
\$150,000 - \$199,999	6	0.2%
\$200,000+	35	1.2%
Median Household Income	\$44,114	
Average Household Income	\$54,799	
Per Capita Income	\$23,646	

2019 Households by Income	Number	Percent
<\$15,000	282	10.1%
\$15,000 - \$24,999	255	9.1%
\$25,000 - \$34,999	293	10.5%
\$35,000 - \$49,999	537	19.2%
\$50,000 - \$74,999	546	19.5%
\$75,000 - \$99,999	461	16.5%
\$100,000 - \$149,999	346	12.4%
\$150,000 - \$199,999	15	0.5%
\$200,000+	64	2.3%
Median Household Income	\$50,979	
Average Household Income	\$63,331	
Per Capita Income	\$27,377	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2010 Population by Age	Number	Percent
Age 0 - 4	474	6.9%
Age 5 - 9	441	6.4%
Age 10 - 14	362	5.3%
Age 15 - 19	382	5.6%
Age 20 - 24	377	5.5%
Age 25 - 34	1,011	14.8%
Age 35 - 44	791	11.6%
Age 45 - 54	1,023	15.0%
Age 55 - 64	830	12.1%
Age 65 - 74	570	8.3%
Age 75 - 84	409	6.0%
Age 85+	171	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	437	6.6%
Age 5 - 9	436	6.6%
Age 10 - 14	400	6.1%
Age 15 - 19	315	4.8%
Age 20 - 24	362	5.5%
Age 25 - 34	954	14.5%
Age 35 - 44	794	12.1%
Age 45 - 54	855	13.0%
Age 55 - 64	878	13.3%
Age 65 - 74	589	9.0%
Age 75 - 84	392	6.0%
Age 85+	165	2.5%

2019 Population by Age	Number	Percent
Age 0 - 4	427	6.6%
Age 5 - 9	413	6.4%
Age 10 - 14	417	6.4%
Age 15 - 19	354	5.5%
Age 20 - 24	291	4.5%
Age 25 - 34	847	13.1%
Age 35 - 44	852	13.2%
Age 45 - 54	756	11.7%
Age 55 - 64	866	13.4%
Age 65 - 74	665	10.3%
Age 75 - 84	417	6.4%
Age 85+	170	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2010 Race and Ethnicity

	Number	Percent
White Alone	6,122	89.5%
Black Alone	284	4.2%
American Indian Alone	33	0.5%
Asian Alone	116	1.7%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	94	1.4%
Two or More Races	191	2.8%
Hispanic Origin (Any Race)	478	7.0%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,834	88.7%
Black Alone	286	4.3%
American Indian Alone	33	0.5%
Asian Alone	120	1.8%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	103	1.6%
Two or More Races	200	3.0%
Hispanic Origin (Any Race)	526	8.0%

2019 Race and Ethnicity

	Number	Percent
White Alone	5,675	87.6%
Black Alone	298	4.6%
American Indian Alone	33	0.5%
Asian Alone	131	2.0%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	113	1.7%
Two or More Races	224	3.5%
Hispanic Origin (Any Race)	608	9.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

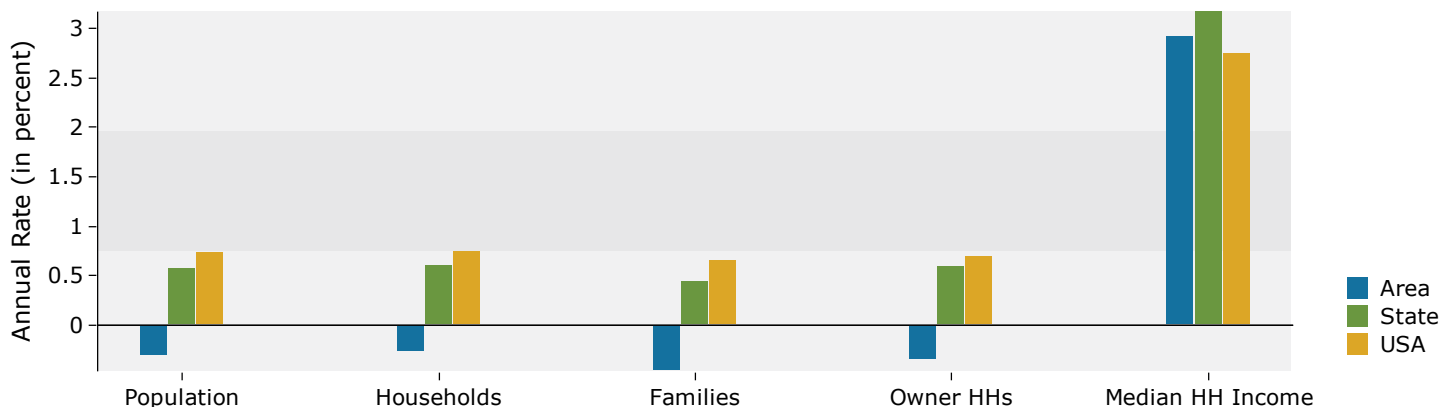
5

Area: 1.84 square miles

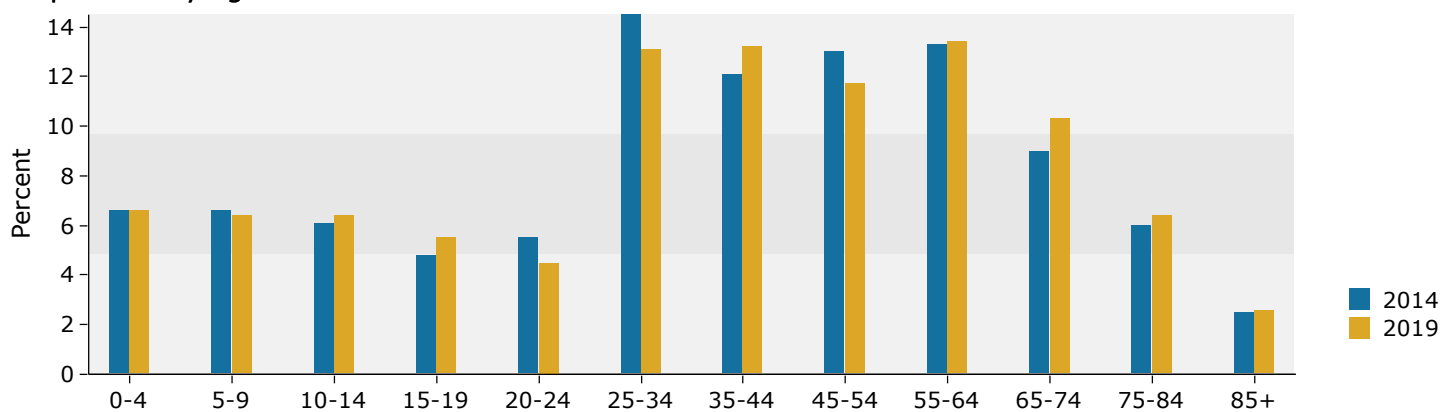
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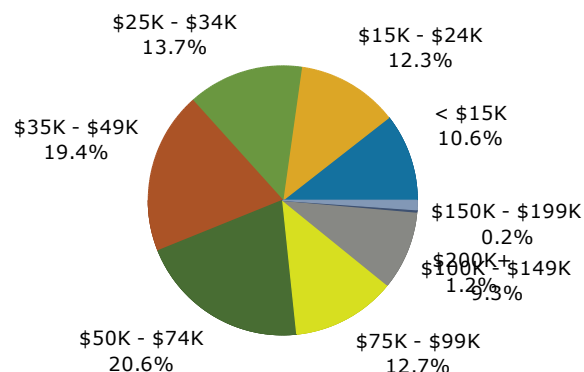
Trends 2014-2019



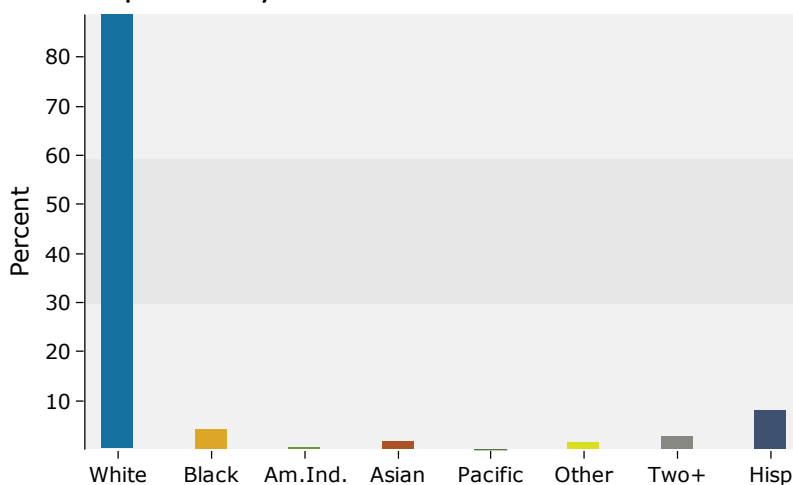
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

This map shows the East St. Louis area, including the Mississippi River and surrounding streets. Key features include:

- Streets:** E Kimberly Rd, E 32nd St, E 29th St, E 26th St, E 23rd St, E 20th St, E 17th St, E 14th St, E 11th St, E 8th St, E 5th St, E 2nd St, E 31st St, E 34th St, E 37th St, E 40th St, E 43rd St, E 46th St, E 49th St, E 52nd St, E 55th St, E 58th St, E 61st St, E 64th St, E 67th St, E 70th St, E 73rd St, E 76th St, E 79th St, E 82nd St, E 85th St, E 88th St, E 91st St, E 94th St, E 97th St, E 100th St.
- Parks:** Eastern Avenue Park, Indian Springs, Prospect Terrace Park, Lindsay Park.
- Schools:** Eisenhower Elementary, McKinley Elementary, Washington Elementary.
- Other:** Duck Creek, Duck Creek Park & Golf Course, Genesis Health Systems, Eastern Ave, Elm St, E Locust St, E 18th St, E 11th St, E 10th St, E 9th St, E 8th St, E 7th St, E 6th St, E 5th St, E 4th St, E 3rd St, E 2nd St, E 1st St, E 31st St, E 34th St, E 37th St, E 40th St, E 43rd St, E 46th St, E 49th St, E 52nd St, E 55th St, E 58th St, E 61st St, E 64th St, E 67th St, E 70th St, E 73rd St, E 76th St, E 79th St, E 82nd St, E 85th St, E 88th St, E 91st St, E 94th St, E 97th St, E 100th St.

Planning Area 6

Population

	1990	2000	% Change	City % Change
Total	7410	7400	-<1%	+3%
Minority	366	549	+50%	+55%
Hispanic	114	186	+63%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3179	3330	+5%	+5%
Owner	2123	2269	+7%	+76%
Renter	1056	1061	+<1%	-40%
% Renter	33%	32%	-3%	-43%

Housing

	2007	2008
Area 6 Foreclosures	4	3
City Foreclosures	266	204
% of Owner HH in Area 6	9%	9%
% of City Foreclosures in A6	2%	1%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	600	318	-47%	-36%
\$15-30,000	663	543	-18%	-16%
\$30-60,000	1109	1050	-5%	+13%
> \$60,000	847	1434	+69%	+150%
Public Assist	64	14	-78%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	402	272	-32%	-23%
Violent	55	48	-13%	-20%
Property	291	181	-38%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	5	4	-20%	+20%
Rental Issues	0	1	100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	7	85	4%	12%
Fair	119	1452	64%	51%
Good	60	732	32%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 6	34	7	21%
City	520	65	13%
% of City	7%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 6 unlike many of Davenport's older areas is a stable neighborhood.

- Although the population within Area 6 stayed the same the minority and Hispanic populations increased in line with the City
- Area 6 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 6 less than the City
- The household income in Area 6 grew less than the City
- The decrease in households receiving public assistance was significantly more than the decrease in the City
- Public safety issues within Area 6 decreased more than the City
- Residents of Area 6 are making less use of the City's inspection services than the City as a whole
- Area 6 has slightly more need for minor housing rehabilitation than the City
- Area 6 has received one and a half times the investment in streets rehabilitation compared to Area 6's share of the City's streets

Healthy



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117

Longitude: -90.5376838

Census 2010 Summary

Population	6,839
Households	3,103
Families	1,811
Average Household Size	2.18
Owner Occupied Housing Units	2,222
Renter Occupied Housing Units	881
Median Age	41.0

2014 Summary

Population	6,734
Households	3,075
Families	1,768
Average Household Size	2.16
Owner Occupied Housing Units	2,191
Renter Occupied Housing Units	884
Median Age	41.3
Median Household Income	\$60,983
Average Household Income	\$79,432

2019 Summary

Population	6,759
Households	3,098
Families	1,763
Average Household Size	2.15
Owner Occupied Housing Units	2,263
Renter Occupied Housing Units	835
Median Age	42.3
Median Household Income	\$78,762
Average Household Income	\$96,252

Trends: 2014-2019 Annual Rate

Population	0.07%
Households	0.15%
Families	-0.06%
Owner Households	0.65%
Median Household Income	5.25%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117

Longitude: -90.5376838

2014 Households by Income	Number	Percent
<\$15,000	374	12.2%
\$15,000 - \$24,999	236	7.7%
\$25,000 - \$34,999	326	10.6%
\$35,000 - \$49,999	359	11.7%
\$50,000 - \$74,999	461	15.0%
\$75,000 - \$99,999	487	15.8%
\$100,000 - \$149,999	487	15.8%
\$150,000 - \$199,999	171	5.6%
\$200,000+	175	5.7%
Median Household Income	\$60,983	
Average Household Income	\$79,432	
Per Capita Income	\$36,388	

2019 Households by Income	Number	Percent
<\$15,000	321	10.4%
\$15,000 - \$24,999	161	5.2%
\$25,000 - \$34,999	261	8.4%
\$35,000 - \$49,999	358	11.6%
\$50,000 - \$74,999	347	11.2%
\$75,000 - \$99,999	514	16.6%
\$100,000 - \$149,999	610	19.7%
\$150,000 - \$199,999	294	9.5%
\$200,000+	233	7.5%
Median Household Income	\$78,762	
Average Household Income	\$96,252	
Per Capita Income	\$44,262	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117
Longitude: -90.5376838

2010 Population by Age	Number	Percent
Age 0 - 4	418	6.1%
Age 5 - 9	360	5.3%
Age 10 - 14	389	5.7%
Age 15 - 19	414	6.1%
Age 20 - 24	438	6.4%
Age 25 - 34	952	13.9%
Age 35 - 44	794	11.6%
Age 45 - 54	959	14.0%
Age 55 - 64	987	14.4%
Age 65 - 74	569	8.3%
Age 75 - 84	378	5.5%
Age 85+	183	2.7%

2014 Population by Age	Number	Percent
Age 0 - 4	391	5.8%
Age 5 - 9	415	6.2%
Age 10 - 14	385	5.7%
Age 15 - 19	373	5.5%
Age 20 - 24	464	6.9%
Age 25 - 34	842	12.5%
Age 35 - 44	781	11.6%
Age 45 - 54	849	12.6%
Age 55 - 64	995	14.8%
Age 65 - 74	684	10.2%
Age 75 - 84	366	5.4%
Age 85+	191	2.8%

2019 Population by Age	Number	Percent
Age 0 - 4	384	5.7%
Age 5 - 9	417	6.2%
Age 10 - 14	456	6.7%
Age 15 - 19	371	5.5%
Age 20 - 24	392	5.8%
Age 25 - 34	753	11.1%
Age 35 - 44	832	12.3%
Age 45 - 54	789	11.7%
Age 55 - 64	936	13.8%
Age 65 - 74	870	12.9%
Age 75 - 84	380	5.6%
Age 85+	181	2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117

Longitude: -90.5376838

2010 Race and Ethnicity

	Number	Percent
White Alone	6,196	90.6%
Black Alone	282	4.1%
American Indian Alone	15	0.2%
Asian Alone	137	2.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	72	1.1%
Two or More Races	134	2.0%
Hispanic Origin (Any Race)	300	4.4%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,060	90.0%
Black Alone	287	4.3%
American Indian Alone	15	0.2%
Asian Alone	143	2.1%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	80	1.2%
Two or More Races	146	2.2%
Hispanic Origin (Any Race)	337	5.0%

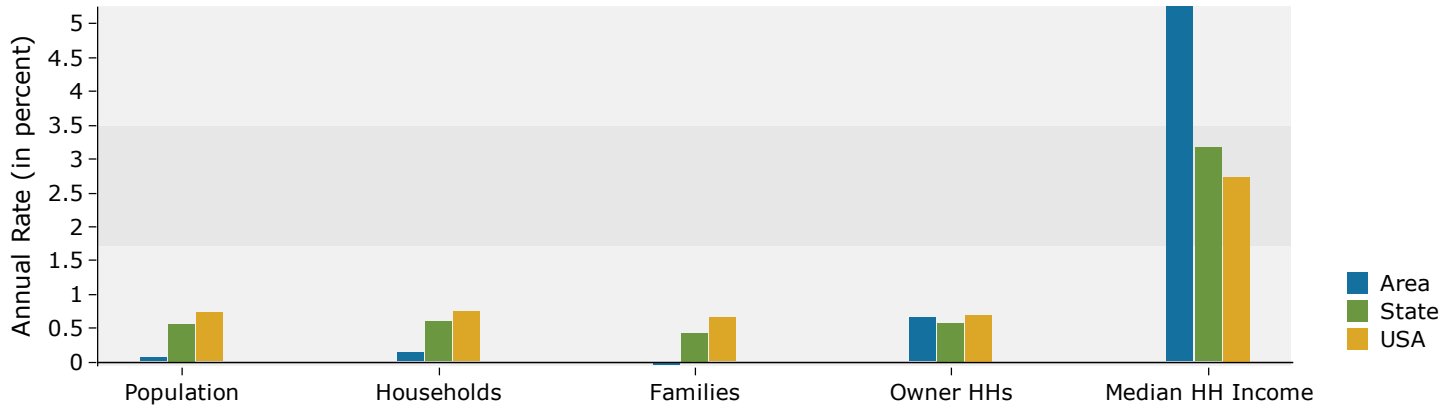
2019 Race and Ethnicity

	Number	Percent
White Alone	6,030	89.2%
Black Alone	301	4.5%
American Indian Alone	15	0.2%
Asian Alone	156	2.3%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	88	1.3%
Two or More Races	166	2.5%
Hispanic Origin (Any Race)	394	5.8%

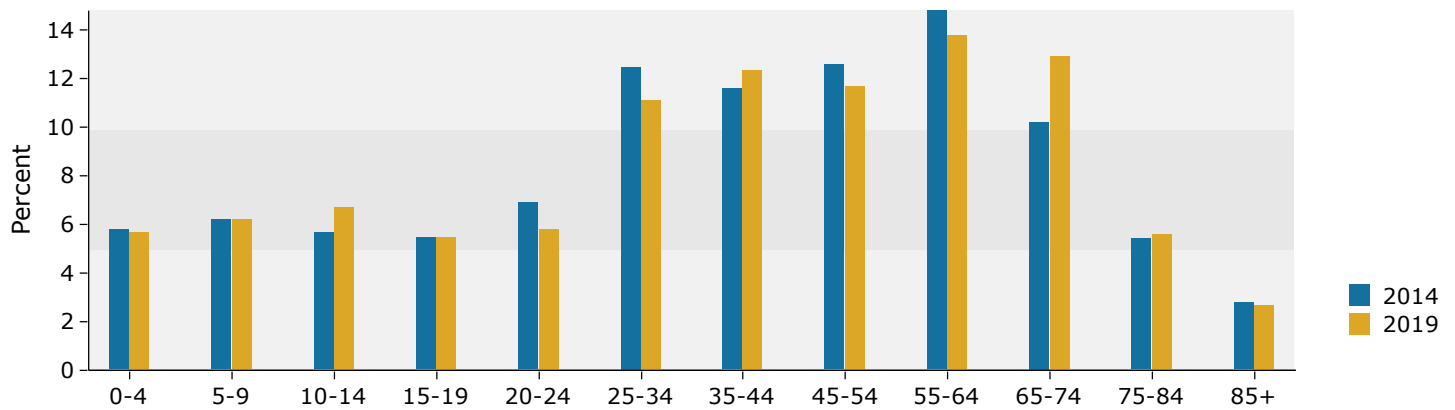
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

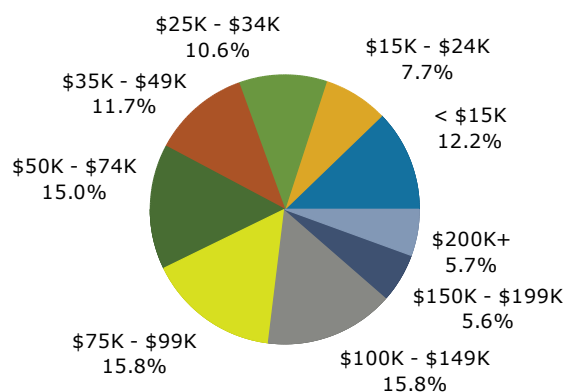
Trends 2014-2019



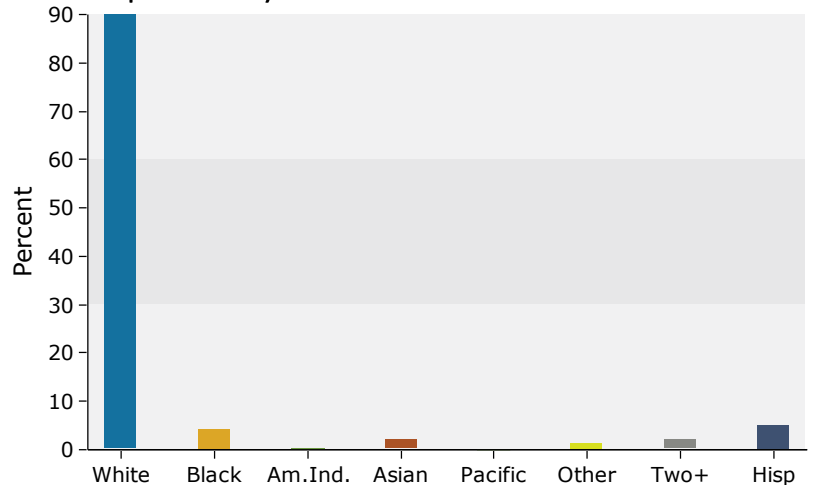
Population by Age

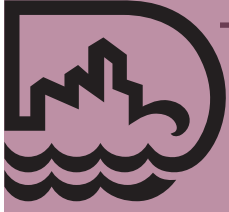


2014 Household Income

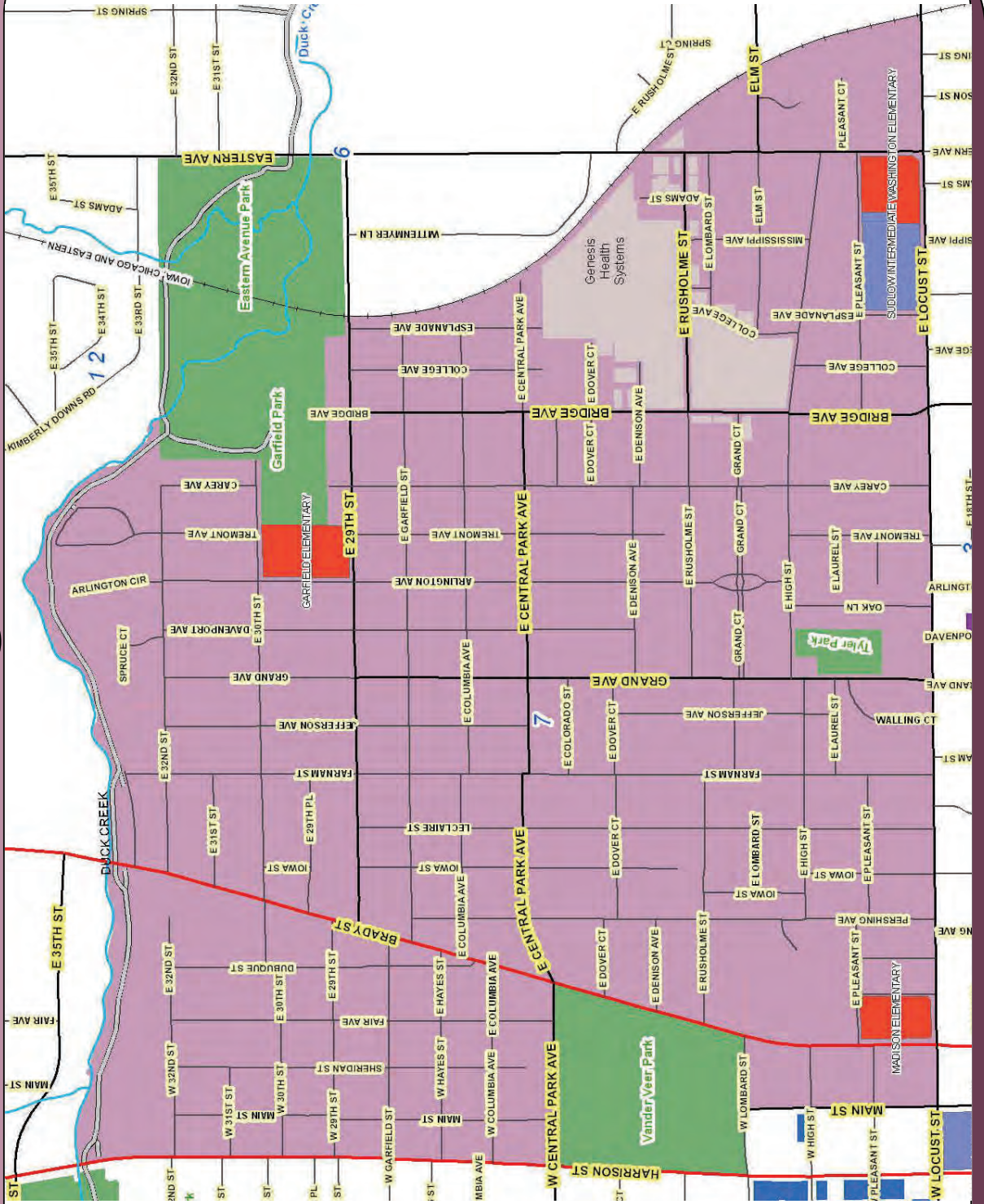


2014 Population by Race





Planning Area 7





Planning Area 7

Population

	1990	2000	% Change	City % Change
Total	7627	7278	-5%	+3%
Minority	411	612	+49%	+55%
Hispanic	213	330	+55%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3021	2988	-1%	+5%
Owner	2188	2283	+4%	+76%
Renter	833	705	-15%	-40%
% Renter	28%	24%	-14%	-43%

Housing

	2007	2008
Area 7 Foreclosures	25	11
City Foreclosures	266	204
% of Owner HH in Area 7	8%	8%
% of City Foreclosures in A7	9%	5%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	673	321	-52%	-36%
\$15-30,000	793	664	-16%	-16%
\$30-60,000	1161	1233	+6%	+13%
> \$60,000	301	763	+153%	+150%
Public Assist	139	61	-56%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	954	748	-21%	-23%
Violent	263	249	-5%	-20%
Property	572	384	-33%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	8	20	+150%	+20%
Rental Issues	5	7	+40%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	1	15	<1%	12%
Fair	137	2031	89%	51%
Good	16	237	10%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 7	29	7	24%
City	520	65	13%
% of City	6%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 7 is a neighborhood in transition.

- Although the population within Area 7 decreased the minority and Hispanic populations increased in line with the City
- Area 7 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 7 slightly less than the City
- The household income in Area 7 grew in line with the City
- The decrease in households receiving public assistance was significantly more than the decrease in the City
- Public safety issues within Area 7 decreased in line with the City
- Residents of Area 7 are making significantly greater use of the City's inspection services than the City as a whole
- Area 7 has more need for minor housing rehabilitation than the City
- Area 7 has received nearly twice the investment in street rehabilitation compared to Area 7's share of the City's streets

Conservation



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

Census 2010 Summary

Population	6,643
Households	2,765
Families	1,684
Average Household Size	2.38
Owner Occupied Housing Units	2,089
Renter Occupied Housing Units	676
Median Age	34.1

2014 Summary

Population	6,483
Households	2,721
Families	1,633
Average Household Size	2.36
Owner Occupied Housing Units	2,028
Renter Occupied Housing Units	693
Median Age	35.5
Median Household Income	\$47,557
Average Household Income	\$56,072

2019 Summary

Population	6,459
Households	2,724
Families	1,616
Average Household Size	2.35
Owner Occupied Housing Units	2,041
Renter Occupied Housing Units	683
Median Age	37.3
Median Household Income	\$54,483
Average Household Income	\$64,328

Trends: 2014-2019 Annual Rate

Population	-0.07%
Households	0.02%
Families	-0.21%
Owner Households	0.13%
Median Household Income	2.76%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2014 Households by Income	Number	Percent
<\$15,000	267	9.8%
\$15,000 - \$24,999	373	13.7%
\$25,000 - \$34,999	350	12.9%
\$35,000 - \$49,999	423	15.5%
\$50,000 - \$74,999	614	22.6%
\$75,000 - \$99,999	371	13.6%
\$100,000 - \$149,999	276	10.1%
\$150,000 - \$199,999	30	1.1%
\$200,000+	17	0.6%
Median Household Income	\$47,557	
Average Household Income	\$56,072	
Per Capita Income	\$23,628	

2019 Households by Income	Number	Percent
<\$15,000	251	9.2%
\$15,000 - \$24,999	277	10.2%
\$25,000 - \$34,999	272	10.0%
\$35,000 - \$49,999	415	15.2%
\$50,000 - \$74,999	579	21.3%
\$75,000 - \$99,999	471	17.3%
\$100,000 - \$149,999	368	13.5%
\$150,000 - \$199,999	62	2.3%
\$200,000+	29	1.1%
Median Household Income	\$54,483	
Average Household Income	\$64,328	
Per Capita Income	\$27,247	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2010 Population by Age	Number	Percent
Age 0 - 4	445	6.7%
Age 5 - 9	483	7.3%
Age 10 - 14	421	6.3%
Age 15 - 19	422	6.4%
Age 20 - 24	440	6.6%
Age 25 - 34	1,206	18.2%
Age 35 - 44	891	13.4%
Age 45 - 54	913	13.7%
Age 55 - 64	730	11.0%
Age 65 - 74	340	5.1%
Age 75 - 84	238	3.6%
Age 85+	114	1.7%

2014 Population by Age	Number	Percent
Age 0 - 4	416	6.4%
Age 5 - 9	426	6.6%
Age 10 - 14	444	6.8%
Age 15 - 19	369	5.7%
Age 20 - 24	395	6.1%
Age 25 - 34	1,142	17.6%
Age 35 - 44	914	14.1%
Age 45 - 54	840	13.0%
Age 55 - 64	772	11.9%
Age 65 - 74	431	6.6%
Age 75 - 84	223	3.4%
Age 85+	111	1.7%

2019 Population by Age	Number	Percent
Age 0 - 4	406	6.3%
Age 5 - 9	400	6.2%
Age 10 - 14	414	6.4%
Age 15 - 19	396	6.1%
Age 20 - 24	335	5.2%
Age 25 - 34	1,015	15.7%
Age 35 - 44	1,012	15.7%
Age 45 - 54	792	12.3%
Age 55 - 64	784	12.1%
Age 65 - 74	541	8.4%
Age 75 - 84	254	3.9%
Age 85+	110	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2010 Race and Ethnicity

	Number	Percent
White Alone	5,850	88.1%
Black Alone	315	4.7%
American Indian Alone	25	0.4%
Asian Alone	71	1.1%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	92	1.4%
Two or More Races	280	4.2%
Hispanic Origin (Any Race)	448	6.7%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,658	87.3%
Black Alone	314	4.8%
American Indian Alone	26	0.4%
Asian Alone	76	1.2%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	99	1.5%
Two or More Races	300	4.6%
Hispanic Origin (Any Race)	495	7.6%

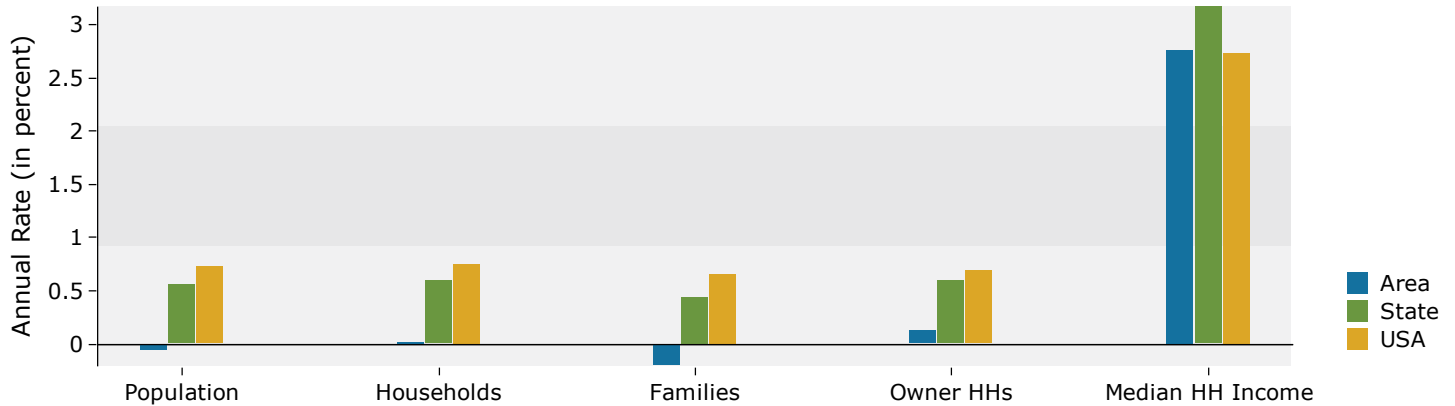
2019 Race and Ethnicity

	Number	Percent
White Alone	5,565	86.2%
Black Alone	324	5.0%
American Indian Alone	27	0.4%
Asian Alone	84	1.3%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	106	1.6%
Two or More Races	343	5.3%
Hispanic Origin (Any Race)	573	8.9%

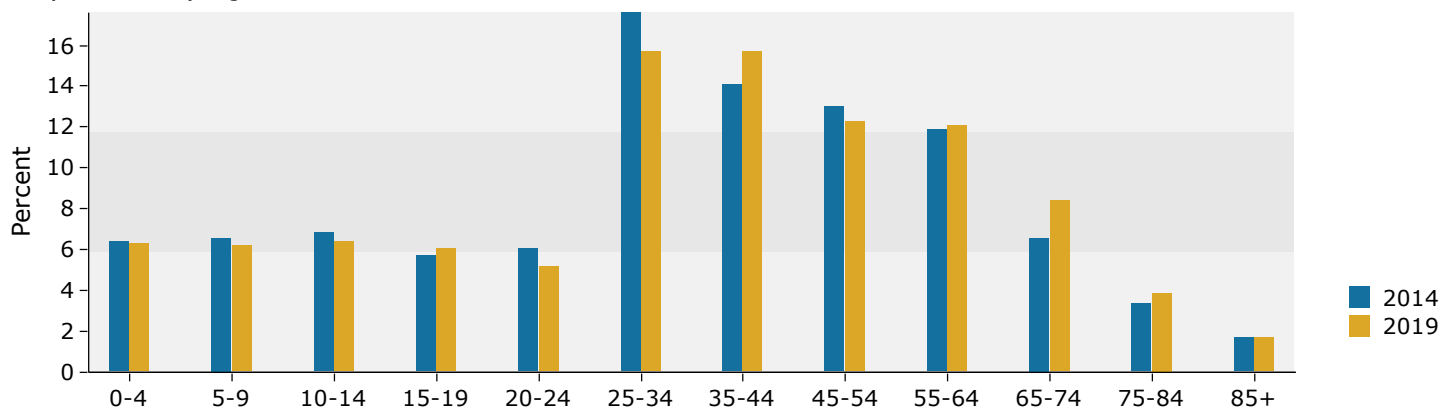
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

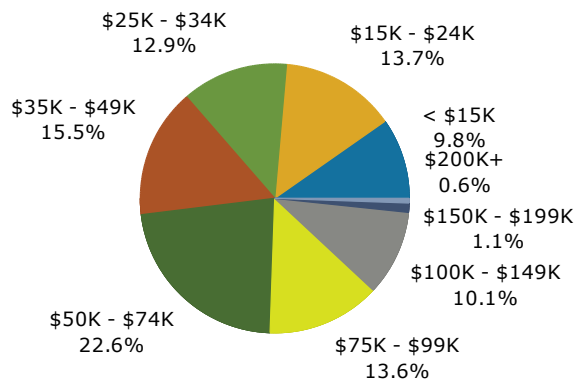
Trends 2014-2019



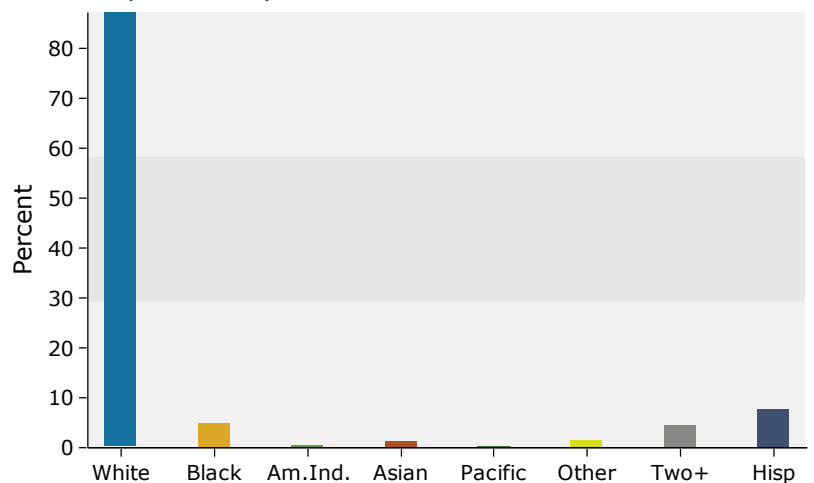
Population by Age

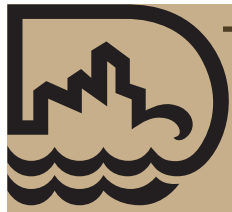


2014 Household Income

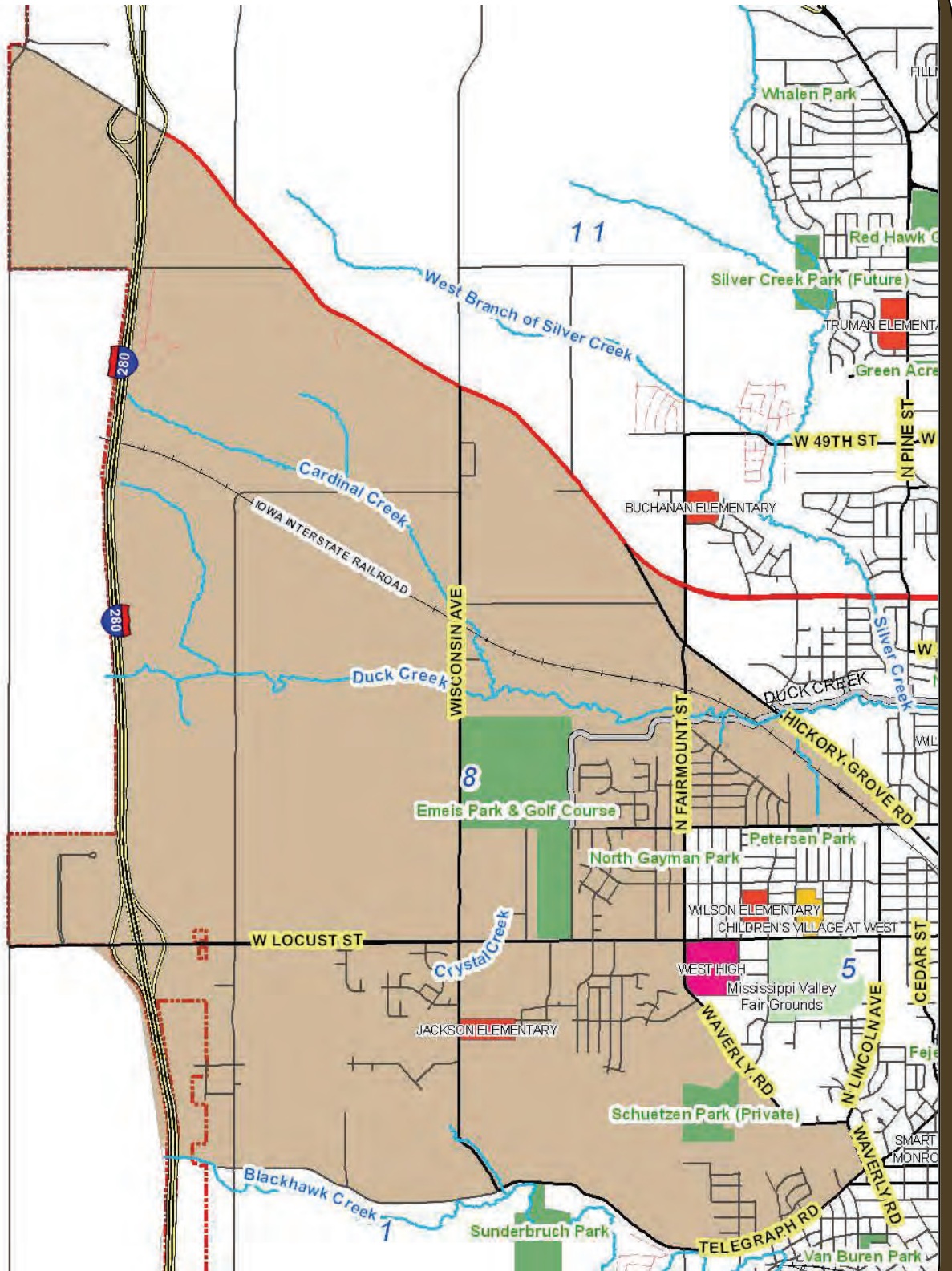


2014 Population by Race





Planning Area 8



Planning Area 8

Population

	1990	2000	% Change	City % Change
Total	7202	7423	+3%	+3%
Minority	573	1168	+103%	+55%
Hispanic	231	320	+39%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2527	2691	+6%	+5%
Owner	1657	1911	+15%	+76%
Renter	870	780	-10%	-40%
% Renter	34%	29%	-15%	-43%

Housing

	2007	2008
Area 8 Foreclosures	10	12
City Foreclosures	266	204
% of Owner HH in Area 8	7%	7%
% of City Foreclosures in A8	4%	6%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	529	467	-12%	-36%
\$15-30,000	773	568	-27%	-16%
\$30-60,000	928	1043	+13%	+13%
> \$60,000	268	662	+147%	+150%
Public Assist	206	176	-15%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	754	703	-7%	-23%
Violent	281	253	-10%	-20%
Property	416	350	-16%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	11	36	+227%	+20%
Rental Issues	0	1	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0	<1%
Poor	1	10	<1%	12%
Fair	51	510	27%	51%
Good	139	1391	72%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 8	46	2	4%
City	520	65	13%
% of City	9%	3%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 8 a stable neighborhood.

- Although the population within Area 8 increased in line with the City the minority population increased significantly more than the City and the Hispanic population increased less significantly than the City
- Area 8 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 8 slightly less than the City
- The household income in Area 8 grew in line with the City
- The decrease in households receiving public assistance was significantly less than the decrease in the City
- Public safety issues within Area 8 decreased less significantly than the City
- Residents of Area 8 are making greater use of the City's inspection services than the City as a whole
- Area 8 has significantly less need for minor housing rehabilitation than the City
- Area 8 has received one-third the investment in street rehabilitation compared to Area 8's share of the City's streets

Conservation



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797

Longitude: -90.6548735

Census 2010 Summary

Population	8,060
Households	3,172
Families	2,162
Average Household Size	2.47
Owner Occupied Housing Units	2,148
Renter Occupied Housing Units	1,024
Median Age	37.4

2014 Summary

Population	8,412
Households	3,355
Families	2,259
Average Household Size	2.44
Owner Occupied Housing Units	2,236
Renter Occupied Housing Units	1,119
Median Age	37.9
Median Household Income	\$45,807
Average Household Income	\$55,877

2019 Summary

Population	8,893
Households	3,572
Families	2,383
Average Household Size	2.43
Owner Occupied Housing Units	2,387
Renter Occupied Housing Units	1,185
Median Age	38.2
Median Household Income	\$55,067
Average Household Income	\$65,372

Trends: 2014-2019 Annual Rate

Population	1.12%
Households	1.26%
Families	1.07%
Owner Households	1.32%
Median Household Income	3.75%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797
Longitude: -90.6548735

2014 Households by Income	Number	Percent
<\$15,000	560	16.7%
\$15,000 - \$24,999	366	10.9%
\$25,000 - \$34,999	436	13.0%
\$35,000 - \$49,999	407	12.1%
\$50,000 - \$74,999	693	20.7%
\$75,000 - \$99,999	389	11.6%
\$100,000 - \$149,999	408	12.2%
\$150,000 - \$199,999	66	2.0%
\$200,000+	30	0.9%
Median Household Income	\$45,807	
Average Household Income	\$55,877	
Per Capita Income	\$22,523	

2019 Households by Income	Number	Percent
<\$15,000	552	15.5%
\$15,000 - \$24,999	280	7.8%
\$25,000 - \$34,999	346	9.7%
\$35,000 - \$49,999	415	11.6%
\$50,000 - \$74,999	693	19.4%
\$75,000 - \$99,999	540	15.1%
\$100,000 - \$149,999	594	16.6%
\$150,000 - \$199,999	107	3.0%
\$200,000+	45	1.3%
Median Household Income	\$55,067	
Average Household Income	\$65,372	
Per Capita Income	\$26,538	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797

Longitude: -90.6548735

2010 Population by Age	Number	Percent
Age 0 - 4	647	8.0%
Age 5 - 9	535	6.6%
Age 10 - 14	487	6.0%
Age 15 - 19	525	6.5%
Age 20 - 24	566	7.0%
Age 25 - 34	1,055	13.1%
Age 35 - 44	973	12.1%
Age 45 - 54	1,130	14.0%
Age 55 - 64	1,009	12.5%
Age 65 - 74	586	7.3%
Age 75 - 84	344	4.3%
Age 85+	203	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	642	7.6%
Age 5 - 9	549	6.5%
Age 10 - 14	520	6.2%
Age 15 - 19	484	5.8%
Age 20 - 24	566	6.7%
Age 25 - 34	1,175	14.0%
Age 35 - 44	956	11.4%
Age 45 - 54	1,107	13.2%
Age 55 - 64	1,101	13.1%
Age 65 - 74	728	8.7%
Age 75 - 84	369	4.4%
Age 85+	215	2.6%

2019 Population by Age	Number	Percent
Age 0 - 4	674	7.6%
Age 5 - 9	557	6.3%
Age 10 - 14	542	6.1%
Age 15 - 19	516	5.8%
Age 20 - 24	501	5.6%
Age 25 - 34	1,328	14.9%
Age 35 - 44	986	11.1%
Age 45 - 54	1,049	11.8%
Age 55 - 64	1,158	13.0%
Age 65 - 74	904	10.2%
Age 75 - 84	449	5.0%
Age 85+	229	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797

Longitude: -90.6548735

2010 Race and Ethnicity

	Number	Percent
White Alone	6,375	79.1%
Black Alone	888	11.0%
American Indian Alone	22	0.3%
Asian Alone	324	4.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	140	1.7%
Two or More Races	308	3.8%
Hispanic Origin (Any Race)	468	5.8%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,602	78.5%
Black Alone	924	11.0%
American Indian Alone	23	0.3%
Asian Alone	352	4.2%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	162	1.9%
Two or More Races	346	4.1%
Hispanic Origin (Any Race)	547	6.5%

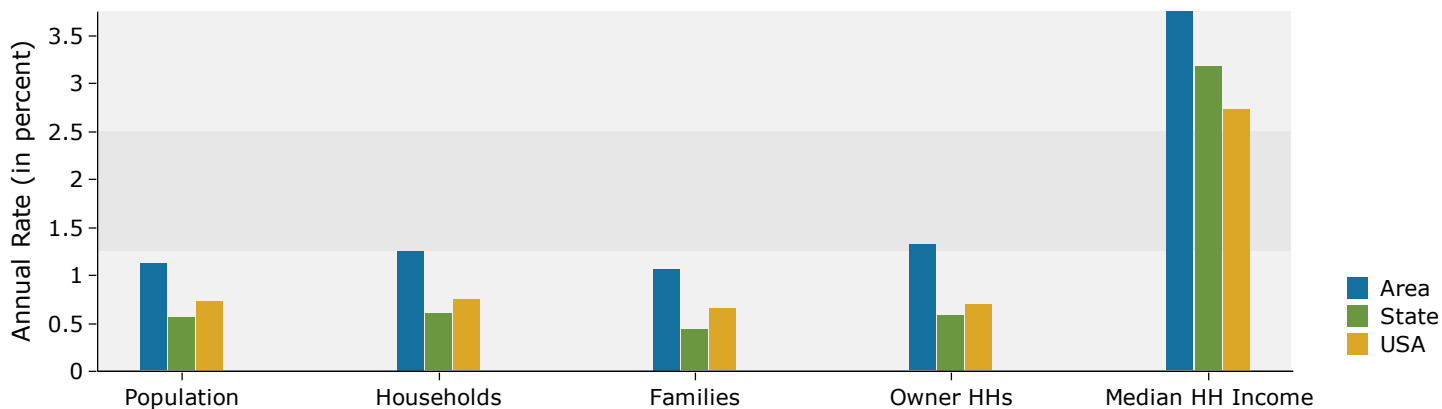
2019 Race and Ethnicity

	Number	Percent
White Alone	6,885	77.4%
Black Alone	989	11.1%
American Indian Alone	25	0.3%
Asian Alone	394	4.4%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	186	2.1%
Two or More Races	410	4.6%
Hispanic Origin (Any Race)	658	7.4%

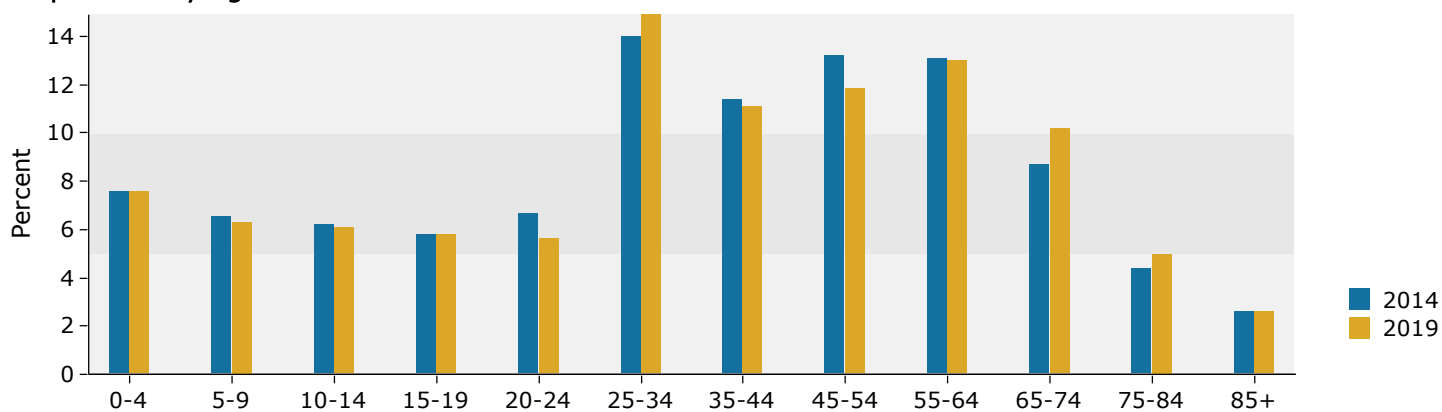
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

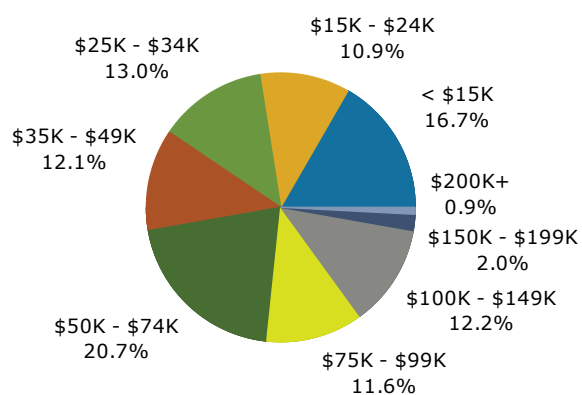
Trends 2014-2019



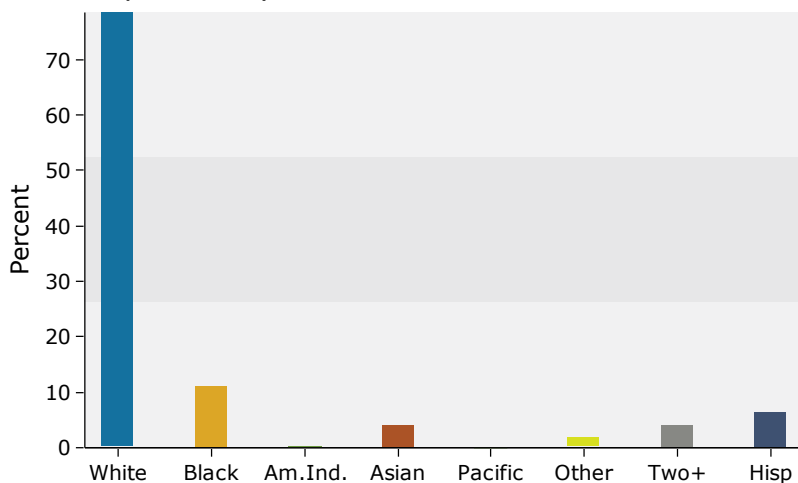
Population by Age



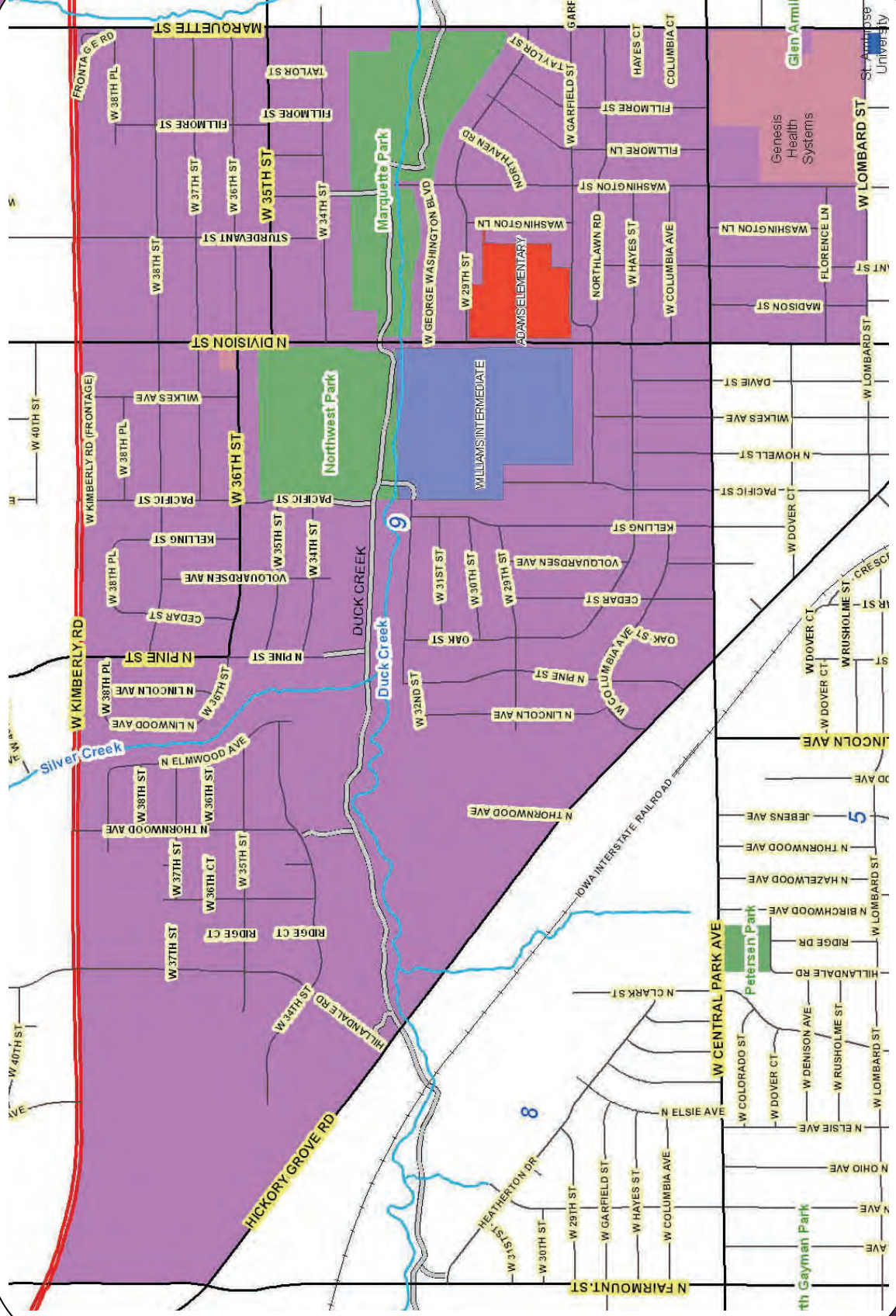
2014 Household Income



2014 Population by Race



Planning Area 9



Planning Area 9

Population

	1990	2000	% Change	City % Change
Total	6752	6300	-7%	+3%
Minority	188	337	+79%	+55%
Hispanic	108	213	+97%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2758	2705	-2%	+5%
Owner	2226	2211	-<1%	+76%
Renter	532	494	-7%	-40%
% Renter	19%	18%	-5%	-43%

Housing

	2007	2008
Area 9 Foreclosures	14	14
City Foreclosures	266	204
% of Owner HH in Area 9	7%	7%
% of City Foreclosures in A9	5%	7%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	467	341	-27%	-36%
\$15-30,000	806	578	-28%	-16%
\$30-60,000	1197	1055	-12%	+13%
> \$60,000	282	756	+168%	+150%
Public Assist	116	56	-51%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	826	733	-11%	-23%
Violent	222	137	-38%	-20%
Property	521	507	-3%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	14	12	-14%	+20%
Rental Issues	1	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	48	632	29%	12%
Fair	120	1579	71%	51%
Good	0	0	0%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 9	28	3	11%
City	520	65	13%
% of City	5%	5%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 9 is a neighborhood in transition.

- Although the population within Area 9 decreased the minority and Hispanic populations increased significantly more than the City
- Area 9 lost housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 9 in line with the City
- The household income in Area 9 grew more than the City
- The decrease in households receiving public assistance was more than the decrease in the City
- Public safety issues within Area 9 decreased less significantly than the City
- Residents of Area 9 are making less use of the City's inspection services than the City as a whole
- Area 9 has slightly more need for minor housing rehabilitation than the City
- Area 9 has received its share of investment in street rehabilitation compared to Area 9's share of the City's streets

Conservation



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411
Longitude: -90.6063325

Census 2010 Summary

Population	6,105
Households	2,611
Families	1,688
Average Household Size	2.34
Owner Occupied Housing Units	2,100
Renter Occupied Housing Units	511
Median Age	39.6

2014 Summary

Population	6,215
Households	2,677
Families	1,707
Average Household Size	2.32
Owner Occupied Housing Units	2,124
Renter Occupied Housing Units	553
Median Age	40.3
Median Household Income	\$46,024
Average Household Income	\$57,480

2019 Summary

Population	6,428
Households	2,779
Families	1,754
Average Household Size	2.31
Owner Occupied Housing Units	2,202
Renter Occupied Housing Units	577
Median Age	41.0
Median Household Income	\$54,213
Average Household Income	\$66,899

Trends: 2014-2019 Annual Rate

Population	0.68%
Households	0.75%
Families	0.54%
Owner Households	0.72%
Median Household Income	3.33%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411
Longitude: -90.6063325

2014 Households by Income	Number	Percent
<\$15,000	251	9.4%
\$15,000 - \$24,999	336	12.6%
\$25,000 - \$34,999	353	13.2%
\$35,000 - \$49,999	500	18.7%
\$50,000 - \$74,999	479	17.9%
\$75,000 - \$99,999	422	15.8%
\$100,000 - \$149,999	275	10.3%
\$150,000 - \$199,999	36	1.3%
\$200,000+	25	0.9%
Median Household Income	\$46,024	
Average Household Income	\$57,480	
Per Capita Income	\$24,767	

2019 Households by Income	Number	Percent
<\$15,000	243	8.7%
\$15,000 - \$24,999	257	9.2%
\$25,000 - \$34,999	279	10.0%
\$35,000 - \$49,999	505	18.2%
\$50,000 - \$74,999	459	16.5%
\$75,000 - \$99,999	545	19.6%
\$100,000 - \$149,999	365	13.1%
\$150,000 - \$199,999	78	2.8%
\$200,000+	48	1.7%
Median Household Income	\$54,213	
Average Household Income	\$66,899	
Per Capita Income	\$28,933	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

2010 Population by Age	Number	Percent
Age 0 - 4	410	6.7%
Age 5 - 9	391	6.4%
Age 10 - 14	366	6.0%
Age 15 - 19	332	5.4%
Age 20 - 24	327	5.4%
Age 25 - 34	887	14.5%
Age 35 - 44	714	11.7%
Age 45 - 54	893	14.6%
Age 55 - 64	749	12.3%
Age 65 - 74	490	8.0%
Age 75 - 84	379	6.2%
Age 85+	167	2.7%

2014 Population by Age	Number	Percent
Age 0 - 4	399	6.4%
Age 5 - 9	387	6.2%
Age 10 - 14	372	6.0%
Age 15 - 19	324	5.2%
Age 20 - 24	350	5.6%
Age 25 - 34	915	14.7%
Age 35 - 44	696	11.2%
Age 45 - 54	833	13.4%
Age 55 - 64	815	13.1%
Age 65 - 74	544	8.8%
Age 75 - 84	404	6.5%
Age 85+	176	2.8%

2019 Population by Age	Number	Percent
Age 0 - 4	416	6.5%
Age 5 - 9	382	5.9%
Age 10 - 14	376	5.8%
Age 15 - 19	339	5.3%
Age 20 - 24	327	5.1%
Age 25 - 34	894	13.9%
Age 35 - 44	738	11.5%
Age 45 - 54	797	12.4%
Age 55 - 64	871	13.6%
Age 65 - 74	634	9.9%
Age 75 - 84	462	7.2%
Age 85+	192	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

2010 Race and Ethnicity

	Number	Percent
White Alone	5,447	89.2%
Black Alone	245	4.0%
American Indian Alone	18	0.3%
Asian Alone	105	1.7%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	105	1.7%
Two or More Races	184	3.0%
Hispanic Origin (Any Race)	373	6.1%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,495	88.4%
Black Alone	257	4.1%
American Indian Alone	19	0.3%
Asian Alone	116	1.9%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	120	1.9%
Two or More Races	207	3.3%
Hispanic Origin (Any Race)	438	7.0%

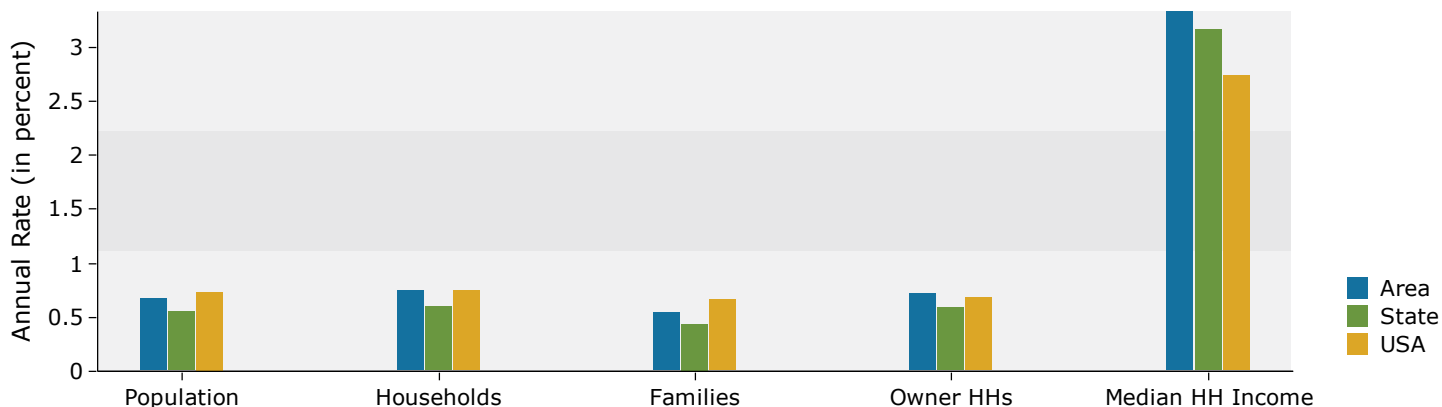
2019 Race and Ethnicity

	Number	Percent
White Alone	5,614	87.3%
Black Alone	277	4.3%
American Indian Alone	20	0.3%
Asian Alone	132	2.1%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	137	2.1%
Two or More Races	247	3.8%
Hispanic Origin (Any Race)	530	8.2%

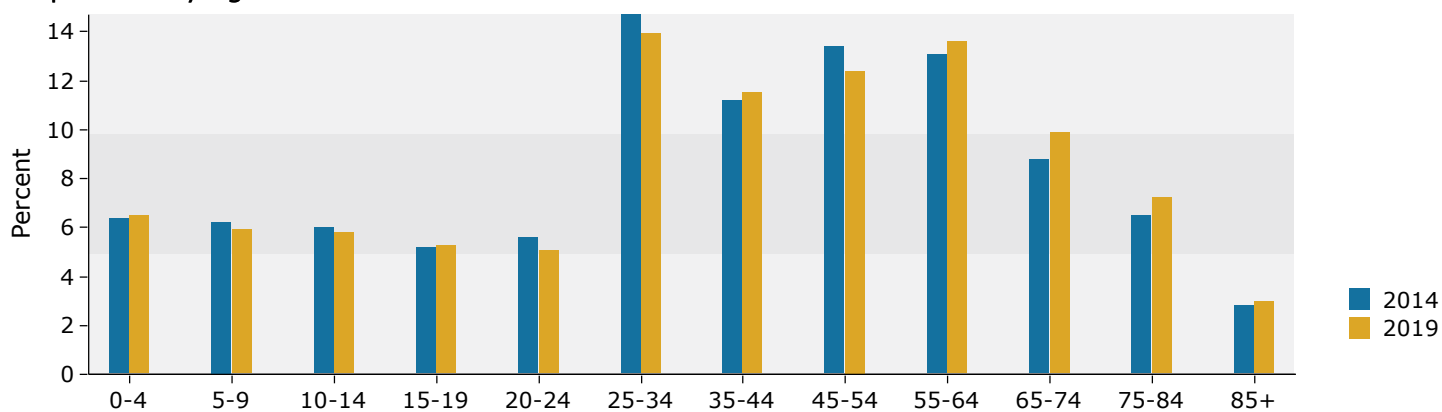
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

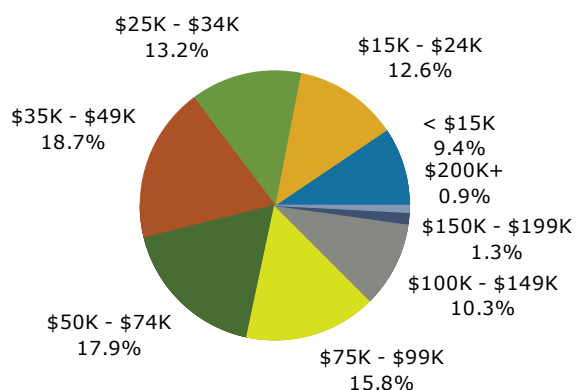
Trends 2014-2019



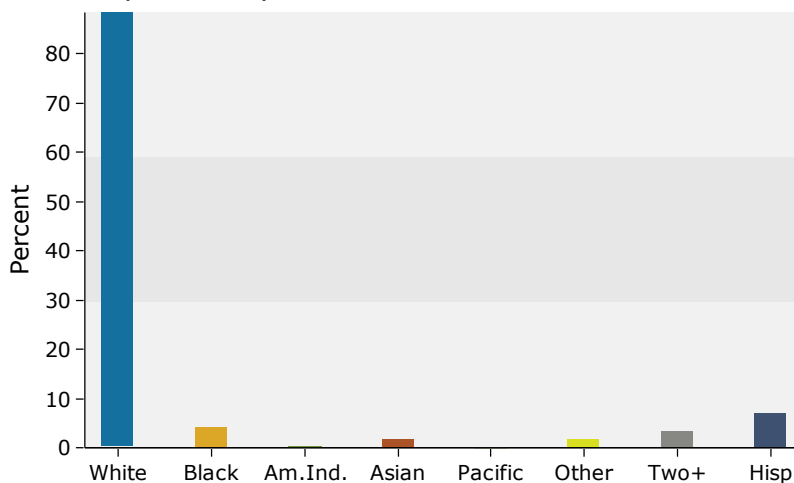
Population by Age



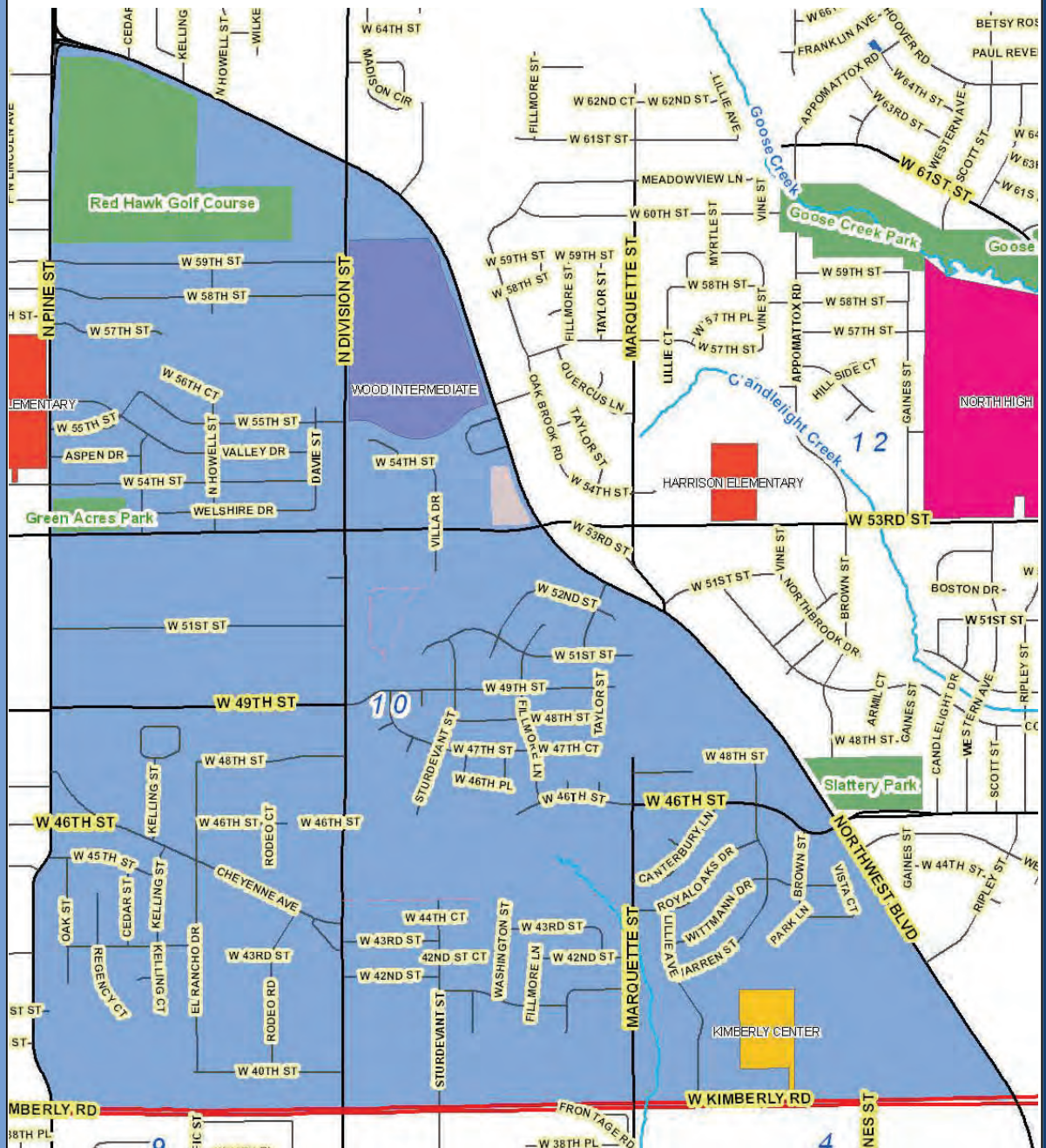
2014 Household Income



2014 Population by Race



Planning Area 10



Planning Area 10

Population

	1990	2000	% Change	City % Change
Total	5601	5723	+27%	+3%
Minority	520	612	+18%	+55%
Hispanic	131	183	+40%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2135	2334	+9%	+5%
Owner	1308	1607	+23%	+76%
Renter	827	727	-12%	-40%
% Renter	39%	31%	-20%	-43%

Housing

	2007	2008
Area 10 Foreclosures	12	9
City Foreclosures	266	204
% of Owner HH in Area 10	6%	6%
% of City Foreclosures in A10	5%	4%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	491	286	-42%	-36%
\$15-30,000	496	533	+7%	-16%
\$30-60,000	840	623	-26%	+13%
> \$60,000	340	882	+159%	+150%
Public Assist	63	93	+48%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	316	252	-20%	-23%
Violent	77	80	4%	-20%
Property	203	136	-33%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	1	4	+300%	+20%
Rental Issues	0	0	0%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	13	282	18%	51%
Good	61	1325	82%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 10	25	3	12%
City	520	65	13%
% of City	5%	5%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 10 is a growing neighborhood.

- Although the population within Area 10 increased more significantly than the City the minority and Hispanic populations increased significantly less than the City
- Area 10 gained housing units and in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 10 slightly less than the City
- The household income in Area 10 grew more than the City
- The number of households receiving public assistance grew significantly
- Public safety issues within Area 10 decreased less significantly than the City with violent issues increasing
- Residents of Area 10 are making greater use of the City's inspection services than the City as a whole
- Area 10 has slightly less need for minor housing rehabilitation than the City
- Area 10 has received its share investment in street rehabilitation compared to Area 10's share of the City's streets

Conservation



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

Census 2010 Summary

Population	6,365
Households	2,708
Families	1,684
Average Household Size	2.31
Owner Occupied Housing Units	1,790
Renter Occupied Housing Units	918
Median Age	42.3

2014 Summary

Population	6,530
Households	2,814
Families	1,724
Average Household Size	2.28
Owner Occupied Housing Units	1,818
Renter Occupied Housing Units	996
Median Age	42.8
Median Household Income	\$48,885
Average Household Income	\$61,266

2019 Summary

Population	6,811
Households	2,960
Families	1,794
Average Household Size	2.26
Owner Occupied Housing Units	1,911
Renter Occupied Housing Units	1,049
Median Age	43.8
Median Household Income	\$61,478
Average Household Income	\$73,339

Trends: 2014-2019 Annual Rate

Population	0.85%
Households	1.02%
Families	0.80%
Owner Households	1.00%
Median Household Income	4.69%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

2014 Households by Income	Number	Percent
<\$15,000	321	11.4%
\$15,000 - \$24,999	331	11.8%
\$25,000 - \$34,999	366	13.0%
\$35,000 - \$49,999	412	14.6%
\$50,000 - \$74,999	449	16.0%
\$75,000 - \$99,999	435	15.5%
\$100,000 - \$149,999	395	14.0%
\$150,000 - \$199,999	59	2.1%
\$200,000+	46	1.6%
Median Household Income	\$48,885	
Average Household Income	\$61,266	
Per Capita Income	\$26,558	

2019 Households by Income	Number	Percent
<\$15,000	312	10.5%
\$15,000 - \$24,999	262	8.9%
\$25,000 - \$34,999	301	10.2%
\$35,000 - \$49,999	386	13.0%
\$50,000 - \$74,999	403	13.6%
\$75,000 - \$99,999	558	18.9%
\$100,000 - \$149,999	539	18.2%
\$150,000 - \$199,999	122	4.1%
\$200,000+	77	2.6%
Median Household Income	\$61,478	
Average Household Income	\$73,339	
Per Capita Income	\$32,060	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

2010 Population by Age	Number	Percent
Age 0 - 4	413	6.5%
Age 5 - 9	394	6.2%
Age 10 - 14	325	5.1%
Age 15 - 19	391	6.1%
Age 20 - 24	351	5.5%
Age 25 - 34	782	12.3%
Age 35 - 44	745	11.7%
Age 45 - 54	828	13.0%
Age 55 - 64	881	13.8%
Age 65 - 74	466	7.3%
Age 75 - 84	404	6.3%
Age 85+	385	6.0%

2014 Population by Age	Number	Percent
Age 0 - 4	412	6.3%
Age 5 - 9	384	5.9%
Age 10 - 14	355	5.4%
Age 15 - 19	359	5.5%
Age 20 - 24	399	6.1%
Age 25 - 34	809	12.4%
Age 35 - 44	714	10.9%
Age 45 - 54	786	12.0%
Age 55 - 64	916	14.0%
Age 65 - 74	645	9.9%
Age 75 - 84	362	5.5%
Age 85+	389	6.0%

2019 Population by Age	Number	Percent
Age 0 - 4	430	6.3%
Age 5 - 9	384	5.6%
Age 10 - 14	352	5.2%
Age 15 - 19	391	5.7%
Age 20 - 24	355	5.2%
Age 25 - 34	812	11.9%
Age 35 - 44	765	11.2%
Age 45 - 54	771	11.3%
Age 55 - 64	903	13.3%
Age 65 - 74	872	12.8%
Age 75 - 84	413	6.1%
Age 85+	363	5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

2010 Race and Ethnicity

	Number	Percent
White Alone	5,319	83.6%
Black Alone	668	10.5%
American Indian Alone	13	0.2%
Asian Alone	165	2.6%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	59	0.9%
Two or More Races	141	2.2%
Hispanic Origin (Any Race)	289	4.5%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,409	82.8%
Black Alone	702	10.8%
American Indian Alone	13	0.2%
Asian Alone	181	2.8%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	67	1.0%
Two or More Races	158	2.4%
Hispanic Origin (Any Race)	339	5.2%

2019 Race and Ethnicity

	Number	Percent
White Alone	5,567	81.7%
Black Alone	759	11.1%
American Indian Alone	15	0.2%
Asian Alone	206	3.0%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	76	1.1%
Two or More Races	188	2.8%
Hispanic Origin (Any Race)	415	6.1%

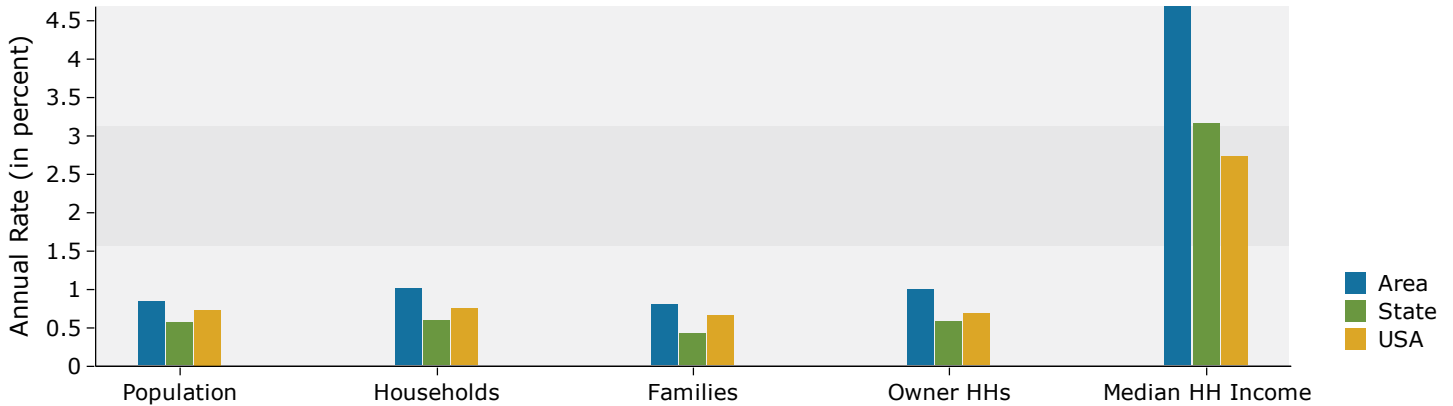
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

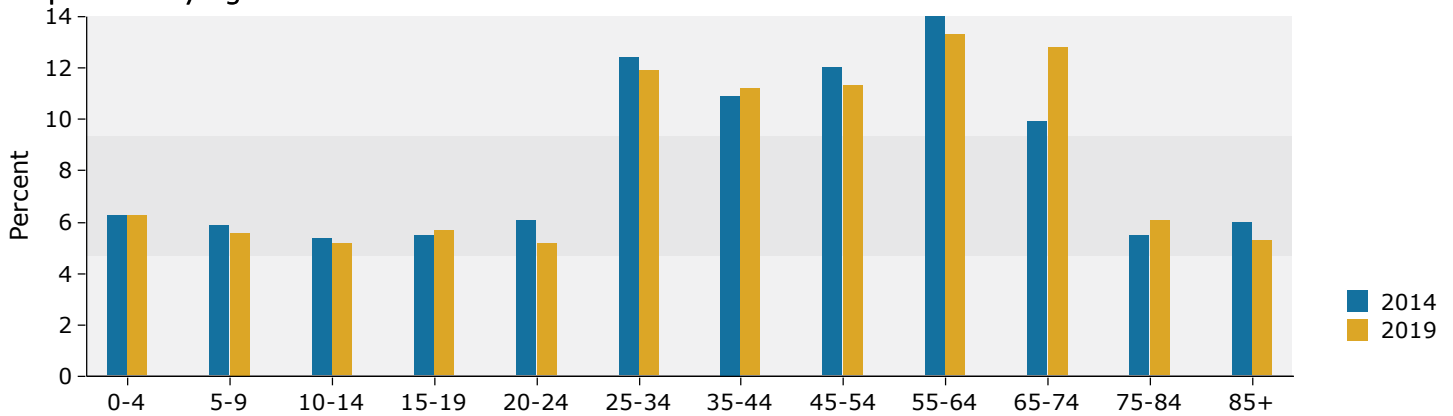
10
Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

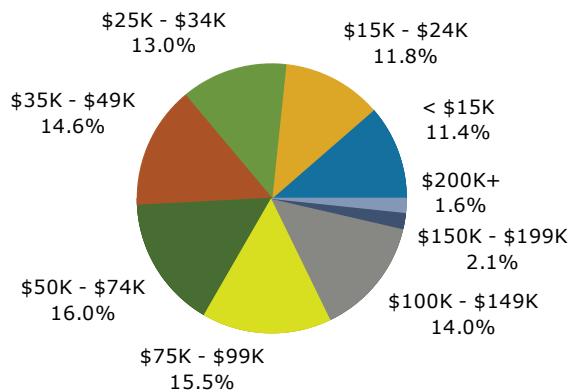
Trends 2014-2019



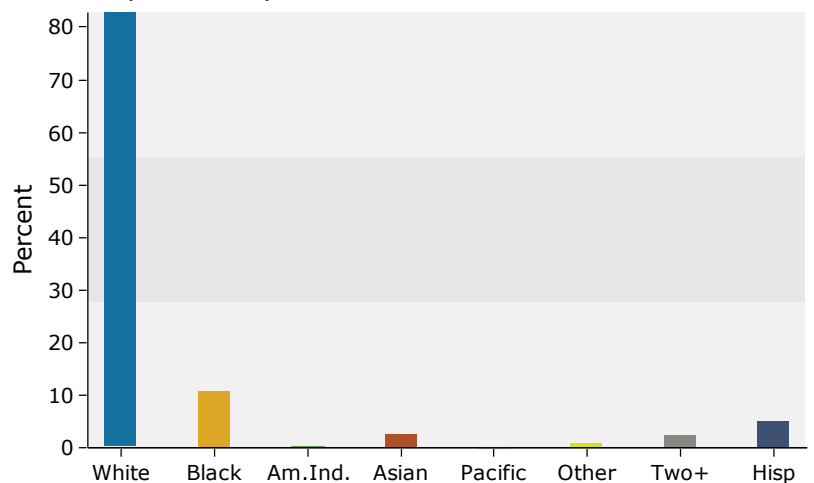
Population by Age



2014 Household Income



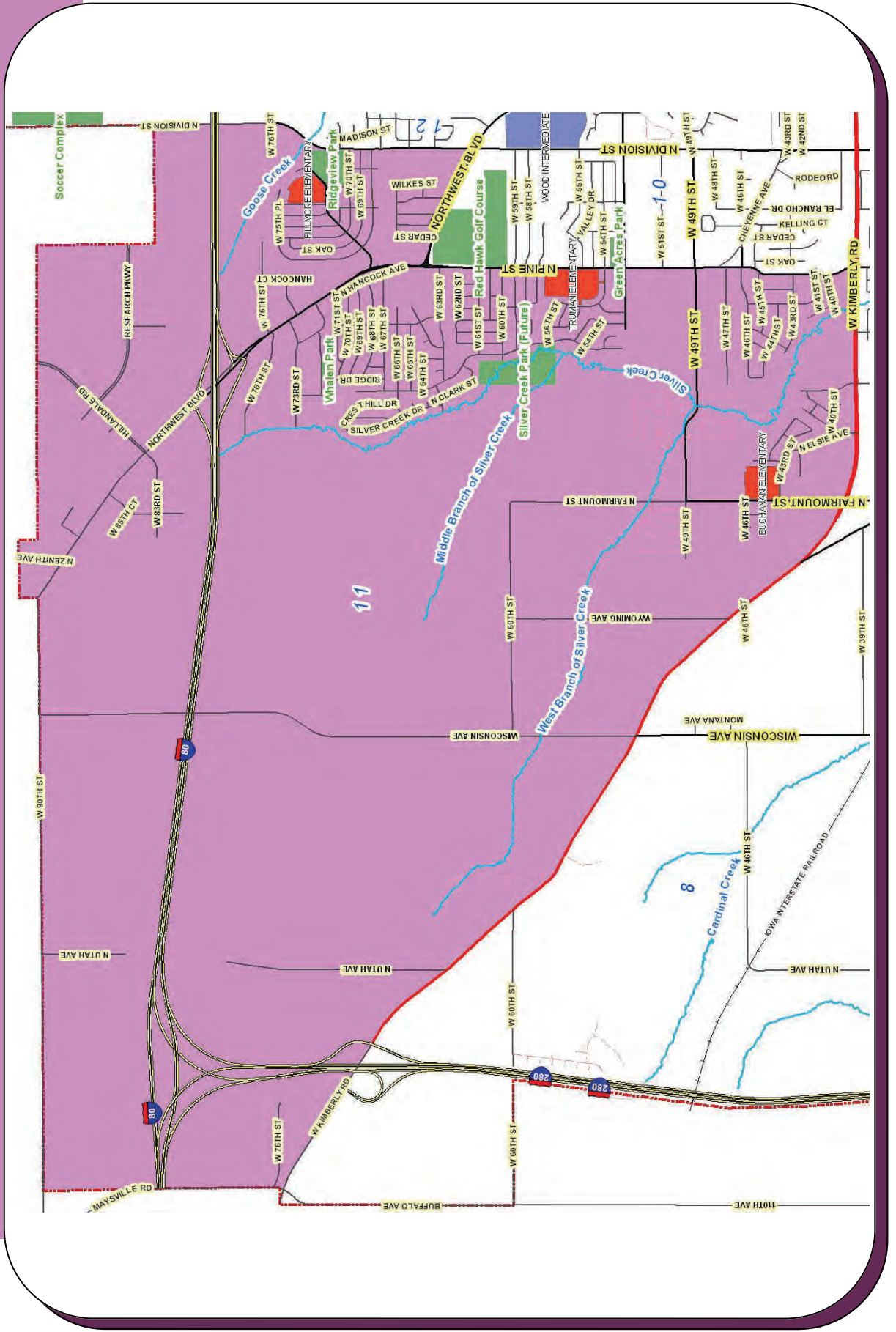
2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

Planning Area 11



Planning Area 11

Population

	1990	2000	% Change	City % Change
Total	8640	9548	+11%	+3%
Minority	977	1600	+64%	+55%
Hispanic	236	441	+87%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2919	3395	+16%	+5%
Owner	1976	2630	+33%	+76%
Renter	943	765	-19%	-40%
% Renter	32%	23%	-28%	-43%

Housing

	2007	2008
Area 11 Foreclosures	19	19
City Foreclosures	266	204
% of Owner HH in Area 11	9%	9%
% of City Foreclosures in A11	7%	9%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	715	425	-41%	-36%
\$15-30,000	851	735	-14%	-16%
\$30-60,000	1001	1410	+41%	+13%
> \$60,000	280	794	+184%	+150%
Public Assist	372	181	-51%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	889	654	-26%	-23%
Violent	313	171	-45%	-20%
Property	468	371	-20%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	14	20	+43%	+20%
Rental Issues	5	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	23	369	14%	51%
Good	141	2261	86%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 11	50	4	8%
City	520	65	13%
% of City	10%	6%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 11 is a growing neighborhood.

- The total population and the minority and Hispanic populations increased slightly more than the City
- Area 11 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 11 in line with the City
- The household income in Area 11 grew more than the City
- The decrease in households receiving public assistance was slightly more than the decrease in the City
- Public safety issues within Area 11 decreased in line with the City
- Residents of Area 11 are making greater use of the City's inspection services than the City as a whole
- Area 11 has slightly less need for minor housing rehabilitation than the City
- Area 11 has received over half the investment in street rehabilitation compared to Area 11's share of the City's streets

Conservation



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

Census 2010 Summary

Population	9,381
Households	3,603
Families	2,520
Average Household Size	2.59
Owner Occupied Housing Units	2,686
Renter Occupied Housing Units	917
Median Age	33.5

2014 Summary

Population	9,494
Households	3,693
Families	2,555
Average Household Size	2.56
Owner Occupied Housing Units	2,705
Renter Occupied Housing Units	988
Median Age	34.0
Median Household Income	\$45,488
Average Household Income	\$54,244

2019 Summary

Population	9,803
Households	3,838
Families	2,633
Average Household Size	2.54
Owner Occupied Housing Units	2,817
Renter Occupied Housing Units	1,021
Median Age	34.4
Median Household Income	\$54,742
Average Household Income	\$63,864

Trends: 2014-2019 Annual Rate

Population	0.64%
Households	0.77%
Families	0.60%
Owner Households	0.81%
Median Household Income	3.77%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2014 Households by Income	Number	Percent
<\$15,000	562	15.2%
\$15,000 - \$24,999	480	13.0%
\$25,000 - \$34,999	446	12.1%
\$35,000 - \$49,999	473	12.8%
\$50,000 - \$74,999	713	19.3%
\$75,000 - \$99,999	640	17.3%
\$100,000 - \$149,999	279	7.6%
\$150,000 - \$199,999	79	2.1%
\$200,000+	21	0.6%
Median Household Income	\$45,488	
Average Household Income	\$54,244	
Per Capita Income	\$21,157	

2019 Households by Income	Number	Percent
<\$15,000	550	14.3%
\$15,000 - \$24,999	365	9.5%
\$25,000 - \$34,999	343	8.9%
\$35,000 - \$49,999	480	12.5%
\$50,000 - \$74,999	697	18.2%
\$75,000 - \$99,999	818	21.3%
\$100,000 - \$149,999	371	9.7%
\$150,000 - \$199,999	175	4.6%
\$200,000+	39	1.0%
Median Household Income	\$54,742	
Average Household Income	\$63,864	
Per Capita Income	\$25,072	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2010 Population by Age	Number	Percent
Age 0 - 4	823	8.8%
Age 5 - 9	723	7.7%
Age 10 - 14	704	7.5%
Age 15 - 19	657	7.0%
Age 20 - 24	569	6.1%
Age 25 - 34	1,431	15.3%
Age 35 - 44	1,250	13.3%
Age 45 - 54	1,300	13.9%
Age 55 - 64	1,048	11.2%
Age 65 - 74	517	5.5%
Age 75 - 84	271	2.9%
Age 85+	87	0.9%

2014 Population by Age	Number	Percent
Age 0 - 4	804	8.5%
Age 5 - 9	752	7.9%
Age 10 - 14	679	7.2%
Age 15 - 19	617	6.5%
Age 20 - 24	655	6.9%
Age 25 - 34	1,386	14.6%
Age 35 - 44	1,271	13.4%
Age 45 - 54	1,232	13.0%
Age 55 - 64	1,120	11.8%
Age 65 - 74	589	6.2%
Age 75 - 84	293	3.1%
Age 85+	95	1.0%

2019 Population by Age	Number	Percent
Age 0 - 4	842	8.6%
Age 5 - 9	760	7.8%
Age 10 - 14	727	7.4%
Age 15 - 19	605	6.2%
Age 20 - 24	602	6.1%
Age 25 - 34	1,446	14.8%
Age 35 - 44	1,326	13.5%
Age 45 - 54	1,160	11.8%
Age 55 - 64	1,126	11.5%
Age 65 - 74	761	7.8%
Age 75 - 84	332	3.4%
Age 85+	116	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2010 Race and Ethnicity

	Number	Percent
White Alone	7,467	79.6%
Black Alone	1,077	11.5%
American Indian Alone	34	0.4%
Asian Alone	239	2.5%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	140	1.5%
Two or More Races	417	4.4%
Hispanic Origin (Any Race)	595	6.3%

2014 Race and Ethnicity

	Number	Percent
White Alone	7,457	78.6%
Black Alone	1,113	11.7%
American Indian Alone	35	0.4%
Asian Alone	262	2.8%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	160	1.7%
Two or More Races	460	4.8%
Hispanic Origin (Any Race)	678	7.1%

2019 Race and Ethnicity

	Number	Percent
White Alone	7,558	77.1%
Black Alone	1,188	12.1%
American Indian Alone	36	0.4%
Asian Alone	297	3.0%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	180	1.8%
Two or More Races	538	5.5%
Hispanic Origin (Any Race)	804	8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

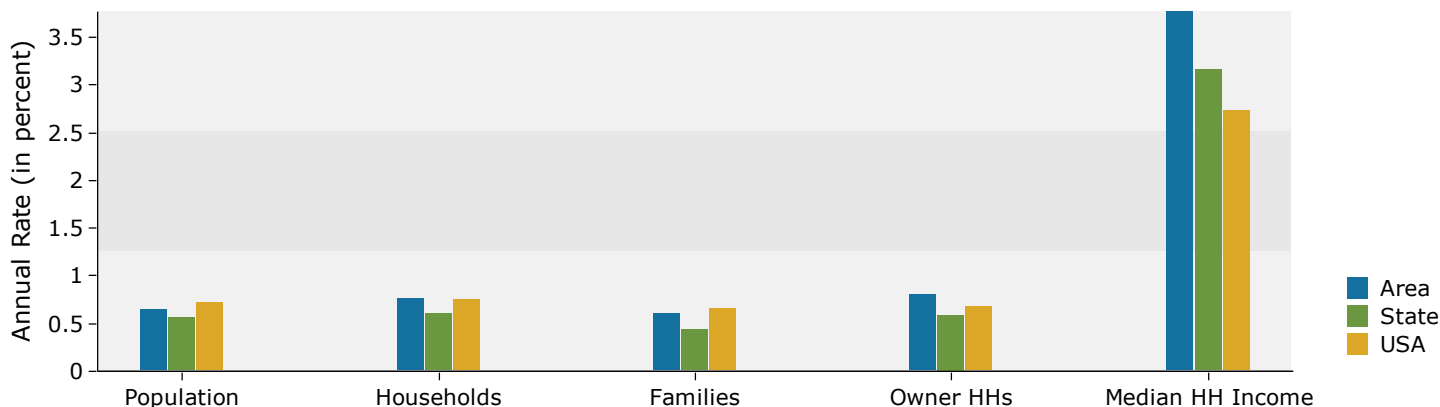
11

Area: 10.68 square miles

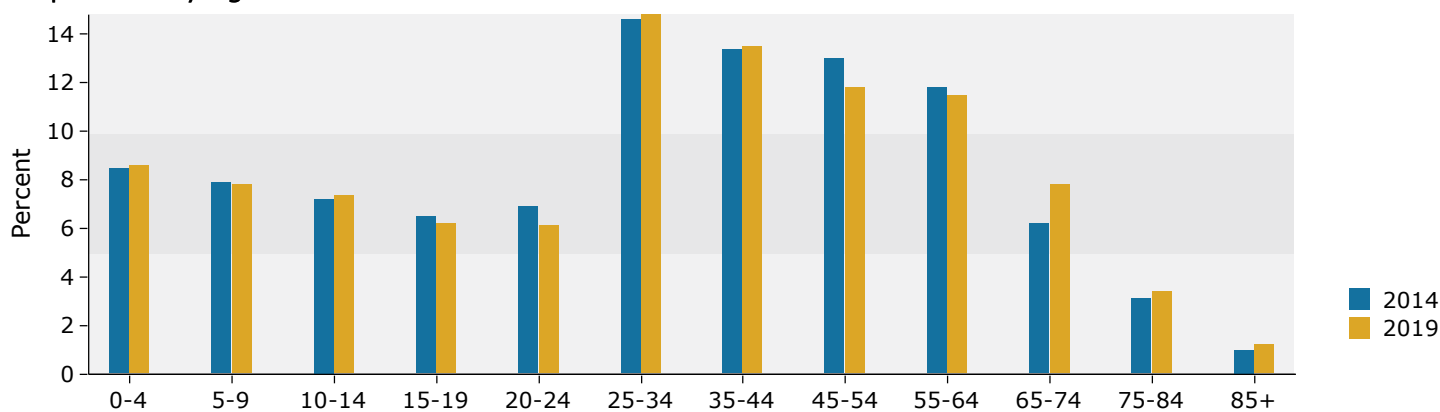
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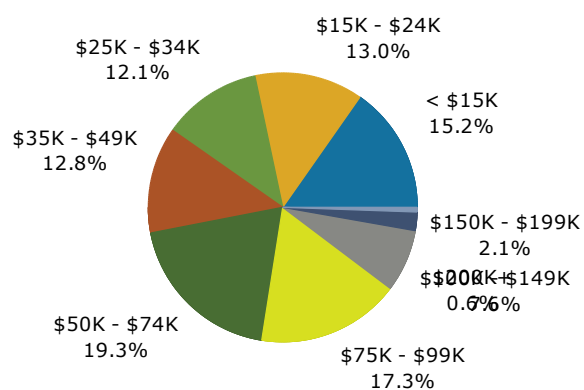
Trends 2014-2019



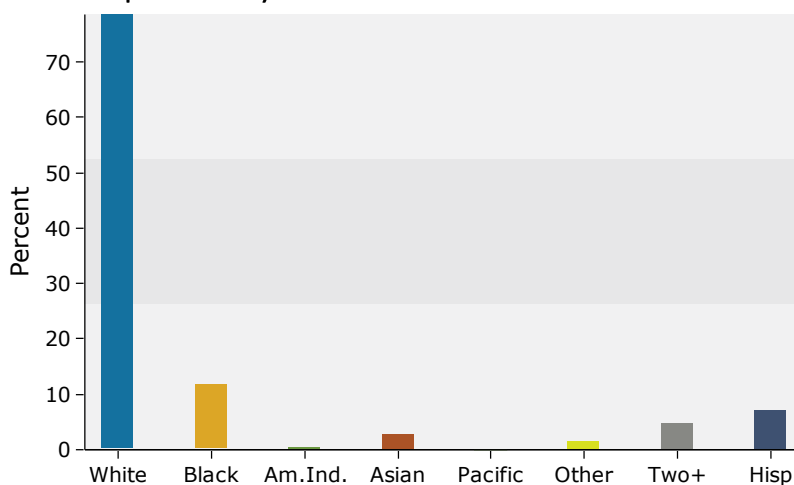
Population by Age



2014 Household Income



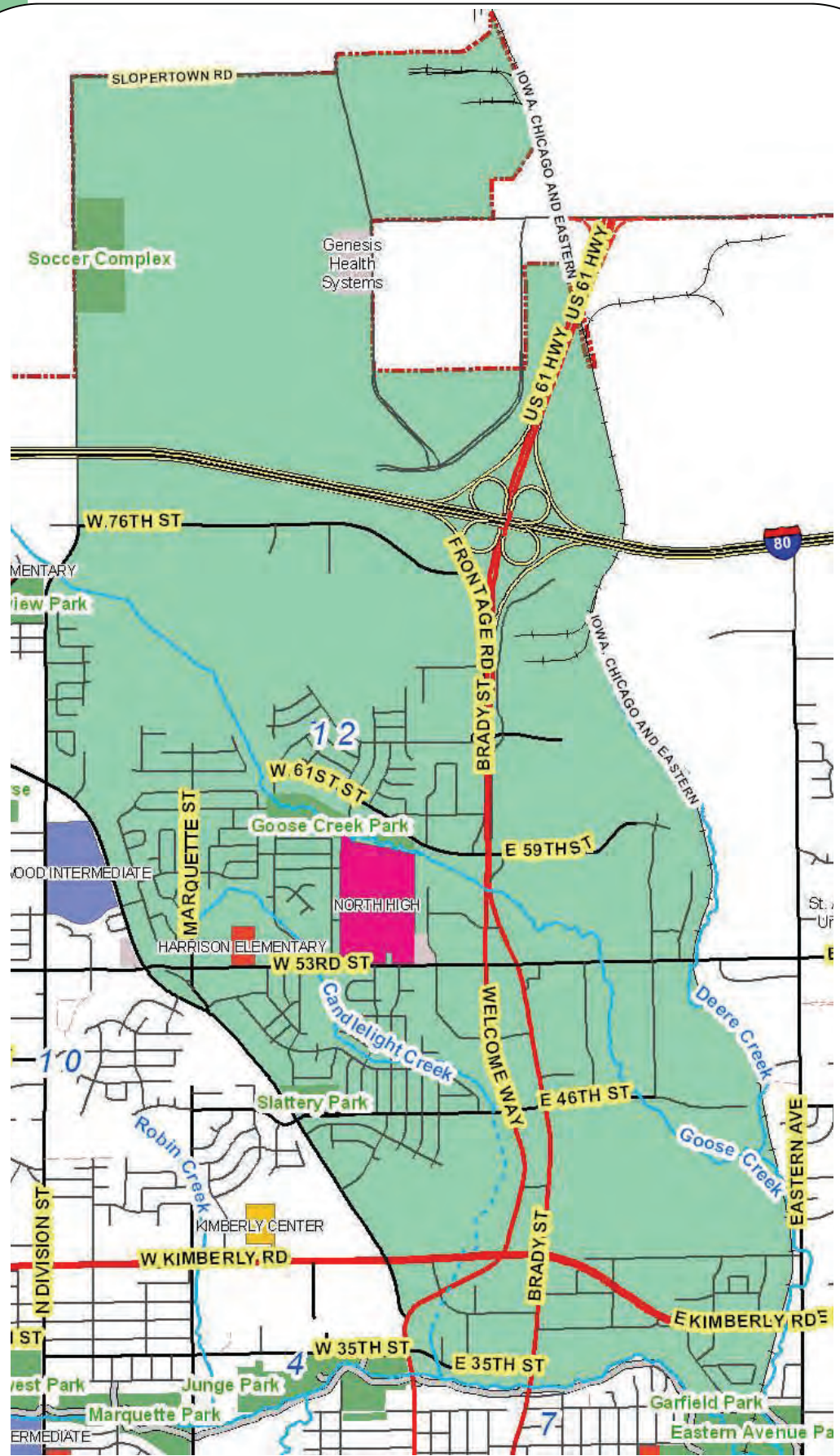
2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

Planning Area 12



Planning Area 12

Population

	1990	2000	% Change	City % Change
Total	8329	8541	+3%	+3%
Minority	1270	1927	+52%	+55%
Hispanic	243	399	+64%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3196	3350	+5%	+5%
Owner	1393	1634	+17%	+76%
Renter	1803	1716	-5%	-40%
% Renter	56%	51%	-9%	-43%

Housing

	2007	2008
Area 12 Foreclosures	22	20
City Foreclosures	266	204
% of Owner HH in Area 12	9%	9%
% of City Foreclosures in A12	8%	10%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	745	521	-30%	-36%
\$15-30,000	1026	754	-27%	-16%
\$30-60,000	1005	1011	+<1%	+13%
> \$60,000	397	1069	+169%	+150%
Public Assist	167	177	+6%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1519	1029	-32%	-23%
Violent	490	280	-43%	-20%
Property	874	621	-29%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	38	31	-18%	+20%
Rental Issues	4	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	23	206	13%	51%
Good	159	1428	87%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 12	55	7	13%
City	520	65	13%
% of City	11%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 12 is a stable neighborhood.

- The total population and the minority and Hispanic populations within Area 12 increased in line with the City
- Area 12 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 12 in line with the City
- The household income in Area 12 grew slightly more than the City
- The number of households receiving public assistance grew significantly
- Public safety issues within Area 12 decreased slightly more than the City
- Residents of Area 12 are making less use of the City's inspection services than the City as a whole
- Area 12 has slightly less need for minor housing rehabilitation than the City
- Area 12 has received its share of the investment in streets rehabilitation compared to Area 12's share of the City's streets

Conservation



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

Census 2010 Summary

Population	9,736
Households	4,089
Families	2,392
Average Household Size	2.33
Owner Occupied Housing Units	1,865
Renter Occupied Housing Units	2,224
Median Age	32.1

2014 Summary

Population	9,836
Households	4,186
Families	2,400
Average Household Size	2.30
Owner Occupied Housing Units	1,832
Renter Occupied Housing Units	2,354
Median Age	32.6
Median Household Income	\$41,142
Average Household Income	\$52,290

2019 Summary

Population	10,143
Households	4,347
Families	2,453
Average Household Size	2.29
Owner Occupied Housing Units	1,877
Renter Occupied Housing Units	2,470
Median Age	33.2
Median Household Income	\$49,072
Average Household Income	\$60,326

Trends: 2014-2019 Annual Rate

Population	0.62%
Households	0.76%
Families	0.44%
Owner Households	0.49%
Median Household Income	3.59%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2014 Households by Income	Number	Percent
<\$15,000	765	18.3%
\$15,000 - \$24,999	601	14.4%
\$25,000 - \$34,999	435	10.4%
\$35,000 - \$49,999	597	14.3%
\$50,000 - \$74,999	639	15.3%
\$75,000 - \$99,999	645	15.4%
\$100,000 - \$149,999	412	9.8%
\$150,000 - \$199,999	59	1.4%
\$200,000+	33	0.8%
Median Household Income	\$41,142	
Average Household Income	\$52,290	
Per Capita Income	\$22,434	

2019 Households by Income	Number	Percent
<\$15,000	784	18.0%
\$15,000 - \$24,999	461	10.6%
\$25,000 - \$34,999	344	7.9%
\$35,000 - \$49,999	613	14.1%
\$50,000 - \$74,999	616	14.2%
\$75,000 - \$99,999	834	19.2%
\$100,000 - \$149,999	551	12.7%
\$150,000 - \$199,999	101	2.3%
\$200,000+	43	1.0%
Median Household Income	\$49,072	
Average Household Income	\$60,326	
Per Capita Income	\$26,072	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2010 Population by Age	Number	Percent
Age 0 - 4	836	8.6%
Age 5 - 9	682	7.0%
Age 10 - 14	577	5.9%
Age 15 - 19	576	5.9%
Age 20 - 24	866	8.9%
Age 25 - 34	1,798	18.5%
Age 35 - 44	1,236	12.7%
Age 45 - 54	1,195	12.3%
Age 55 - 64	1,039	10.7%
Age 65 - 74	519	5.3%
Age 75 - 84	269	2.8%
Age 85+	143	1.5%

2014 Population by Age	Number	Percent
Age 0 - 4	802	8.2%
Age 5 - 9	726	7.4%
Age 10 - 14	619	6.3%
Age 15 - 19	560	5.7%
Age 20 - 24	811	8.2%
Age 25 - 34	1,816	18.5%
Age 35 - 44	1,288	13.1%
Age 45 - 54	1,095	11.1%
Age 55 - 64	1,031	10.5%
Age 65 - 74	637	6.5%
Age 75 - 84	301	3.1%
Age 85+	150	1.5%

2019 Population by Age	Number	Percent
Age 0 - 4	837	8.3%
Age 5 - 9	728	7.2%
Age 10 - 14	663	6.5%
Age 15 - 19	601	5.9%
Age 20 - 24	732	7.2%
Age 25 - 34	1,826	18.0%
Age 35 - 44	1,403	13.8%
Age 45 - 54	1,073	10.6%
Age 55 - 64	991	9.8%
Age 65 - 74	761	7.5%
Age 75 - 84	366	3.6%
Age 85+	162	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2010 Race and Ethnicity

	Number	Percent
White Alone	7,157	73.5%
Black Alone	1,755	18.0%
American Indian Alone	23	0.2%
Asian Alone	217	2.2%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	200	2.1%
Two or More Races	380	3.9%
Hispanic Origin (Any Race)	608	6.2%

2014 Race and Ethnicity

	Number	Percent
White Alone	7,108	72.3%
Black Alone	1,821	18.5%
American Indian Alone	24	0.2%
Asian Alone	235	2.4%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	225	2.3%
Two or More Races	419	4.3%
Hispanic Origin (Any Race)	693	7.0%

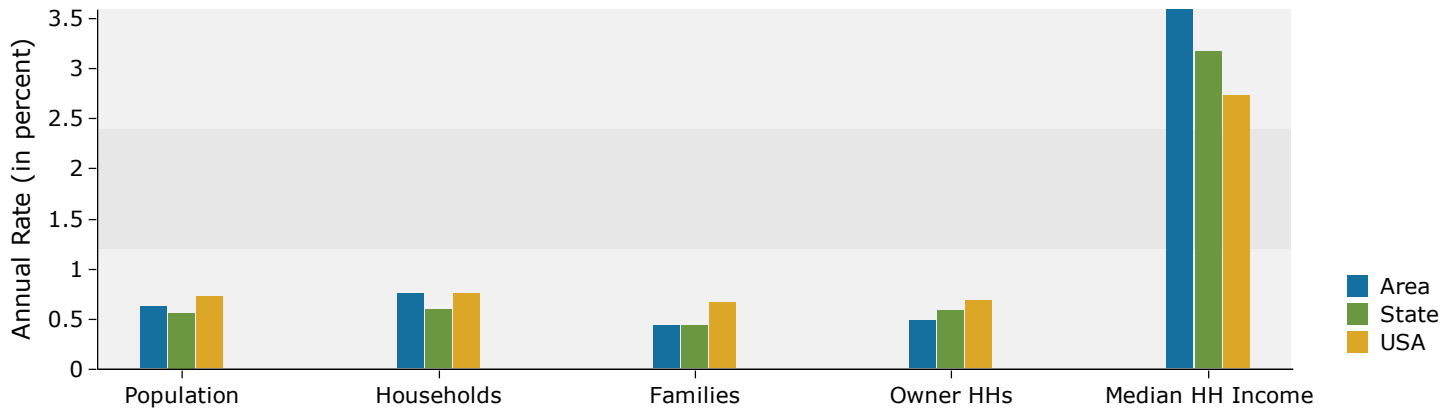
2019 Race and Ethnicity

	Number	Percent
White Alone	7,159	70.6%
Black Alone	1,946	19.2%
American Indian Alone	25	0.2%
Asian Alone	265	2.6%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	252	2.5%
Two or More Races	490	4.8%
Hispanic Origin (Any Race)	819	8.1%

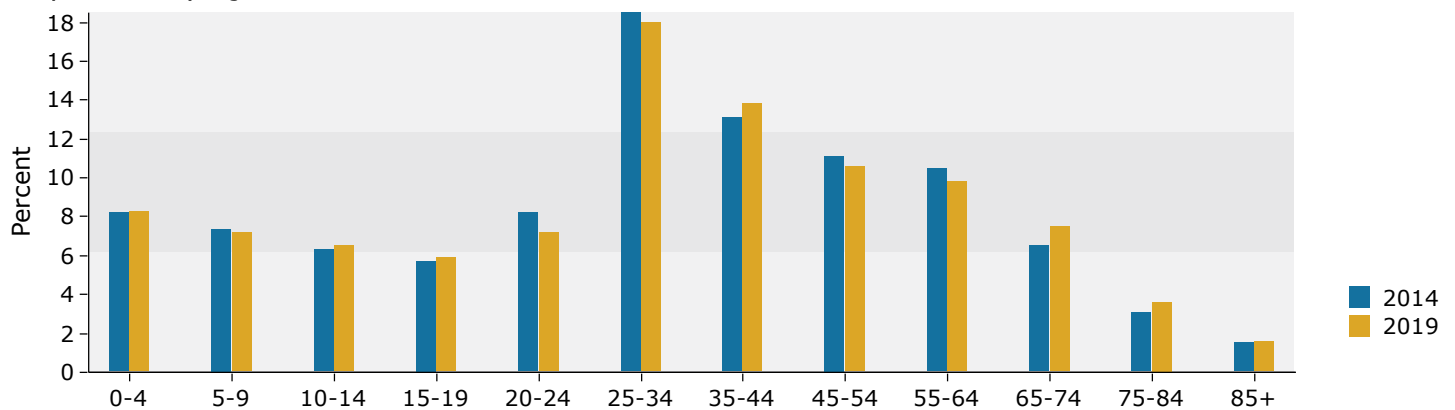
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

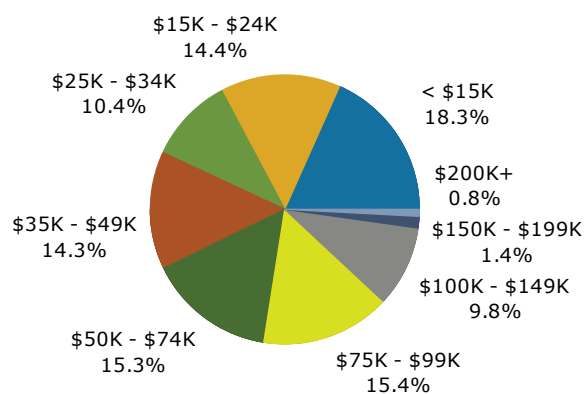
Trends 2014-2019



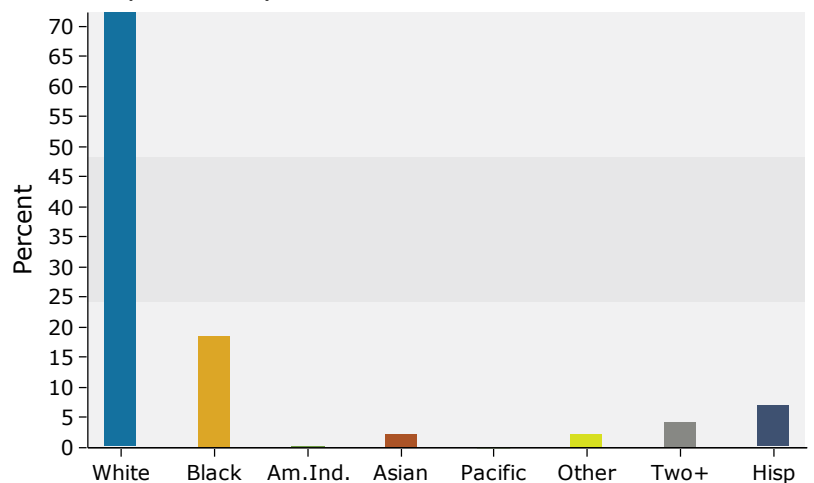
Population by Age



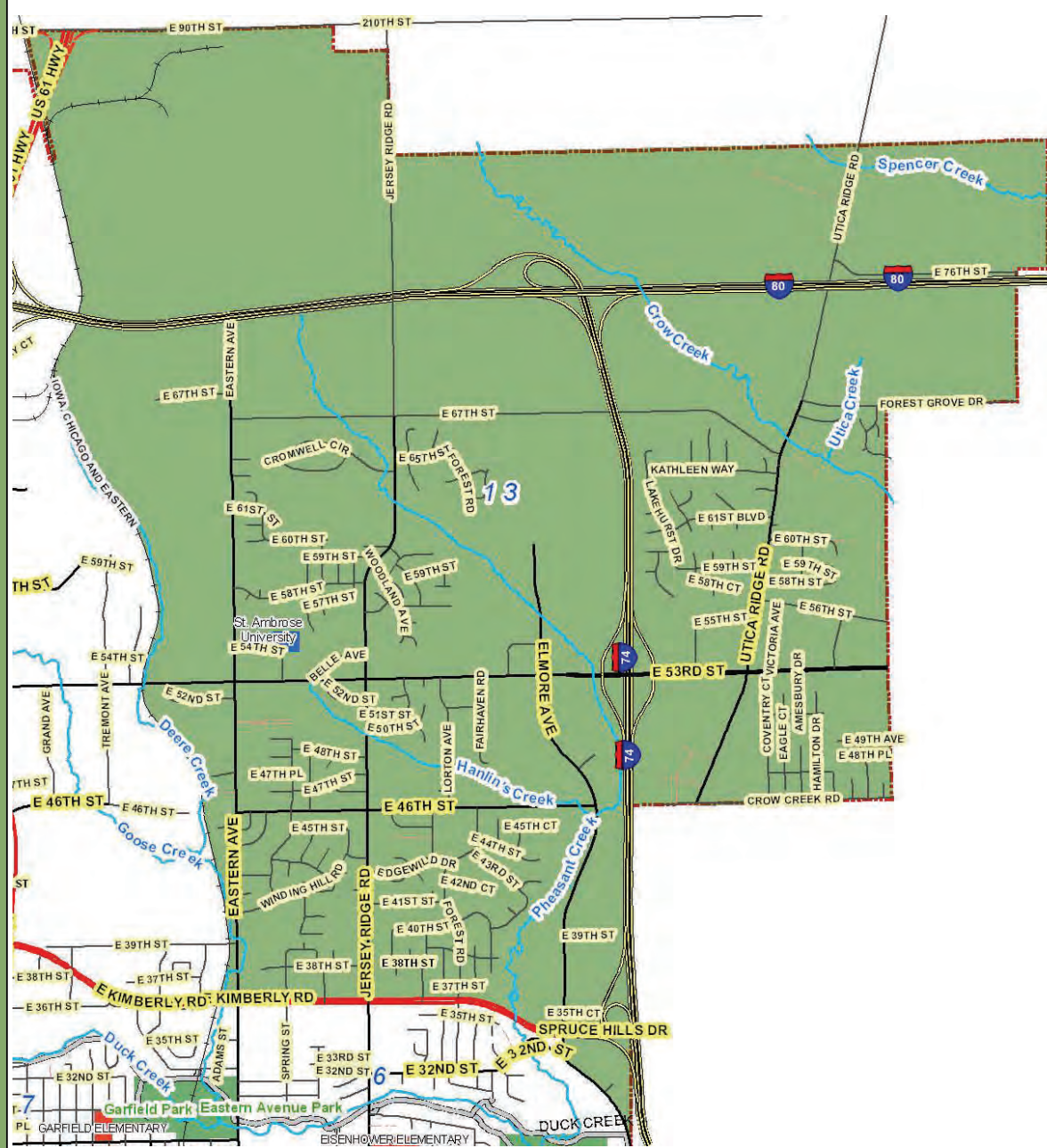
2014 Household Income



2014 Population by Race



Planning Area 13



Planning Area 13

Population

	1990	2000	% Change	City % Change
Total	4564	6848	+50%	+3%
Minority	266	639	+140%	+55%
Hispanic	54	135	+150%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	1800	2870	+59%	+5%
Owner	1144	1796	+57%	+76%
Renter	656	1074	+64%	-40%
% Renter	36%	37%	+3%	-43%

Housing

	2007	2008
Area 13 Foreclosures	4	4
City Foreclosures	266	204
% of Owner HH in Area 13	7%	7%
% of City Foreclosures in A13	2%	2%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	312	354	+13%	-36%
\$15-30,000	276	523	+89%	-16%
\$30-60,000	554	747	+35%	+13%
> \$60,000	615	1286	+109%	+150%
Public Assist	50	120	+140%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2040	1598	-22%	-23%
Violent	499	412	-21%	-20%
Property	1271	994	-22%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	0	2	+200%	+20%
Rental Issues	1	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	0	0	0%	51%
Good	122	1796	100%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 13	54	<1	1%
City	520	65	13%
% of City	10%	<1%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 13 is a growing neighborhood.

- The total population and the minority and Hispanic populations within Area 13 increased significantly more than the City
- Area 13 gained significantly in all categories for housing units
- The foreclosure crisis of 2007-2008 affected Area 13 less than the City
- The household income in Area 13 grew more than the City
- The number households receiving public assistance increased significantly
- Public safety issues within Area 13 decreased in line with the City
- Residents of Area 13 are making less use of the City's inspection services than the City as a whole
- Area 13 has no need for minor housing rehabilitation
- Area 13 has received very little investment in street rehabilitation compared to Area 13's share of the City's streets

Conservation



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

Census 2010 Summary

Population	8,995
Households	3,777
Families	2,362
Average Household Size	2.35
Owner Occupied Housing Units	2,351
Renter Occupied Housing Units	1,426
Median Age	39.0

2014 Summary

Population	9,954
Households	4,180
Families	2,581
Average Household Size	2.35
Owner Occupied Housing Units	2,558
Renter Occupied Housing Units	1,622
Median Age	39.7
Median Household Income	\$78,373
Average Household Income	\$93,787

2019 Summary

Population	10,904
Households	4,588
Families	2,809
Average Household Size	2.35
Owner Occupied Housing Units	2,821
Renter Occupied Housing Units	1,767
Median Age	40.0
Median Household Income	\$94,255
Average Household Income	\$113,319

Trends: 2014-2019 Annual Rate

Population	1.84%
Households	1.88%
Families	1.71%
Owner Households	1.98%
Median Household Income	3.76%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2014 Households by Income	Number	Percent
<\$15,000	453	10.8%
\$15,000 - \$24,999	418	10.0%
\$25,000 - \$34,999	417	10.0%
\$35,000 - \$49,999	285	6.8%
\$50,000 - \$74,999	411	9.8%
\$75,000 - \$99,999	602	14.4%
\$100,000 - \$149,999	883	21.1%
\$150,000 - \$199,999	351	8.4%
\$200,000+	358	8.6%
Median Household Income	\$78,373	
Average Household Income	\$93,787	
Per Capita Income	\$39,491	

2019 Households by Income	Number	Percent
<\$15,000	400	8.7%
\$15,000 - \$24,999	284	6.2%
\$25,000 - \$34,999	308	6.7%
\$35,000 - \$49,999	376	8.2%
\$50,000 - \$74,999	412	9.0%
\$75,000 - \$99,999	631	13.8%
\$100,000 - \$149,999	1,022	22.3%
\$150,000 - \$199,999	623	13.6%
\$200,000+	532	11.6%
Median Household Income	\$94,255	
Average Household Income	\$113,319	
Per Capita Income	\$47,804	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2010 Population by Age	Number	Percent
Age 0 - 4	543	6.0%
Age 5 - 9	642	7.1%
Age 10 - 14	646	7.2%
Age 15 - 19	552	6.1%
Age 20 - 24	641	7.1%
Age 25 - 34	1,048	11.7%
Age 35 - 44	1,132	12.6%
Age 45 - 54	1,321	14.7%
Age 55 - 64	1,292	14.4%
Age 65 - 74	653	7.3%
Age 75 - 84	326	3.6%
Age 85+	200	2.2%

2014 Population by Age	Number	Percent
Age 0 - 4	573	5.8%
Age 5 - 9	651	6.5%
Age 10 - 14	712	7.2%
Age 15 - 19	620	6.2%
Age 20 - 24	603	6.1%
Age 25 - 34	1,315	13.2%
Age 35 - 44	1,162	11.7%
Age 45 - 54	1,310	13.2%
Age 55 - 64	1,497	15.0%
Age 65 - 74	894	9.0%
Age 75 - 84	392	3.9%
Age 85+	226	2.3%

2019 Population by Age	Number	Percent
Age 0 - 4	644	5.9%
Age 5 - 9	697	6.4%
Age 10 - 14	735	6.7%
Age 15 - 19	671	6.2%
Age 20 - 24	595	5.5%
Age 25 - 34	1,368	12.5%
Age 35 - 44	1,363	12.5%
Age 45 - 54	1,316	12.1%
Age 55 - 64	1,628	14.9%
Age 65 - 74	1,142	10.5%
Age 75 - 84	496	4.5%
Age 85+	249	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2010 Race and Ethnicity

	Number	Percent
White Alone	7,828	87.0%
Black Alone	561	6.2%
American Indian Alone	29	0.3%
Asian Alone	280	3.1%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	108	1.2%
Two or More Races	185	2.1%
Hispanic Origin (Any Race)	362	4.0%

2014 Race and Ethnicity

	Number	Percent
White Alone	8,566	86.1%
Black Alone	652	6.6%
American Indian Alone	35	0.4%
Asian Alone	336	3.4%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	134	1.3%
Two or More Races	225	2.3%
Hispanic Origin (Any Race)	462	4.6%

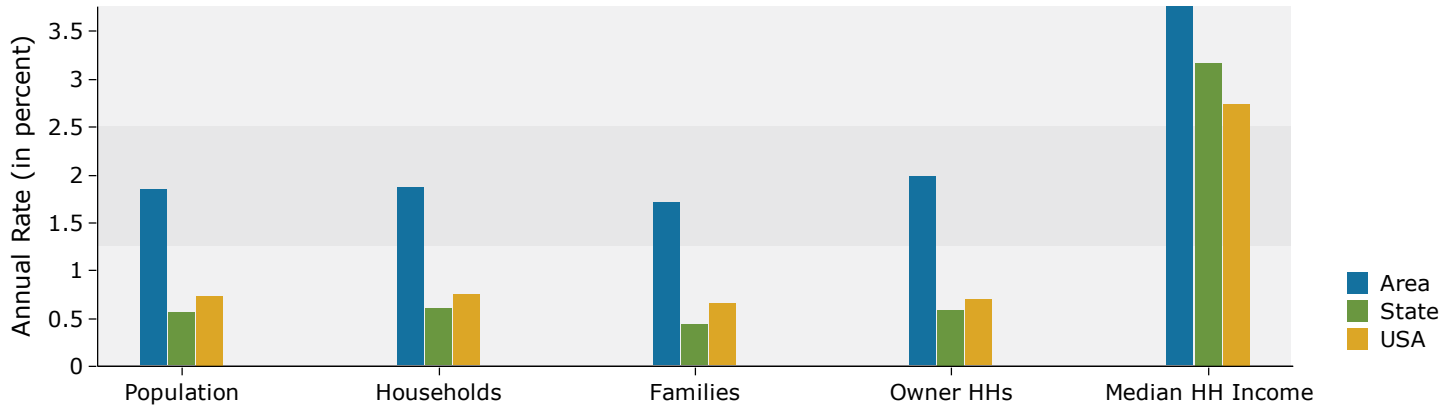
2019 Race and Ethnicity

	Number	Percent
White Alone	9,253	84.9%
Black Alone	752	6.9%
American Indian Alone	42	0.4%
Asian Alone	405	3.7%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	162	1.5%
Two or More Races	283	2.6%
Hispanic Origin (Any Race)	594	5.4%

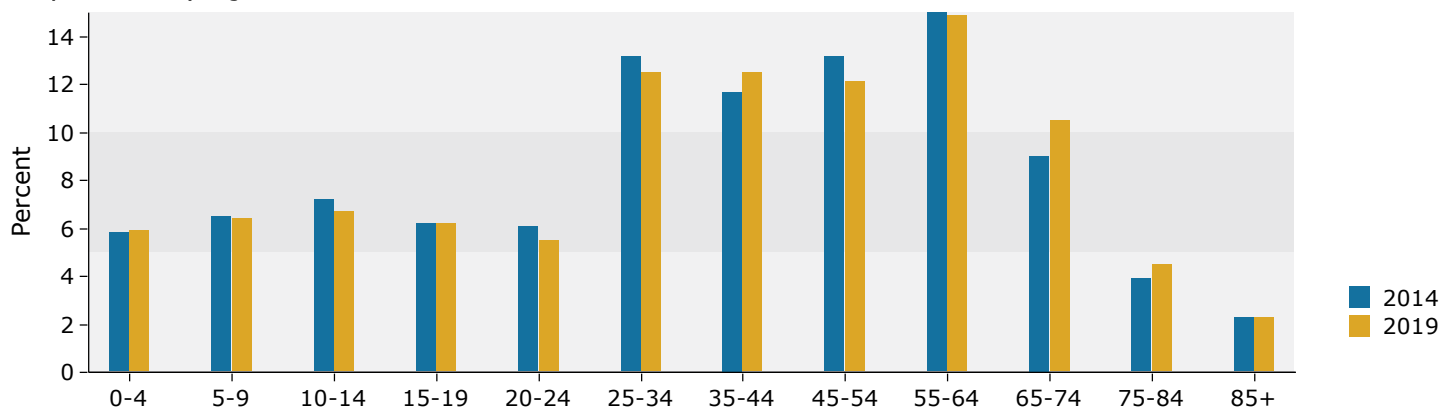
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

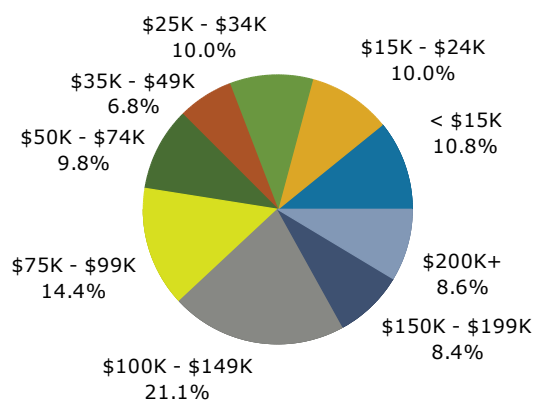
Trends 2014-2019



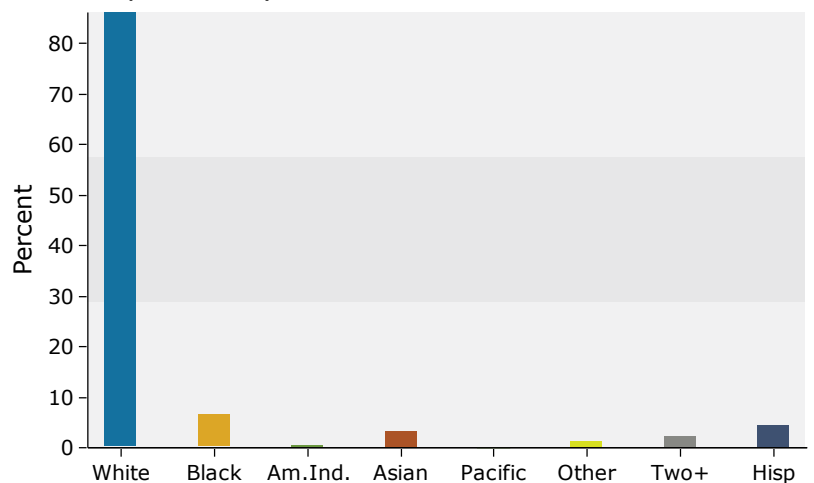
Population by Age



2014 Household Income



2014 Population by Race



Davenport Population Forecast for 2035

April, 2016

Variables

A population forecast looks at existing trends and expected conditions in the future in order to determine a predicted outcome. Planners and demographers often interchange the terms forecast and projection. For this plan update, the term forecast is used.

Davenport has changed considerably since the Farm Crisis of the 1980's. Lack of a diverse economy caused many families to leave the City during that time. Davenport lost perhaps 10% of its population. Since then, the economy has diversified and the tax base has increased. Population has rebounded to pre-Farm Crisis levels. The US Census 2014 population estimate for the City is 102,448.

Many different methodologies and sources can be used for the purpose of population forecasting. There are two primary variables:

- **Natural Change**, which compares birth rates and death rates.
- **Migration**, which looks at population moving to, or away from an area.

Secondary variables include:

- **Economic Vitality**, the ability of an area to attract or maintain jobs and tax base.
- **Land Availability**, the adequacy of land available and serviceable for new development.
- **Quality of Life Indicators**, providing cultural, educational, recreational, and social amenities and programs necessary to support a vibrant community.

Analysis

For many communities, population forecasting is a delicate and critical exercise that is essential for growth management. This is important for Davenport too, but for the most part, our future is fairly predictable.

Natural Change. Davenport has averaged 607 more births than deaths annually. Nationally, the birth rate has fallen rather significantly in the past 10 years, but signs are that it may be leveling off with the improved economy.

Migration. The State of Iowa continues to experience slow out-migration. Generally speaking, much of the population loss is from young adults and families moving away. The rate of out migration is higher in rural counties compared to urban counties. There is some in-state in-migration from rural counties to urban counties from persons seeking better employment opportunities.

The out-migration number exceeds very slow in-migration from immigrants to Iowa. Much of this migration is to areas that have livestock processing facilities. Davenport does not fall into this category.

There is some anecdotal evidence that some residents of the Illinois Quad Cities are moving to the Iowa side of the River. Real data on this phenomenon will not be available until the 2020 Census.

For the purpose of this report, it is assumed that migration in Davenport will continue to be net zero throughout the planning period.

In consideration of the secondary variables, Staff's opinion is as follows:

Economic Vitality. Davenport's economy has diversified greatly since the Farm Crisis of the 1980's. It is performing equal or slightly below the Country as a whole, but slightly better than other many other peer communities (mid-sized 'rust-belt' metros). Many community leaders are rightfully worried about the long term stability of the Rock Island Arsenal, the region's largest single employer. Change of its status could impact population negatively. However, no change is planned for so it is assumed it will maintain its current workforce. Therefore, economic conditions should have minimal impact on population.

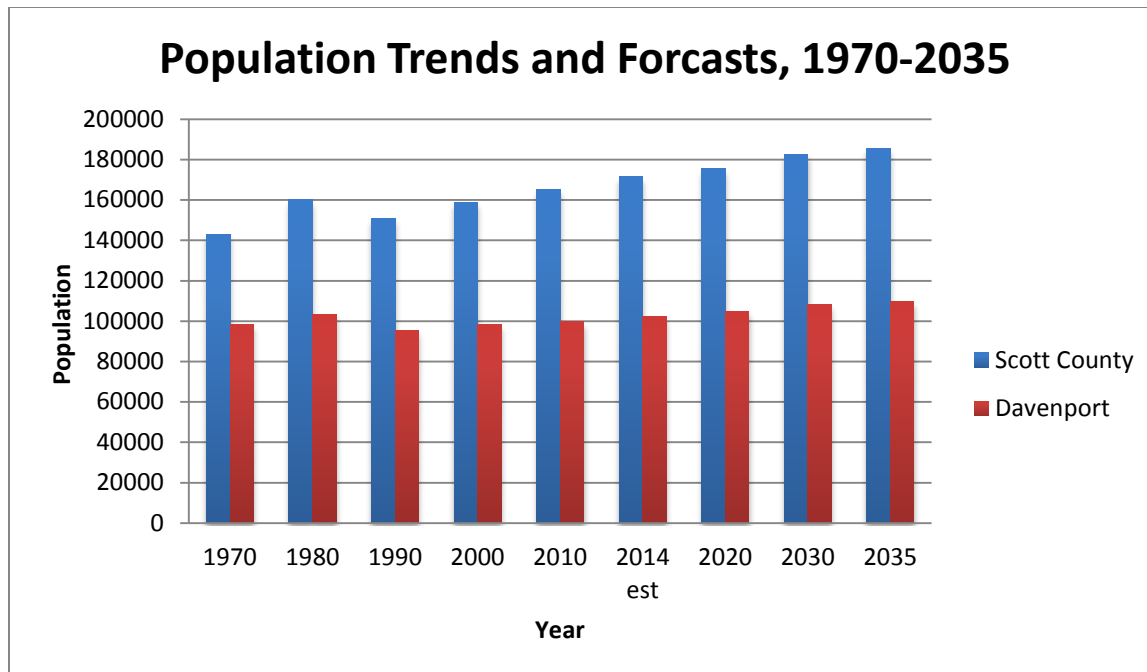
Land Availability. Davenport has an abundance of ready to develop land. At the same time, there are no shortages in other Scott County either. Staff believes this has no impact on population change in the future.

Quality of Life Indicators. There is no indication that the existing or anticipated political climate will support a reduction in support for schools, parks, and other cultural facilities.

To summarize, staff does not believe the secondary variables will have significant impact on population change in the City.

Davenport Proportion of County Population. A final factor to consider is the proportion of Davenport's population to that of Scott County as a whole. Population forecasting is widely compiled at the County Level. The City has consulted with the Bi-State Regional Commissions Data Services Office to obtain Scott County population forecasts, developed by Woods and Poole Economics, Inc.

Scott County Population Forecast								
1970 Actual	1980 Actual	1990 Actual	2000 Actual	2010 Actual	2014 Estimate	2020 Forecast	2030 Forecast	2035 Forecast
142687	160022	150973	158668	165224	171387	175367	182650	185584



The proportion of Davenport's population compared to the County as a whole has slowly declined since 1970. While the number has diminished, it is a fraction of what other central cities have experienced. Staff does not believe this is of great concern provided the community continues to work on making its public schools competitive with other area schools.

The percentage has fallen from 69 percent in 1970, to just under 60 percent today. The rate of decline has leveled off significantly since 2000. Staff believes the rate of decline will continue, but slowly, over the next 20 years. This is due largely to a large supply of older housing in Davenport, which will be difficult to replace or rehabilitate. This may result on increased demolitions in the City. Staff expects the share of Davenport population compared to Scott County's population to be 59 percent in 2035.

Conclusion:

Natural change will continue to have the largest impact on population. Percentage of County Population will have lesser of an impact. In many communities, migration (positive or negative) can have a large impact but in Davenport net migration is close to zero. Other factors noted above should not impact the rate of population change.

For discussion purposes, therefore, staff has prepared the following population forecast for the City:

Davenport Population Forecast								
1970 Actual	1980 Actual	1990 Actual	2000 Actual	2010 Actual	2014 Estimate	2020 Forecast	2030 Forecast	2035 Forecast
98469	103264	95333	98359	99687	102448	104898	108360	109769

Major employment changes, disasters, cultural shifts can and do happen, but they cannot be accurately predicted. Therefore:

Davenport is experiencing slow, steady growth, and there are no reasons to assume that condition will change.

So as work on the Land Use Plan Update continues, we as a community need to think about how best to accommodate approximately 7351 new City residents over the next 20 years. How and where they live will have a significant, yet manageable impact on development patterns.

July 30 Fairmount Library

What would make Davenport more livable?	Votes
More transportation options	
Multimodal options	2
ADA, transit	1
Car last	
Light rail? (LRT too expensive. Low ROI.)	
Express high-speed bus lines for high-traffic roads – like 53 rd (used in Brazil, Columbia, etc.)	
3 rd and 4 th conversion	1
Downtown as arts center	6
Green space	4
Bike racks/lockers (businesses pay for?), etc.	3
Bike rentals	
Full service grocery downtown	
More housing opportunities	
Housing for families	1
Runoff impacts – especially on infrastructure	3
Experiment with solar roadways	
Permeable pavement (experiment with permeable pavement to reduce run-off)	
Mixed income neighborhoods	1
West- more entertainment and shopping	4
Community issues – West	1
Encourage infill through tax incentives and underutilized strip malls	
Avoid sprawl – grey fields (look at what has worked in other cities like Cedar Falls and Ft. Collins, CO. What worked?)	
Faster cross town roads	3

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
Downtown		1
Historic Rehabs		1
K's Merch		1
	Elmore Scale	
	Casino Site	
HCV		1

What, in your mind, is the ideal neighborhood?	Votes
Owner occupied/pride of ownership	4
Transportation options	1
City land – active parks	2
Close – in services	2
Neighborhood grocery	
Walkability	2

Upgrade sidewalk program	1
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What are Davenport's strengths?	Votes
Resurgence of downtown	
Part of Quad Cities – something bigger	
Amenities/activities	
Accreditation of government departments – good government	
Higher education	
Affordability	
Safety	
People	
History – First Bridge, etc.	1
Credit Island	
Innovative schools	1

What are Davenport's weaknesses?	Votes
Infrastructure	4
Sprawl	
More good jobs	
Integrated economic development (linking industry)	2
K-12 schools need more support	2
More police presence – satellites	3
Traffic issues (holiday shopping)	4
Lack of multi-modal transportation options	

August 03 Eastern Library

Big Ideas Map

Comment	Location
Continue rural residential development	West of Jersey Ridge North of VMP East of I-74 to Bettendorf line
New grade & junior high school	North central/east
Music on the Mississippi	
Family Museum	West – central corridor area

What would make Davenport more livable?	Votes
Sidewalks – ADA and repairs	1
New or updated Schools	6
Infrastructure updates – sewer back-ups, streets	3
Promote/market City	1
Walkability – connections lighting	
Neighborhood feel - perception	
Building conditions (impact on neighborhoods)	
Street markings – crosswalks, lane markings visibility	1
Talking signals	
Job growth – keep young here –higher pay-bring people in	3
School marketing – improve perception	
Ag land preservation – high value farmland	4
West side commercial needed	2
Keep population here – live-work-play accessible	5

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
	Farmland for development	9
	Dock demo without plan for development	
Central HS pool expansion/upgrades		1
	Other School improvements needed	
Technical training – more needed		
Prairie Heights/Freighthouse		
	Planters in roadways	
Health care - hospitals		

What, in your mind, is the ideal neighborhood?	Votes
Image – safe community (perception & promotion of such)	5
Street conditions – prioritize improvements & coordination of repairs)	4
Access restrictions on major roads, i.e. Jersey Ridge Road congested with driveways	3

What are Davenport's strengths?	Votes
Festivals such as Bix (which needs a museum)	3
Safety services	
Riverfront parks & activities (need year round)	1
Community input (needs expanding by area gathering disenfranchised)	
Downtown – lofts, though needs grocery & renewal of fringes	2
Riverfront (though afraid of privatizing the riverfront)	

What are Davenport's weaknesses?	Votes
I-280 (west end)	
More incentives needed for home owners including existing homes	5
Data driven markets by outside investment	
Blue (west side) vs. white (east side) collar perception (work with realtors on west side perception)	6

August 10 Our City Movement Focus Group

What does the term “livability” mean to you?	Votes
Uniqueness	3
Places you want to stay	
“Be happy”	
Livability = thrive	
Places to share/diversity	
Security	1
Affordable housing	
Food	
Things I find interesting	
Wi-Fi	
Satisfying intellectual curiosity	1
Walk safely/raise children	
Good for all ages	1
Social/cultural connections	4
“Something special”	2
Education/good schools	
Personal connection	
Health care	
Recreational activities and entertainment	
Small businesses	
Integrity (engagement)	
Unique – utilize river, appreciate history (Bix, etc.)	
Young people – city = more liberal, progressive (Iowa City)	
Ample shopping, restaurants, fairs, entertainment	
Cheap	

What would make Davenport more livable?	Votes
Mixed use zoning	
Open space even in commercial areas	
Hilltop Campus Village	
Wi-Fi (city-wide)	1
Central plaza	1
Pedestrian mall – main shopping street	2
Meeting/gathering spaces	5
Something other than bars (stuff of under 21s)	
Educate on what is available – RME, like LeClaire (make community events known – social media)	2
Nothing to explore in suburbia	1
Community/neighborhood centers	1
Strengthen neighborhoods	
“Ownership”	
Partnerships with businesses	2
Host frequent events	

Expand downtown	
Utilize river	
More community involvement – like the fair (something like that downtown)	

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
	Too much emphasis on tourism	
Harrison lofts		
Blackhawk		
Downtown reuse (coffee shops, stores)		2
Anything unique	`	1
Credit union		
Sky Bridge		
Modern Woodman Park		
Sense of place (character)		2
Village		
	Holiday Inn – Bett.	
	Parking ramps	
	Casino – too touristy	
Figge		
	Bland, non-unique buildings	
	53 rd , Elmore	
Main St. block		
Small businesses = integrity + character + story		
Boutique growth (fun, unique shopping – but downside is high prices)		

What, in your mind, is the ideal neighborhood?	Votes
Walking distance/walkable	3
Diverse/affordable housing (options for short term) – by amenities	
Unique, variety, “hipster”	1
Lots of smaller city centers	1
Sense of community	2
Open space	
Parks – pay attention to the small scale	
Entertainment	2
Eco-friendly	1
Education	1
Quieter roads (less traffic, safety)	
Activities for all ages (bring community together)	1
Local businesses (not national chains)	2
Family friendly	
Close amenities (close proximity to everything by biking or walking)	
Mixed use	
Housing for all ages	

Entertainment at a reasonable price	
Grocery	



What would convince you to live in Davenport as a young professional?	Votes
Street performers	3
Food trucks	1
The little things that build character	1
Entertainment – big (annual events) and small (movie theater)	
Public space in central area	1
Transportation – connectivity (connect to big city)	7
Place to raise a family – mature demographic	
Commuter lifestyle	
Life without a car (public transit)	
Integrity	
Proximity to work and activities	
Good jobs	
Uber	
Good schools	
Safety	
Open space and natural features	
Mixed use districts	
Current, modern setting	
Wi-Fi	

Where do you shop and why?	Votes
Farmers Market (integrity + mission)	
Local restaurants (integrity + mission)	
Local shops (integrity + mission)	
When I need something, I go where I know I can find it	
More advertisement of downtown shops and their wares (not currently pictured as leisurely shopping)	

How do you get around Davenport?	Votes
I get around by car (no bike paths)	
Walking- to a point- but mostly driving	

What does “sustainability” mean to you? How is sustainability important to Davenport’s future?	Votes
Economically and environmentally efficient	
Long-lasting	
Bikes	
Close proximity to groceries and activities	
Wind power	
Solar panels	
The ability to continue growing and building off previous growth	
Downtown Davenport lack of open expansion space, retain “historic” buildings	

How do you use public space in Davenport?	Votes
Occasionally parks, not much otherwise because new development	
Parks to hang out with friends	
Attend public activities/events	

What are Davenport’s strengths?	Votes
St. Ambrose	
Recent downtown development	
Infrastructure (restoration)	
Growing town	
Historic	
“Urban-ish”	
Community	

What are Davenport’s weaknesses?	Votes
Awareness of community activities	
Use of river	
Lack of space	
Dated	
Uninvolved	
Lack of cheap entertainment	

August 13 Freight House

What would make Davenport more livable?	Votes
Better streets/infrastructure (central city)	4
Downtown – service oriented	3
NW Davenport – focus of development	1
Smaller scale businesses closer to residential	4
More bicycle/pedestrian infrastructure north of Duck Creek	3
Single stream recycling (encouraging businesses to participate)	1
3 rd /4 th conversion	
Assistance with rehab. south of Locust	
Vacant housing	1
Education/support of schools (perception when schools close)	5
Development on west side – retail services (sewer)	1

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
Riverfront improvements		
Loft conversions		1
Downtown infrastructure/streets		3
Elmore big boxes		
Quality of parks		1
Flower baskets		
River Dr medians		
Village		
Freight House (good scale of development; along the river, don't want tall buildings that block views)		
	Splash park location	
	Lack of traffic calming	
	Need ADA ramps (comp. plan)	
	Better connectivity from downtown to Village	
	City ignoring W. end	

What, in your mind, is the ideal neighborhood?	Votes
Walkability to amenities	3
Service close to residences	
Connected network of green space	
Diversity	
Safety/lighting	
Neighborhood organization	
Mixed use neighborhoods	
West end railroad – bike path	
Good streets/schools/parks	4

Bicycle wayfinding	1
Affordable/available homes	
Sidewalks width based on road class	
Landscaping for businesses	

What are Davenport's strengths?	Votes
River	1
History	1
Preservation of building stock	
Diversity	
Things to do/activities	
Higher education	
Larger region – quad cities (although competing is a weakness)	3
Cultural amenities – Figge	1
Libraries	1
Adaptability - businesses	

What are Davenport's weaknesses?	Votes
Lack diverse eating establishments	1
Businesses – no Whole Foods/Fresh Market/Costco	3
Public participation – not feeling like being heard	1
Communication to citizens	
Perception of schools	
Bicycle infrastructure – as a necessity, not a luxury	4
Act on abandoned housing	1
Streets	1
Crossing lights – audible	2
Lack of retail	3

What are Davenport's opportunities/areas for change?	Votes
Broadband fiber	2
Economic incentives for businesses	1
New business park	1
Recreation opportunities by river	4
More bike paths Kimberly to bike path Elderidge to Davenport	3
Cycling hub	
Partnership with Scott County	
Preserve environment	1
Northpark Mall needs help and entertainment	2
Better rail connections	
Capitalize on history	1

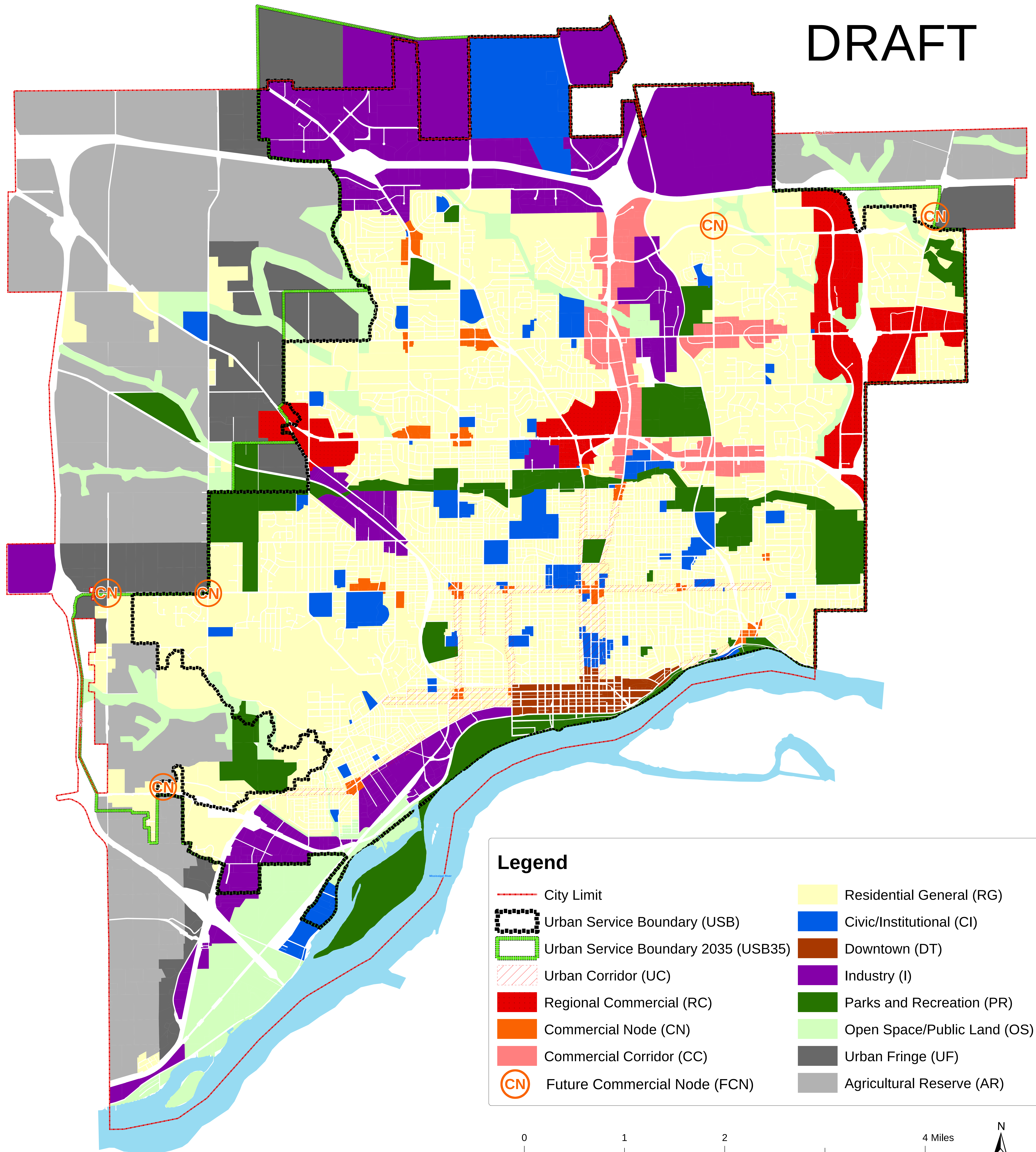
DAVENPORT+2035 IMPLEMENTATION MATRIX ADDED OBJECTIVES AND RECOMMENDATIONS					HOUSING	NEIGHBORHOODS & DISTRICTS	HISTORIC PRESERVATION	EDUCATION	NATURAL RESOURCES	ECONOMY & BUSINESS	PARKS REC. & OPEN SPACE	CULTURAL RESOURCES	TRANSPORTATION	PUBLIC & SOCIAL SERVICES	UTILITIES & INFRASTRUCTURE	LAND USE	GOVERNMENT	ELECTED/APPOINTED OFFICIALS	CITY ADMINISTRATION	CPED	FINANCE	PARKS	PUBLIC WORKS	POLICE/FIRE	SCHOOLS	BUSINESS COMMUNITY	NEIGHBORHOOD ORGANIZATIONS	NOT-FOR-PROFITS	OTHER
EXISTING GOAL	NEW OBJECTIVE	RECOMMENDATION	TIMEFRAME	PRIORITY	RELATED TOPIC													ENTITY RESPONSIBLE (L-Lead, S-Support)											
STRENGTHEN THE EXISTING BUILT ENVIRONMENT	INVEST IN EXISITNG NEIGHBOHROODS	Policy: Prioritize rehabilitation or replacement of existing infrastructure within existing neighborhoods over construction of new infrastructure.	Short (0-5 years)	Critical		X	X						X		X			L		S			S						
		Program: Continue neighborhood Planning efforts initiated by the Davenport Neighborhood Empowerment and Wellness (Davenport NEW) program as a way for citizens to Help identify and prioritize neighborhood infrastructure deficiencies.	Short	High	X	X	X			X	X		X		X	X		S	S	L		S	S	S	S		L		
		Policy: Re-examine the neighborhood cost-share formulas for infrastructure repair and consider adjusting the formulas as a way to incentify local infrastructure projects.	Short	High		X									X			L	S	S			S				S		
		Policy: Facilitate an increased role for citizens in the Capital Improvement Plan (CIP) funding process.	Medium (5-10 years)	Medium		X									X			S	S	S			L				S		
		Project: Identify the Northpark/Village Shopping Center Area as a Study Area	Medium	Medium	X	X				X						X				L			S			S			

	ALIGN URBAN SERVICE DISTRICT BOUNDARIES TO REASONABLE GROWTH EXPECTATIONS WITHIN THE 20 YEAR PLANNING TIMEFRAME	Policy: Remove areas not expected to be needed for development within the 2035 planning timeframe currently located within the existing 2025 Urban Service Area and re-classify as “Future Development”.	Short	High								X			X	X		S		L			S						
		Policy: Consider the creation of protected agricultural areas in areas currently zoned A-1 Agricultural District	Medium	Medium					X						X	X		S		L			S						
IDENTIFY AND RESERVE LAND FOR FUTURE DEVELOPMENT	DEVELOP NEW WALKABLE MIXED USE NEIGHBORHOODS WITH NEIGHBORHOOD SHOPPING OPPORTUNITIES	Policy: Investigate providing incentives for compact, walkable mixed use neighborhoods, When it can be demonstrated that infrastructure and service costs are lower than conventional subdivisions.	Short	High	X	X									X		S		L	S		S							
		Policy: Establish areas within the Urban Service District where compact, walkable mixed use neighborhoods are required.	Medium	Medium		X									X		S		L										
	FIND NEW WAYS TO SUPPORT DEVELOPMENT IN WEST DAVENPORT, ESPECIALLY IN THE VICINITY OF THE I-80/280 AND KIMBERLY ROAD INTERCHANGES	Policy: Require master Planning and cost-benefit analysis of development as a prerequisite to any expansion of the existing 2025 Urban Service Area. Master planning must take into account the potential of future alignment of Kimberly Road and I-280 Interchange likely to occur beyond the 2035 planning timeframe	Medium	Medium	X	X				X					X		S		L			S			S	S			
REINFORCE DOWNTOWN AS THE CITY’S RECREATIONAL, CULTURAL,	CONTINUE TO SUPPORT DOWNTOWN’S RESURGENCE	Policy: Adopt the Downtown 10 Year Strategic Master Plan commissioned by the Downtown Partnership as an element to the City	Short	High	X		X			X	X	X	X	X			S		L		S	S			S				

ENTERTAINMENT AND GOVERNMENT CENTER		Comprehensive Plan.																												
		Program: Continue to seek public-private partnerships in implementing Downtown policies and projects	Short	Critical	X		X				X	X	X	X	X				S		L		S	S			S			
CREATE A TRANSPORTRATION SYSTEM THAT PROVIDES IMPROVED PHYSICAL CONNECTIONS/ACCESS WITHIN THE COMMUNITY FOR CITIZENS AND VISITORS	EMBRACE DAVENPORT IN MOTION AND USE IT TO SUPPORT AND ENHANCE DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES	Policy: Adopt Davenport in Motion as an element to the City Comprehensive Plan, and incorporate its recommendations into the City’s development codes for implementation	Short	Critical									X		X	X		L	S	S			S							
CONSERVE, PROTECT AND ENHANCE OUR NATURAL RESOURCES	CONTINUE TO CAPITALIZE ON THE POTENTIAL OF THE RIVERFRONT	Policy: Continue to implement RiverVision, including the development of Centennial Park, Veteran’s Memorial Park, and River Heritage Park as funds become available.	Short	Critical								X	X					S	S	S		L	S							
		Policy: Consider the downzoning areas zoned industrial within the 100 year floodplain in Southwest Davenport	Medium	Medium					X							X		S		L										
		Project: Plan for future bike path and open space development along the South Concord Street Corridor.	Long (10-20 Yrs)	Medium					X		X					X		S	S	L		L	S							

DAVENPORT+2035 Future Land Use Map

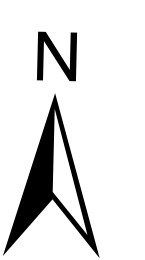
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Legend

- | | |
|-------------------------------------|-----------------------------|
| City Limit | Residential General (RG) |
| Urban Service Boundary (USB) | Civic/Institutional (CI) |
| Urban Service Boundary 2035 (USB35) | Downtown (DT) |
| Urban Corridor (UC) | Industry (I) |
| Regional Commercial (RC) | Parks and Recreation (PR) |
| Commercial Node (CN) | Open Space/Public Land (OS) |
| Commercial Corridor (CC) | Urban Fringe (UF) |
| Future Commercial Node (FCN) | Agricultural Reserve (AR) |

0 1 2 4 Miles



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Steve Ahrens, 563-888-2235
Wards: 3

Action / Date
CD8/3/2016

Subject:
Public hearing for the Resolution for Concurrent Approval of the 935 East River Drive Property Lease Agreement. [Ward 3]

Recommendation:
Hold the Public Hearing

Relationship to Goals:
Added emphasis to Economic Development

Background:
Troy and Gerald Welvaert are interested in leasing the former property once housing Wakeen's Family Boating Center located at 935 East River Drive from the City. The Welvaert Family plans to operate a marina with dry stack and a restaurant on the site with the improvements and investment estimated at \$500,000.

To procure adequate financing for the project, the Tenant has requested an initial three (3) year term, with the option to renew for 6 additional periods of five (5) years. For leases with a term beyond three years in length, the City Council must approve concurrently and hold a public hearing.

The Levee Improvement Commission approved the lease agreement at a special meeting on July 26, 2016. The public hearing will be held on August 3 and consideration of the resolution will be held during the same cycle.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Exhibit	Lease agreement for 935 E. River Drive
▣ Exhibit	Legal notice - 935 E. River Drive

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:47 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:47 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:14 AM

Resolution No. _____

Resolution offered by Alderman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION for Concurrent Approval of the 935 East River Drive Property Lease Agreement

WHEREAS, Troy and Gerald Welvaert are interested in leasing the former property once housing Wakeen's Family Boating Center located at 935 East River Drive from the City. The Welvaert Family plans to operate a marina with dry stack and a restaurant on the site with the improvements and investment estimated at \$500,000.

AND WHEREAS, To procure adequate financing for the project, the Tenant has requested an initial three (3) year term, with the option to renew for 6 additional periods of five (5) years. For leases with a term beyond three years in length, the City Council must approve concurrently and hold a public hearing.

AND WHEREAS, The Levee Improvement Commission approved the lease agreement at a special meeting on July 26, 2016. The public hearing was held on August 3 and consideration of the resolution will be held during the same cycle.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that concurrent approval of the lease agreement for the 935 East River Drive Property is hereby given.

LEASE – BUSINESS PROPERTY

This Lease Agreement, executed in duplicate, made and entered into this 26th day of July, 2016, by and between the City of Davenport, Iowa, through its Levee Improvement Commission (hereinafter called “Landlord”), whose address for the purpose of this lease is 226 West Fourth Street, Davenport, Iowa 52801 and Troy and Gerald Welvaert (hereinafter called “Tenant”), whose address for the purpose of this lease is 935 East River Drive, Davenport, Iowa, 52803.

1. Premises and Term. The Landlord, in consideration of the rents herein reserved and of the agreements and condition herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and the Tenant hereby rents and leases from the Landlord, according to the terms and provisions herein, the following described real estate situated in Scott County, Iowa, to-wit:

The former Quad City Marine Company / Wakeen’s Family Boating Center leased parcel at 935 East River Drive, Davenport, Iowa, containing 112,674 sq. ft. of land, two buildings, one lifting crane, a perimeter fence, a no wake sign and boat docks attached to the U.S. Government seawall.

With the improvements thereon and all rights, easements and appurtenances thereto belonging, which, more particularly, includes the space and premises as may be shown on Exhibit “A,” if and as may be attached hereto, for a term of three (3) years, commencing on August 11, 2016, and ending on midnight on the last day of the lease term which shall be the tenth (10th) day of August, 2019, upon the condition that the Tenant pays rent therefore, and otherwise performs as required by this lease. Tenant shall have the option to renew the Lease Agreement six (6) additional periods of five (5) years by providing Landlord written notice not less than 180 days prior to the expiration of the initial Lease term and each extension term. The base rent shall be adjusted by \$100.00 per month per extension term.

The parties agree that buildings and crane shall be considered personal property and not fixtures or real property. Ownership of these items of personal property is hereby transferred to Tenant “As is, Where is” with no warranties express or implied, including, but not limited to those related to fitness for a particular purpose. Landlord shall have the right of first refusal to purchase for \$1 the current buildings, any other improvements to the real estate including future buildings or fixtures, and/or the crane if Tenant decides to remove the items or at the termination of this Lease. Said election shall be made in writing.

2. Rent. Tenant agrees to pay rent to Landlord for said term, as follows: Thirty Thousand Dollars (\$30,000.00) annually, or (\$2,500.00) per month, in advance, the first rent payment being due and payable on the 1st day of November, 2016, and the same amount, becoming due and payable on the first day of each month thereafter during the term of this lease.

3. Under Occupancy Surcharge. A thirty percent surcharge shall be added to the monthly rent amount if during the preceding 180 days a going business concern offering services

related to Mississippi River related activity to the public is not using the space. Lessor also maintains the right to require monthly status meetings with the Lessee during any period of under occupancy to determine whether Lessee is making satisfactory progress in attaining meeting these standards.

Regardless of any other provision of the documents between the parties, failure to meet the occupancy threshold described above for 12 consecutive months shall be a material default and Landlord shall give notice of default to Lessee and any applicable leasehold mortgagee pursuant to Section 8.

Upon receipt of such notice, Lessee may present a request to the City for renegotiation of the occupancy requirement.

After delivery of the notice of default for under occupancy, The Lessor shall have the right to re-enter the Leased Premises and terminate the lease under the following circumstances:

- 1) If no request for renegotiation is presented in 10 days; or
- 2) If the renegotiation fails after 30 days for any reason and no cure is made.

4. Possession. Tenant shall be entitled to possession on August 11, 2016 and shall yield possession to the Landlord at the time and date of the termination of this Lease Agreement, except as herein otherwise expressly provided. Should Landlord be unable to give possession on said date, Tenant's only damages shall be a rebating of the pro rata rental.

5. Use of Premises. Tenant covenants and agrees during the term of this Lease Agreement to use and occupy the leased premises only for a restaurant and general marine and marina business, including the servicing, leasing, selling, renting, storage and docking of boats, and the sale of marine products and equipment, fuel and lubricants, as well as the installation and operation of boat haul-out facilities and any other related activity.

6. Quiet Enjoyment. Landlord covenants that its estate in said premises is in fee title and that Tenant, on paying the rent herein reserved and performing all of its agreements as provided by the lease, shall and may peaceably have, hold and enjoy the leased premises for the term of this lease free from molestation, eviction, or disturbance by the Landlord or any other persons or legal entity whatsoever. (see paragraph 13)

Landlord shall have the right to mortgage all of its rights, title, interest in said premises at any time, without any notice, subject to this lease.

7. Care and Maintenance of Premises. (a) Tenant takes said premises in their present condition, except for such repairs and alterations as may be expressly provided herein. (b) Tenant shall, after taking possession of said premises and until the termination of this lease and its actual removal from the premises, at its own expenses, care for and maintain said premises in a reasonably safe and serviceable condition. Tenant will furnish its own interior and exterior decorating. (c) Tenant will not make nor suffer any unlawful use of said premises and agrees to comply with all valid regulations of the Scott County Board of Health, Davenport Municipal

Code, the laws of the State of Iowa and the United States of America, including applicable rules and regulations. This provision shall not be construed as imposing any duty on Tenant as to acts of the general public. Tenant will not allow trash of any kind to accumulate on said premises and will remove the same at its own expense. Tenant also agrees to remove snow and ice and other obstacles from the sidewalk on or abutting the premises.

8. Utilities and Services. Tenant, during the term of this lease, shall pay, before delinquency, all charges for use of telephone, water, sewer, gas, heat, electricity, garbage disposal and other services and utilities of whatever kind and nature which may be used in or on the leased premises. (a) Air conditioning equipment shall be furnished at the Tenant's expense and shall be the Tenant's responsibility to operate and maintain. (b) Janitor or cleaning service shall be furnished by the Tenant or at the Tenant's expense. (c) Heating shall be furnished at the Tenant's expense.

9. Assignment and Subletting. Any assignment of this lease or subletting of the premises, in whole or in part, by the Tenant, without the Landlord's written permission, shall, at the option of the Landlord, make the rental for the balance of the lease term due and payable at once. Such written permission may not be unreasonably withheld.

10. Taxes. All real estate taxes, levied, or assessed by lawful authority against said property or improvements shall be timely paid by the Tenant beginning with the first installment of taxes due September 2017.

11. Insurance. The tenant shall secure and maintain such primary insurance policies as will protect himself or his Subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any Subcontractor or anyone employed by them directly or indirectly. The City of Davenport maintains the right to review insurance coverages on an annual basis.

The following insurance policies are required unless other limits are specified. The City shall be specifically named as an additional insured under General Liability.

(1) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

(2) General Liability

General Aggregate	\$1,000,000
Each Occurrence	\$1,000,000

(3) Automobile Liability

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(4) All Risk Property Insurance (name City as loss payable)	\$500,000 (plus Tenant's improvements and betterments)
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(5) Excess Liability Umbrella Form

\$3,000,000

Contractual liability.

The insurance required above shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Tenant's obligations under the **Indemnification** paragraph below.

Certificates of Insurance acceptable to the City indicating insurance required by the Contract is in force, shall be filed with the City prior to approval of the Contract by the City. The Tenant shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the City. The Tenant will accept responsibility for damages and the City's defense in the event no insurance is in place and the City has not been notified.

Indemnification.

To the fullest extent permitted by the law, the Tenant shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense:

- (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
- (2) is caused in whole or in part by any negligent act or omission of the Tenant, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

In any and all claims against the City, its officials or any of its agents or employees by any anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in anyway by any limitation on the amount or type of damages, compensation or benefits payable by or for the Tenant or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

Tenant's Customer's property.

Tenant shall require renters of space and services to provide proof of insurance covering damage to property for the maximum value of boats and other items stored. Tenant shall file and maintain copies of such policies and have ready for inspection by Landlord.

12. Fire and Casualty, Partial Destruction of Premises. (a) In the event of a partial destruction or damage of the leased premises, which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within sixty (60) days after the occurrence, this lease shall not terminate, but the rent for the leased premises shall abate during the time of such business interference. In the event of

partial destruction, Tenant shall repair such damages within 60 days of its occurrence unless prevented from doing so by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material or transportation shortages, or other causes beyond Tenant's reasonable control. (b) Should the zoning ordinance of the city or municipality in which this property is located make it impossible for Tenant, using diligent and timely effort to obtain necessary permits and to repair and/or rebuild so that Tenant is not able to conduct its business on these premises, then such partial destruction shall be treated as a total destruction as in the next paragraph provided. (c) In the event of a destruction or damage of the leased premises including the parking area (if a parking area is a part of the subject matter of this lease) so that Tenant is not able to conduct its business on the premises of the then current legal use for which the premises are being used and which damages cannot be repaired within sixty (60) days, this lease may be terminated at the option of either the Landlord or Tenant. Such termination in such event shall be effected by written notice of one party to the other, within twenty (20) days after such destruction. Tenant shall surrender possession within ten (10) days after such notice issues, and each party shall be released from all future obligations hereunder. Tenant paying rental pro rata only to the date of such destruction, in the event of such termination of this lease, Landlord at its option, may rebuild or not, according to its own wishes and needs.

13. Condemnation. (a) Should the whole or any part of the demised premises be condemned or taken by a competent authority for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such proportion of said award as may be fair and reasonable. (b) If the whole of the demised premises shall be so condemned or taken, the Landlord shall not be liable to the Tenant except and as its rights are preserved as in paragraph 13(a).

14. Termination of Lease and Defaults of Tenant. (a) This lease shall terminate upon expiration of the demised term; or if this lease expressly and in writing provides for any option or options, and if any such option is exercised by the Tenant, then this lease will terminate at the expiration of the option term or terms. Upon default in payment of rental herein or upon any other default by Tenant in accordance with the terms and provisions of this lease, this lease may at the option of the Landlord be cancelled and forfeited, provided however, before any such cancellation and forfeiture except as provided in 14(b) below, Landlord shall give Tenant a written notice specifying the default, or defaults, and stating that this lease will be cancelled and forfeited thirty (30) days after the giving of such notice, unless such default, or defaults, are remedied within such grace period. (See paragraph 21, below.) As an additional optional procedure or as an alternative to the foregoing (and neither exclusive of the other) Landlord may proceed as in paragraph 20, below, provided. (b) In the event Tenant is adjudicated a bankrupt or in the event of a judicial sale or other transfer of Tenant's leasehold interest by reason by any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten (10) days from the giving of notice thereof by Landlord to Tenant, then and in any such events, Landlord may, at its option, immediately terminate this lease, re-enter said premises, upon giving of ten (10) days written notice by Landlord to Tenant, all to the extent permitted by applicable law. (c) In (a) and (b) above, waiver as to any default shall not constitute a waiver of any subsequent default or

defaults. (d) Acceptance of keys, advertising and re-renting by the Landlord upon the Tenant's default shall be construed only as an effort to mitigate damages by the Landlord, and not as an agreement to terminate this lease.

15. Right of Either Party to Make Good any Default of Other. If default shall be made by either party in the performance of, or compliance with, any of the terms, covenants or conditions of this lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies now or thereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 9.0% per annum, from date of advance.

16. Signs. (a) Tenant shall have the right and privilege of attaching, affixing, painting or exhibiting signs on the leased premises, provided only (1) that any and all signs shall comply with the ordinances of the city or municipality in which the property is located and the laws of the State of Iowa; (2) such signs shall not change the structure of the building; (3) such signs if and when taken down shall not damage the building; and (4) such signs shall be subject to the written approval of the Landlord, which approval shall not be unreasonably withheld. (b) Landlord during the last ninety (90) days of this lease, or extension, shall have the right to maintain in the windows or on the building or on the premises either or both a "For Rent" or "For Sale" sign and Tenant will permit, at such time, prospective tenants or buyers to enter and examine the premises.

17. Mechanic's Liens. Neither the Tenant nor anyone claiming by, through, or under the Tenant, shall have the right to file or place any mechanic's lien or other lien of any kind of character whatsoever, upon said premises or upon any building or improvement thereon, or upon the leasehold interest of the Tenant therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon, and for the further security of the Landlord, the Tenant covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish or agree to furnish any such material, service or labor.

18. Landlord's Lien and Security Interest. Said Landlord shall have in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitutions therefore, kept and used on said premises by Tenant. Landlord may proceed at law or in equity with any remedy provided by law or by this lease for the recovery of rent, or for termination of this lease because of Tenant's default in its performance.

19. Substitution of Equipment, Merchandise, etc. (a) The Tenant shall have the right, from time to time, during the term of this lease, or renewal thereof, to sell or otherwise dispose of any personal property of the Tenant situated on the said demised premises, when in the judgment of the Tenant it shall have become obsolete, outworn or unnecessary in connection with the operation of the business on said premises; provided, however, that the Tenant shall, in such instance (unless no substituted article or item is necessary) at its own expense, substitute for

such items of personal property so sold or otherwise disposed of, a new or other item in substitution thereof, in like or greater value and adopted to the affixed operation of the business upon the demised premises. (b) Nothing herein contained shall be construed as denying to Tenant the right to dispose of inventoried merchandise in the ordinary course of the Tenant's trade or business.

20. Rights Cumulative. The various rights, powers, options, elections and remedies of either party, provided in this lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way effect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled so long as any default remains in any way unremedied, unsatisfied or undischarged.

21. Notices and Demands. Notices as provided for in this lease shall be given to the respective parties hereto at the respective addresses designated on page one of this lease unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall be considered given under the terms of this lease when sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box.

22. Provisions to Bind and Benefit Successors, Assigns, etc. Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto; except that if any part of this lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.

23. Changes to be in Writing. None of the covenants, provisions, terms or conditions of this lease to be kept or performed by Landlord or Tenant shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the Landlord and Tenant. This lease contains the whole agreement of the parties.

24. Construction. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the text.

25. Nuisance. Said above-described premises shall not be used for any purposes which may be deemed a public or private nuisance. Said premises shall not be used for any purpose (even though the same be not a public or private nuisance) which in the judgment and opinion of the Landlord would be offensive or injurious to the public or to any other Tenants of Landlord on adjoining real estate. Ample precautions and measures satisfactory to the Landlord must be provided by Tenant to prevent any rubbish, waste, or debris of any kind from being scattered, or carried, or from emanating in any way from said leased premises, nor shall smoke be permitted to emit from leased premises in such volume as in the opinion of the Landlord would be detrimental to the public or to any other Tenants or Landlord on adjoining property.

26. Acceptance of Premises. Tenant takes and accepts the leased premises as they are at the date of this Lease; and Landlord shall not in any way be liable on account of the giving way or sinking of any ground adjacent thereto or of any conditions which may be caused by or result from any seeping of water through or under said leased premises or through or under any ground adjacent thereto, or on account of any conditions which may result from the flooding of the leased premises or adjoining premises; or from any injury to, failure to prevent the disintegration of any part of the wall in front of said leased premises or adjoining premises; or from any injury to, failure or disintegration of any part of the foundation underneath said leased premises or any part thereof or from any defective condition existing on said leased premises or property adjacent thereto.

27. Assumption of Risk of Fire. It is further agreed that Landlord shall not be responsible in any way for any damage by fire caused by an sparks or coals from cranes or locomotives or caused in any other manner regardless of whether or not any person has been negligent, it being one of the considerations of this lease that Tenant assume all risks of damage from any cause whatsoever.

28. Fees and Charges. Tenant shall, during the term of this lease, procure, maintain, keep in force and pay all fees and charges in connection with any and all licenses, permits, franchises, and corporate or business qualifications required by law or by any governmental authority or agency for the lawful operation of Tenant's business conducted on the premises.

29. Laws and Regulations. Tenant shall at all times fully comply with all health, administrative and police laws, ordinances and regulations required for the lawful use of the premises. (a) Tenant may contest the validity or appreciation of any such law, ordinance, or regulation solely at its cost and expense and solely in its name. Non-compliance during such contest shall not be deemed a breach of the covenants herein contained, provided that Tenant shall indemnify Landlord from any liability or attorney fees or costs incurred in connection with such contest and Tenant's non-compliance. Landlord, at Tenant's request, and at Tenant's expense, will execute and deliver appropriate papers which may be necessary or proper to contest the validity or application of any such law, ordinance or regulation.

30. Relationship. The sole relationship created hereby is that of landlord and tenant. Tenant is an independent contractor. No employer-employee, master-servant, or principal-agent relationship is created hereby.

31. Non-Discrimination. Tenant, as part of the consideration hereof, agrees that no person, on the grounds of race, color, sex, creed, age, disability, national origin or sexual orientation will be excluded from the use of the facilities offered by Tenant on the demised premises or excluded from any services offered by the Tenant from the said premises; that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations on the leased premises; and that such discrimination shall not be practiced against any employee of Tenant or any prospective employee.

32. Surrender of Premises. Upon termination of this lease whether by lapse of time or otherwise, Tenant shall peaceably and quietly surrender the premises, in their condition of repair at that time, with the obligation to restore the premises to their condition as at the time of commencement of this lease, normal wear and tear excepted. Tenant may remove equipment and haul-out facilities installed by Tenant within thirty (30) days of the lease termination as long as Tenant returns the real property to substantially the same condition which existed at the time of commencement of the Lease. Landlord shall be fully compensated by Tenant for any damages caused upon the property by Tenant's removal of fixtures and improvements or by Tenant's negligence. All equipment and personal property contained in the buildings or structures shall remain the property of Tenant including all trade fixtures used by Tenant in its business and use of the premises. Continued possession by the Tenant beyond the expiratory date of the term of this lease and exercised option periods, coupled with receipt of the specified rent by the Landlord, absent a written agreement by both parties for an extension of this lease or for a new lease, shall constitute a month-to-month extension of this lease. (See also paragraph 10).

33. Hold Harmless. Tenant agrees to defend at its own expense, in the name and on behalf of the Landlord, and shall indemnify and save harmless the Landlord from any and all claims, suits, losses, damages, costs or expenses, except those caused or contributed by the negligence of the Landlord, on account of injury or damage to any person or property caused or occasioned, or allegedly caused or occasioned, in whole or in part by reason or of arising out of the lease of the leased premises to the Tenant or its use of the leased premises. However, the Landlord shall not be obligated to defend, indemnify and save harmless the Tenant for any costs or damages arising from the sole negligence of the Tenant, except for claims, suits, losses, damages, costs, expenses, and attorney fees caused or contributed by the negligence of the Landlord or its agents, on account of injury or damage to any person or property. The duty of the Tenant to defend, save harmless and indemnify the Landlord shall extend to officers, employees, and agents of the Landlord to the extent the Landlord is obligated to defend, save harmless and indemnify by laws.

34. Entry Upon Land. The Landlord reserves the right to enter at no charge from the Tenant upon the leased premises at any time and to use the leased premises occasionally in such manner and for such purpose as shall not interfere with the Tenant's use thereof. This includes the rights of the Landlord or the Corps of Engineers to rehabilitate and maintain its sanitary and storm sewer system built through the leased premises.

35. Waterfront Use. Subject to such rules as may be imposed by the U.S. Corps of Engineers, the free use of the waterfront facilities available in front of these premises shall be available to the Tenant for the uses designated in the lease.

In Witness Whereof, the parties hereto have duly executed this lease in duplicate the day and year first above written.

Troy and Gerald Welvaert
311 Manor Drive
Riverdale, Iowa 52722

By: _____
Troy and Gerald Welvaert, Owners

Date: _____

Levee Improvement Commission

By: _____
Frank Klipsch, Mayor and Chairman

Date: _____

July 21, 2016

Quad City Times
Legal Notices
124 West 2nd Street
Davenport, IA 52801

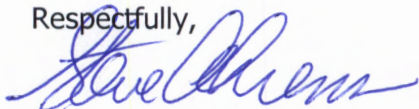
Dear Sir or Madam:

Please publish the following legal notice in the Thursday, July 28, 2016 edition of the Quad City Times. The P.O. number for this notice is 1700500.

I would appreciate having the notice billed to this office and receiving the proof of publication at your earliest convenience.

Thank you.

Respectfully,



Steve Ahrens
Levee Improvement Commission

NOTICE
PUBLIC HEARING
DAVENPORT CITY COUNCIL
WEDNESDAY – August 3, 2016 - 5:30 P.M.
EASTERN AVENUE BRANCH LIBRARY
6000 EASTERN AVENUE – DAVENPORT IOWA

There is on file in the Office of Community Planning and Economic Development, on behalf of the Levee Improvement Commission, the following petition:

A resolution for concurrent approval of the 935 East River Drive Property lease agreement by the City Council.

A public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, August 3, 2016 at the Eastern Avenue Branch Library, 6000 Eastern Avenue, 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. Any written comments 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. 1700500

Department of Community Planning & Economic Development
Phone: (563) 326-7765 FAX: (563) 328-6714 E-MAIL: planning@ci.davenport.ia.us

City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Bruce Berger, 326-7769
Wards: 7

Action / Date
CD8/3/2016

Subject:
Public hearing for the purpose of amending the North Urban Renewal Plan.
[Ward 7]

Recommendation:
Hold the public hearing.

Relationship to Goals:
Added emphasis on economic development.

Background:
The City of Davenport is seeking to amend the North Urban Renewal Area Plan. The amendment will include the following projects: Honkamp Krueger Companies: \$375,000 TIF rebate.

The amended plan is attached.

ATTACHMENTS:

Type	Description
▣ Exhibit	North URA plan
▣ Exhibit	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:48 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:48 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:15 AM

City of Davenport, Iowa

**Urban Renewal Plan Amendment
North Urban Renewal Area**

July 11, 2016

The Urban Renewal Plan (the “Plan”) for the North Urban Renewal Area (the “Area”) is being amended for the purposes of adding a project thereto;

- 1) **Identification of Project:** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

a. Name: Honkamp Krueger Companies

Cost: \$375,000

Rationale: The City shall issue a 60% rebate of property taxes paid over and above the base year valuation of the current properties (see Exhibit A).

- 2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding General Obligation Debt of the City: \$185,750,000

Remaining Constitutional Debt Capacity of the City: \$122,719,369

Proposed Debt to be incurred in the Urban Renewal Area: \$375,000

Exhibit A

Lot 5 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Subject to easements, restrictions and covenants of record. Parcel P1410-10. More commonly known at 3513 Vine Court.

Lot 6 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Parcel 1410-11.

Lot 8 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Parcel P1415-11. More commonly known as 908 West 35th Street.

NOTICE OF PUBLIC HEARING ON DESIGNATION OF AMENDED NORTH
URBAN RENEWAL PLAN

Notice Is Hereby Given: That at 5:30 o'clock p.m., at Eastern Avenue Library located at 6000 Eastern Avenue, Davenport, Iowa, on the 3rd day of August, 2016, there will be conducted a public hearing on the question of amending the North Urban Renewal Area plan to include the project below, pursuant to Chapter 403, Code of Iowa, as follows:

Name: Honkamp Krueger Companies

Cost: \$375,000

Rationale: The City shall issue a 60% rebate of property taxes paid over and above the base year valuation of the current properties.

A copy of the proposed amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jackie Holecek
Deputy City Clerk

City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Bruce Berger, 326-7769
Wards: 7

Action / Date
CD8/3/2016

Subject:

Public hearing for the purpose of considering the approval of an economic development agreement with Honkamp Krueger companies.[Ward 7]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Added emphasis on economic development.

Background:

Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc. provide accounting, consulting, human resource, financials services, software development and retirement services to clients in all 50 states and thousands of U.S. cities. They have 12 offices across five states including Iowa, Illinois, Wisconsin, Minnesota and Nebraska.

Honkamp Krueger is considering a 10,000 square foot addition to their facilities at 908 West 35th Street, 3513 Vine Court and an adjacent parking lot. The property will be owned by Law Building, LLP. If Davenport is selected, this project will include the creation of 23 net new jobs and the retention of 54 positions. The average annual salary of new positions will be approximately \$62,000. All positions are supported with a benefit package.

To support the business expansion, the proposed City assistance is a reimbursement of a maximum of 60% of the property taxes paid that are available to the City based upon the increase in assessed valuation. As required by Iowa Code, a public hearing is required prior to the approval of an economic development agreement where the City will incur debt. In this case, the debt is the City's obligation for a rebate of property taxes of approximately \$375,000 over a 15 year period. The rebate would come through the use of tax increment financing applied to the assessed value of the improved property. See the attached economic development agreement.

ATTACHMENTS:

Type	Description
□ Exhibit	Honkamp Krueger EDA
□ Exhibit	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development Community Development	Berger, Bruce	Approved	7/28/2016 - 10:49 AM

Committee
City Clerk

Berger, Bruce
Admin, Default

Approved
Approved

7/28/2016 - 10:49 AM
7/28/2016 - 11:15 AM

DRAFT
ECONOMIC DEVELOPMENT AGREEMENT

THIS AGREEMENT is made as of _____ between the City of Davenport, Iowa, a municipal corporation of the State of Iowa (hereinafter referred to as “City”), and Law Building, LLP, Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc., (hereinafter referred to as “Company”).

WHEREAS, the Company proposes to expand its business operations in Davenport, Iowa by adding on approximately 10,000 square feet of office space at and near 908 West 35th Street, 3513 Vine Court and Parcel P1410-11 hereinafter referred to as “Subject Property”, resulting in a projected increase in the assessed value of the real estate of approximately \$1,425,000; and

WHEREAS, with the construction of the building, the Company will create in Davenport at least twenty-three (23) Net New permanent full-time positions (hereinafter referred to as “Net New Positions”) and will retain its existing Baseline workforce level of fifty-two (52) full-time positions (hereinafter referred as “Baseline Positions”), and with the building construction and the retention and increase in the workforce hereinafter referred to as the “Economic Development Project”; and

WHEREAS, the Company has requested financial assistance to help support the Economic Development Project; and

WHEREAS, the City has established a policy of supporting the expansion of quality knowledge based service businesses who are making a substantial building investment and establishing new jobs with minimum wage and benefits; and

WHEREAS, pursuant to factors listed in Chapter 15A of the Code of Iowa (hereinafter referred to as the “Code”) the City Council of the City has determined that:

1. The Economic Development Project will add diversity and generate new opportunities for the Davenport and Iowa economies; and
2. The Economic Development Project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property value, which warrant the amount of the proposed reimbursement of property taxes; and
3. The proposed funding for the Economic Development Project meets the conditions of said Chapter 15A of the Code related to the creation of jobs and the expansion of business investment in the City of Davenport, Scott County, Iowa; and
4. A public purpose will reasonably be accomplished by providing economic development assistance in order to facilitate such development by the Company and the City is empowered to provide assistance pursuant to said Chapter 15A of the Code and the City Charter; and Section 403.19 of the Code provides for the division of incremental property tax revenue, or tax increment, commonly known as Tax Increment Financing; and,

5. The property is located within an existing tax increment financing district (the North Davenport Tax Increment Financing District); and

WHEREAS, the City Council has held a public hearing, at the August 3, 2016 meeting of the Committee-of-the-Whole, on entering into this agreement which will obligate the City to make future payments, provided the Company meets certain requirements;

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties herein contained, it is agreed as follows:

SECTION I:
THE CITY'S OBLIGATIONS

1. The City shall make a series of payments to reimburse the Company for a portion of its real estate tax payments (the "Reimbursement") subject to the completion of the Economic Development Project and the timely payment of those real estate taxes, utility fees and special assessments. For the purposes of this agreement, "timely payment" shall mean that the semi-annual tax payment, fees and assessments has been made no later than the due date stated on the tax, fee and assessment bill. Should the payment be made later than the due date, the City shall not be obligated to make the Reimbursement from that semi-annual payment. As provided in the published notice of the public hearing with regard to the obligations under this Agreement, the total Reimbursement shall be approximately three hundred seventy-five thousand dollars (\$375,000) through the term of the Agreement. There shall not be any payments beyond the fifteen (15)-year period even if there has been a withholding or a reduction of the Reimbursement payment for any preceding six (6)-month period.

2. The Reimbursement by the City shall be up to sixty percent (60%) of the amount of incremental tax revenue available and accessible to the City, subject to the provisions of this Agreement, where Section 403.19 of the Code provides that only the taxes levied on the assessed value of qualified property in the year prior to the year in which the increment is used for tax increment financing shall not be considered for purposes of calculating the amount of tax increment revenue in a given year (the "Base Year Valuation"). In addition, revenues from taxes levied for debt service by local taxing districts and for the physical plant and equipment levy of a school district cannot be accessed through tax increment financing. The percentage of available tax revenue which will be reimbursed shall be determined by the performance of the Company toward meeting its job retention and creation obligations as described in Section II.

3. The Reimbursements shall be made up to twice each year during the term of this Agreement, on or before June 1 and December 1 of each year after the taxes on the increased assessed value have begun. The Reimbursements shall be based only on the increase in taxable real estate value attributable to the Economic Development Project as described in Section II, Paragraph 3 of this Agreement. Provided the construction of the building has been completed and the full amount of the new value has been placed on the tax rolls by January 1, 2017, the first Reimbursement payment shall be made on or before December 1, 2018. The Reimbursement shall be made for fifteen (15) consecutive years, or until the dollar amount established in Paragraph 1 of this Section has been reached, whichever comes first. Should the Company fail to make timely payment of its taxes or should the Company fail to meet its job obligations for a semi-annual period, the

Reimbursement shall not be made. No provision is to be made for the extension of the series of authorized Reimbursement if the Company fails to meet its obligations and does not receive a Reimbursement payment for any semi-annual period. Provided the Reimbursement begins in 2018, the last Reimbursement shall be made on or before June 1, 2033. In no case shall the Reimbursement begin later than December 2019, based on the taxable real estate value as of January 1, 2018, in which case the last Reimbursement shall be made on or before June 1, 2034.

4. Reimbursement shall be conditioned on the retention of the Baseline Jobs and the creation of the Net New Jobs, as described in Section II. The Reimbursement shall be calculated by the City based on the number of full-time positions being paid at least the Target Wage (as defined in Section II of this Agreement) for the six (6) months shown in the most recent Contribution Report submitted to the State of Iowa prior to the Reimbursement payment dates of June 1 and December 1.

5. The Reimbursement shall be made by the City to the Company if the Company complies with its obligations for maintaining the Baseline Positions and creating the Net New Positions at the Target Wage and benefit levels and paying its real estate taxes and related fees as described in Section II of this Agreement.

6. The Reimbursement is not a general obligation of the City and shall be paid solely from incremental property taxes received by the City and from the Scott County Treasurer which are attributable to the Economic Development Project. All payments are subject to approval and annual appropriation action by the City Council.

7. Once the Reimbursement term has ended, this Agreement shall be of no further force or effect.

8. The obligations of the City under this Agreement are conditioned upon the faithful performance by the Company of all the terms and conditions of this Agreement.

SECTION II: THE COMPANY'S OBLIGATIONS

1. The Company shall demonstrate its financial capacity to complete the Economic Development Project including, but not limited to, documentation of the availability of financing for the building construction, within ninety (90) days of the execution of this Agreement.

2. The Company agrees to furnish to the City appropriate evidence of the number of full time Baseline Positions at the Company as of this effective date of this Agreement. The creation of Net New Positions shall be evidenced by the most recent Iowa Employer Contribution Report or a similar reporting format such as Excel (including hourly wage and benefits) submitted by the Company to the City on or before April 15th and October 15th starting in 2017. For the terms of this Agreement, the Reimbursement payments made following each semi-annual payment of taxes shall be based on the Company's maintenance of the fifty-two (52) Baseline Positions and the creation of at least twenty-three (23) Net New full-time permanent positions within three (3) years of the date of this Agreement. The retention of Baseline Positions and creation of Net New Positions shall be evidenced by the most recent Contribution Report or similar reporting submitted by the Company for

six (6) complete months prior to the month in which semi-annual Reimbursement payments are to be made. The City may require supplemental reports if needed to confirm the Net New Positions created and Baseline Positions retained.

3. The Company agrees to expand their existing facility on the Subject Property, adding on approximately 10,000 square feet of office space at and near 902 West 35th Street 3513 Vine Court and Parcel P1410-11. The Company agrees to comply with all building and fire code regulations related to the construction, occupancy, and operation of the building.

4. The Company agrees to pay or cause to be paid property taxes on the assessed value of the Subject Property on time. The Company agrees to furnish the City a copy of the receipt for its property tax payments no later than April 15 and October 15 for the respective Reimbursement payment.

5. The twenty-three (23) Net New full-time permanent positions to be created within three (3) years of the date of this Agreement as established in Section II (9) below shall be paid an average annual salary of approximately \$62,000 plus benefits ("Target Wages").

6. The number of positions created and maintained shall be calculated based on the actual number of full-time positions computed as the sum of the Company workforce located at the Subject Property for the six (6)-month period shown in the most recent Contribution Report immediately prior to the months in which the semi-annual payment of Reimbursement is due.

7. During the first three (3) years after the date of this Agreement, the Company shall be eligible for reimbursement of sixty (60) percent of the incremental real estate taxes paid as long as, in the opinion of the City in the reasonable exercise of its discretion, the Company has retained the fifty-two (52) Baseline Positions and maintains progress toward creation of the twenty-three (23) Net New Positions.

8. At the end of the three-year period, the Company shall have maintained the fifty-two (52) Baseline Positions and created the twenty-three (23) Net New Positions. Should the Company create at least eighteen (18) Net New Positions at the end of the three-year period and maintain that it plans to have created twenty-three (23) Net New Positions by the end of the following year, the city may extend by one year the deadline for creation of agreed upon Net New Positions.

If the Company has failed to achieve the agreed upon Net New Positions following three years or four years if provided an extension, the City may at its discretion cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

9. Provided the Company has maintained the fifty-two (52) Baseline Positions and created at least the twenty-three (23) Net New Positions within three (3) years of the execution of this Agreement or four (4) years should an extension be granted, the Company shall be eligible for further Reimbursement payments through the term of this Agreement according to the following provisions:

- a. If the Company has maintained the fifty-two (52) Baseline Positions and created and maintained at least twenty-three (23) Net New Positions with an average salary of at least 90 percent of the Target Wages, paying at least the Target Wages, the Company

shall be entitled to the Reimbursement of the full sixty (60) percent of the amount of incremental tax revenue available to the City; and

- b. If the Company has maintained the fifty-two (52) Baseline Positions and created at least twelve (12) but less than twenty-three (23) Net New Positions, with the Net New Positions paid at least 90 percent of the Target Wages, the amount of Reimbursement shall be computed by dividing the number of positions created by twenty-three (23) and then multiplying the resulting factor by sixty (60) percent of the amount of incremental tax revenue available to the City.

9. Provided the Company has maintained the fifty-two (52) Baseline Positions and created at least the twenty-three (23) Net New Positions within three (3) years of the execution of this Agreement, the Company shall be eligible for further Reimbursement payments through the term of this Agreement according to the following provisions:

- a. If the Company has maintained the fifty-two (52) Baseline Positions and created and maintained at least twenty-three (23) Net New Positions with an average salary of at least 90 percent of the Target Wages, the Company shall be entitled to the Reimbursement of the full sixty (60) percent of the amount of incremental tax revenue available to the City; and

- b. If the Company has maintained the fifty-two (52) Baseline Positions and created at least twelve (12) but less than twenty-three (23) Net New Positions, with the Net New Positions paid at least 90 percent of the Target Wages, the amount of Reimbursement shall be computed by dividing the number of positions created by twenty-three (23) and then multiplying the resulting factor by sixty (60) percent of the amount of incremental tax revenue available to the City.

- c. The Reimbursement shall cease if for any two consecutive semi-annual reporting period after the first three (3) years of this Agreement the number of Base Positions maintained is fewer than fifty-two (52) and New Positions is fewer than twelve (12) paying at least the Target Wages. If this occurs the City shall cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

10. In consideration of the provisions for Reimbursement of tax payments relying on tax increment financing herein, the Company agrees that they will not pursue the exemption of the taxable value of the improvements resulting from the Economic Development Project through any local or State of Iowa tax exemption program. However, subsequent expansions meeting the requirements of tax increment policy as then in effect may be eligible for tax reimbursement.

11. On the material breach by the Company of the terms and conditions of this Agreement such breach to be determined in the opinion of the City in the reasonable exercise of its discretion, including failure to retain and create the positions specified in this section, or if the Company shall cease doing business at the Subject Property, this Agreement shall be terminated and the Company shall not be eligible for any Reimbursement for any period after the breach.

SECTION III:
MISCELLANEOUS

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement.

2. This Agreement represents the entire understanding and agreement among the parties hereto with respect to the subject matter hereof; supersedes all prior negotiations, letters and understandings relating to the subject matter hereof; and cannot be amended, supplemented or modified except by an instrument in writing signed by the party against whom the enforcement of any such amendment, supplement or modification is sought.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed and construed in accordance with the laws of the State of Iowa.

4. This Agreement shall become null and void unless all contingencies contained herein are satisfied or are waived by the parties.

5. So long as Owner is in compliance with all conditions of the Agreement, Owner may assign all of their respective right, title and interest in and under this Agreement to any transferee of the Buildings without obtaining the prior consent of the City provided such transferee agrees in writing to be bound by Owner's duties and obligations hereunder.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

CITY OF DAVENPORT, IOWA

By: _____
Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, Deputy City Clerk

Law Building, LLP

By: _____

Honkamp Krueger & Co., PC

By: _____

HK Payroll Services, Inc.

By: _____

Honkamp Krueger Financial Services, Inc.

By: _____

EXHIBIT A

LEGAL DESCRIPTION OF COMPANY'S PROPERTY

Lot 5 of Schuette's First Addition to the City of Davenport, Scott County, Iowa. Subject to easements, restrictions and covenants of record. Parcel P1410-10. More commonly known at 3513 Vine Court.

Lot 6 of Schuette's First Additional to the City of Davenport, Scott County, Iowa. Parcel 1410-11.

Lot 8 of Schuette's First Addition to the City of Davenport, Scott County, Iowa. Parcel P1415-11. More commonly known as 908 West 35th Street.

NOTICE OF PUBLIC HEARING ON INCURRING DEBT FOR TAX
INCREMENT FINANCING PROJECT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at Eastern Avenue Library located at 6000 Eastern Avenue, Davenport, Iowa, on the 3rd day of August, 2016, there will be conducted a public hearing on the question of incurring debt within the North Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, as follows:

Name: Honkamp Krueger Companies

Cost: \$375,000

Rationale: The City shall issue a 60% rebate of property taxes paid over and above the base year valuation of the current properties.

A copy of the proposed amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jackie Holecek
Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-326-7729
Wards: 8

Action / Date
PW8/3/2016

Subject:

Public hearing on the plans, specifications, form of contract and estimated cost of \$5,874,844 for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park. Eighty percent (\$4,699,875) will be paid by a RISE grant and the City will pay twenty percent (\$1,174,969) using TIF funds. [Ward 8]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities.

Background:

Kraft Heinz Company is constructing a state-of-the-art food manufacturing facility on approximately 70 acres in the Eastern Iowa Industrial Center. The company estimated the total project investment at \$203 million and allows for the retention of 475 full time positions.

Upgrades must be made to Enterprise Way, Slopertown Road and an addition of a new public road, Granite Way. This road will run North and South to connect Enterprise Way and Slopertown Road.

The estimated cost of these improvements is \$5,874,844. The City has been awarded a grant through the Iowa Department of Transportation's Revitalizing Iowa's Sound Economy (RISE) program to help with the cost of these improvements. The RISE funding will cover 80% of estimated costs (at no more than \$4,699,875). The RISE program requires a 20% matching contribution. The City anticipates using TIF funding to cover the remaining \$1,174,969 contribution.

The plans, specifications and estimated cost have now been completed by Luckett and Farley, the City's design consultant.

ATTACHMENTS:

Type	Description
▣ Exhibit	public hearing notice-kraft-heinz
▣ Backup Material	PH Publication

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	7/28/2016 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:29 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:18 AM

Notice of Hearing
on Proposed Plans, Specifications and Proposed Contract for the
construction Granite Way between Enterprise Way and Sloepstown Road

Notice is hereby given that at 5:30 P.M., on Wednesday, August 3rd, 2016 at the Eastern Aveue Branch Library, 6000 Eastern Avenue, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto.

Jackie E. Holecek,
Deputy City Clerk

Davenport, Iowa
July 27th, 2016

Publish once
QUAD-CITY TIMES on July 27th, 2016

NOTICE of Hearing

**on Proposed Plans, Specifications and
Proposed Contract for the**

**construction of Granite Way between En-
terprise Way and Sloepertown Road**

Notice is hereby given that at 5:30 P.M.,
on Wednesday, August 3rd, 2016 at the
Eastern Avenue Library, in the City of
Davenport, Iowa, there will be conducted
a hearing on the proposed plans, specifi-
cations and form of contract which the
City Council has caused to be filed with
the City Clerk of the City of Davenport,
Iowa, and on the cost and necessity of
the above project in the City of Daven-
port, Iowa.

At said hearing any interested person
may file written objection or comments
with respect to the proposed plans, speci-
fications, form of contract or cost of and
necessity for such improvements and
may be heard orally with respect thereto.

Jackie E. Holecek,
Deputy City Clerk
Davenport, Iowa
July 27th, 2016

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Weiyi Gu; (563)888-3067
Wards: 1, 3

Action / Date
PW8/3/2016

Subject:

Public hearing on the plans, specifications, forms of contract and estimated cost for the additional Inflow and Infiltration Removal Program, CIP #30001. [Wards 1&3]

Recommendation:

Hold the hearing.

Relationship to Goals:

Enhance quality of life.

Background:

Per the Iowa DNR Administrative Consent Order, the City is required to decrease inflow and infiltration throughout the sewer system. Disconnection of cross-connected sewers helps accomplish this goal. This includes disconnection of cross-connected catch basins and construction of storm sewer and manholes.

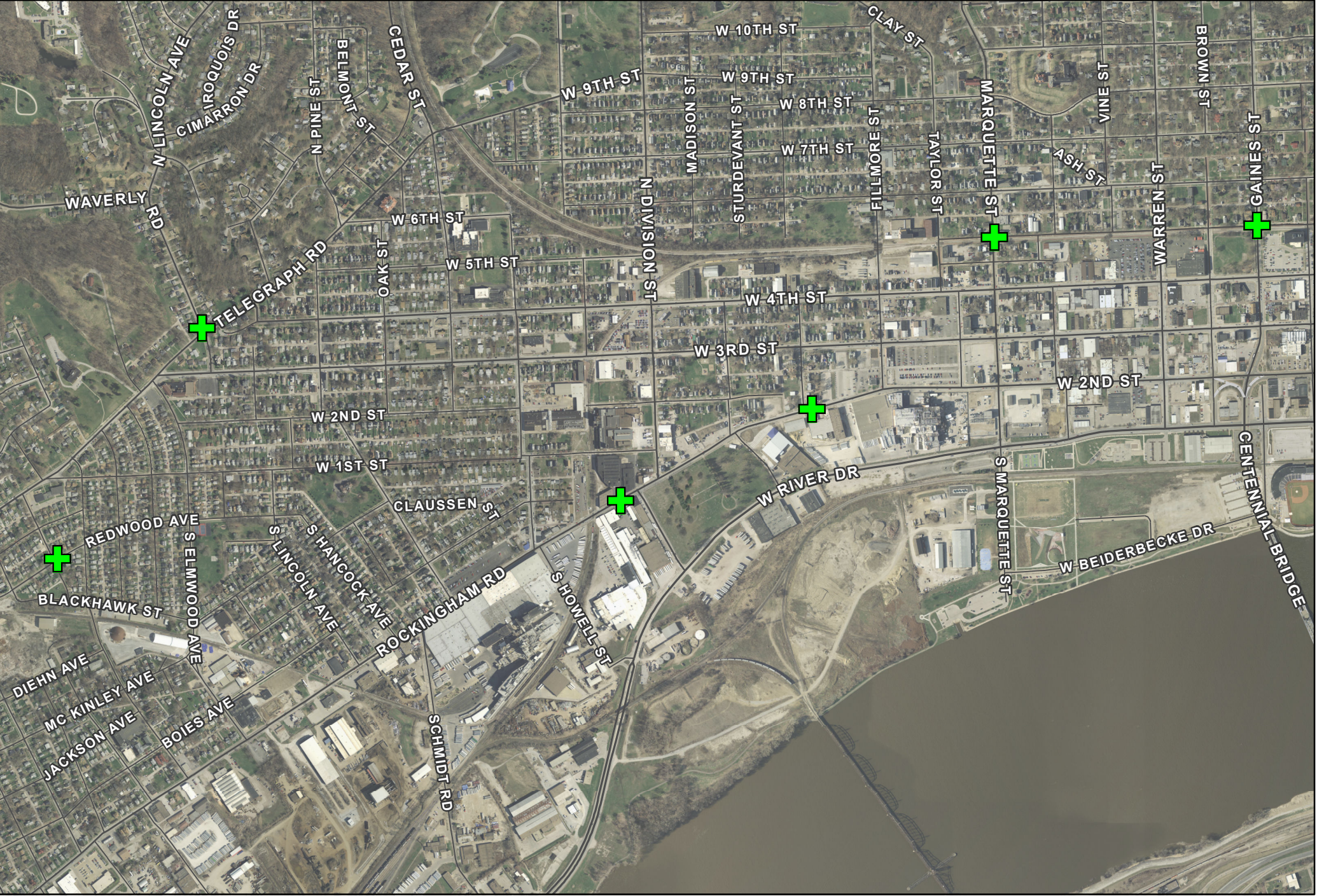
There are 6 locations that are shown on the attached map. The budget for this project is \$300,000.

ATTACHMENTS:

Type	Description
Backup Material	Location Map

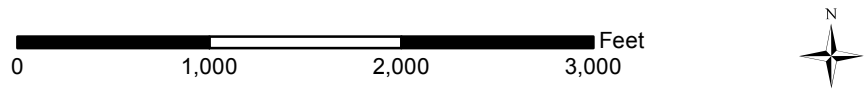
REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	7/28/2016 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:28 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:18 AM



Cross Connection Removals

 CROSS CONENCTION REMOVAL



City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 326-7743
Wards: All Wards

Action / Date
CD8/3/2016

Subject:

Resolution for Case No. CP16-01: Adoption of Davenport+2035 as an element of the Davenport Comprehensive Plan. [All Wards]

Recommendation:

The Plan and Zoning Commission forwards Case No. CP16-01 to the City Council with a recommendation for approval.

Relationship to Goals:

Neighborhood Improvement

Background:

Davenport+2035 is the result of extensive public input, staff research and Plan and Zoning Commission guidance over the past year. It has sought to:

- Evaluate development and demographic trends over the past 10 years.
- Update population forecasts for the next 20 years.
- Determine land use absorption demand for the next 20 years.
- Review and update existing Plan Goals, Objectives and Recommendations.
- Draft a new Future Land Use Map and Land Use Categories.
- Lay the foundation for re-writing the Zoning Ordinance, scheduled to start in FY 2017.

The Comprehensive Plan is a policy guide and does not have the force of law. A living document; it is routinely updated over time or as community conditions change. This document will help set a course for land use policies in the future of Davenport, while pointing out much more work to come.

Following Council approval, the final version of the document will be prepared and distributed.

ATTACHMENTS:

Type	Description
□ Backup Material	Resolution
□ Backup Material	Commission Letter
□ Backup Material	Plan Document

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:53 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:53 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:15 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

Resolution Approving Case No. CP16-01: Adopting Davenport+2035 as an element of the Davenport Comprehensive Plan. [All Wards]

WHEREAS, in accordance with Title 2.64.130 of the Davenport Municipal Code, the City Plan and Zoning Commission has approved and recommends to the City Council adoption of Davenport+2035 as an element of the Davenport Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that Davenport+2035, Land Use Plan Update, is hereby approved and is incorporated as an element of the Davenport Comprehensive Plan and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



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

July 21, 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of July 19, 2016, the City Plan and Zoning Commission considered Case No. CP 16-01: Consideration of Davenport+2035 to be adopted as an element of the Davenport Comprehensive Plan.

The Plan and Zoning Commission unanimously recommends the City Council approve Case No. CP 16-01.

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



Land Use Plan Update

Final Draft
July 1, 2016

DAVENPORT+2035

DAVENPORT+2035

Davenport Mayor and City Council

2013-2015

Bill, Gluba, Mayor
Gene Meeker
Jason Gordon
Rick Dunn
Bill Edmund
Bill Boom
Ray Ambrose
Barney Barnhill
Jeff Justin
Mike Matson
Kerri Tompkins

2016-2018

Frank Klipsch, Mayor
Jason Gordon
Kyle Gripp
Rick Dunn
Maria Dickmann
Bill Boom
Ray Ambrose
Rita Rawson
Jeff Justin
Mike Matson
Kerry Tompkins

Davenport Plan and Zoning Commission

Bob Ingram, Chair
Larry d'Autremont (Past Member)
Jim Connell
Barbara Maness
Tonya Martinez
Scott Kelling
Susan Lammers
Dave Tallman
Paul Elgation (Past Member)
Tom Heppner
Gary Medd
Paul Reinartz
Tom Quinn

City of Davenport Community Planning and Economic Development Department (CPED)

Bruce Berger, Director
Community Planning Division
Matt Flynn, AICP, Senior Planning Manager, Project Manager
Ryan Rusnak, AICP, Planner III
Wayne Wille, CFM, Planner II
Scott Koops, AICP, Planner II
Laurelin Haas, Planning Intern

Preparation of this document is dedicated to the memory of Plan and Zoning Commissioner Robert (Bob) Martin, who for over twenty years devotedly served the City he loved and advocated for good planning in its decision-making.

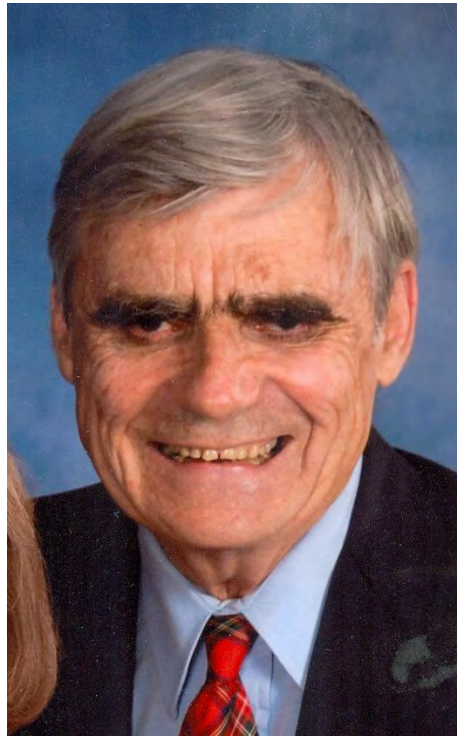


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Vision Statement

“Davenport is a beautiful, thriving and growing community along the Mississippi River. We prosper with respectful consideration to our most valued, interconnected and sustainable assets: our engaged people, our dedicated services, and precious natural resources. We embrace our leadership position within the entire Quad Cities Region. We work together to achieve a livable community with viable choices for all our citizens.”

**Davenport Plan and Zoning Commission
January, 2016**

Introduction:

Davenport+2035 is an update of the Land Use Element of the major planning effort Davenport 2025. Davenport 2025 reflected a marked change in thinking for the City; no longer were comprehensive plans focused on new development and infrastructure expansion; this plan was different in that much of the focus was improving the existing neighborhoods on both the physical (infrastructure and housing condition) as well as social (fostering neighborhood organizations and their participation) perspective.

Ten years is a long time between updates to any communities Land Use Element to its Comprehensive Plan. Davenport, relatively speaking, has been stable and almost predictable in its development patterns over the last 10 years. However, major fiscal challenges, demographic shifts and community attitudes have changed, thus warranting this effort.

Noteworthy trends over the past 10 years include:

- Continued slow, steady growth. A population forecast prepared by staff anticipates Davenport's population at 109,769, an increase of just over 7% from 2014's estimate of 102,448.
- Significant residential development in the Downtown, consisting almost exclusively of conversion of former industrial and office buildings to dwelling units. The Census Tract containing Downtown is one of the fastest growing areas in the entire metropolitan area. This trend is expected to continue into the future, with new construction increasing as the number of compatible existing buildings becoming scarce.
- More new housing marketed to seniors being constructed, including townhouses, assisted living and nursing homes. These developments are higher density than conventional subdivisions and consume less land.
- Economic difficulties in the Illinois Quad Cities and the state of Illinois as a whole have contributed to more interest in development in Davenport and elsewhere in Scott County.
- Deterioration of infrastructure and housing condition in older areas continues to due to a lack of funding from public and private sources for needed improvements. Overall negative perception of the Davenport Central City has resulted in green field development usually being the preferred option over reinvestment in the core. Utilization of programs such as Davenport NOW has affirmed this trend.
- The Riverfront continues to be revered and remains a major focus for quality of life initiatives. Centennial Park is nearing completion, the Credit Island Pavilion restored and flood proofed, Veteran's Memorial Park and River Heritage Park development is underway, and interest in repurposing portions of LeClaire Park pending the departure

of the Rhythm City Casino is high. These are long-term, multi-million dollar initiatives that the community overwhelmingly supports.

- The City has completed a comprehensive Transportation Plan, “Davenport in Motion”, yet the Plan has never been formally adopted by the City and its implementation has been piecemeal at best. Fuel prices remain highly volatile but have not increased to the point where automobile usage has been significantly affected.
- Completion of the new Rhythm City Casino and extension of Elmore Avenue and Veteran’s Memorial Parkway is generating continued interest in commercial development in northeast Davenport, securing it as the dominant retail corridor for the region.
- Despite national trends affecting regional malls, Northpark Mall remains strong with low vacancies and relatively high sales.
- The northwest diversion tunnel project has been completed, relieving stress on the sanitary sewer system and providing increased capacity. Still, little interest has been generated in significant new development in west Davenport.

Another major reason for this project is the City’s aging and somewhat obsolete zoning ordinance. It is important that the Comprehensive Plan provide policy basis for any major new zoning effort. Among major concerns expressed through the public input sessions that relate directly to zoning include:

- Outdated, fragmented “Frankenstein” zoning ordinance that is very difficult to administer for staff and impossible to understand for anybody else.
- Development regulations that support suburban-style construction yet ignore context in older areas of the City.
- Standards that do not support higher density development in most areas.
- Need to expand design standards to sensitive commercial areas and districts that currently do not have them.
- Desire to simplify and refine the role of the Zoning Board of Adjustment in the process.

This document and the accompanying Future Land Use Map were prepared in-house by the Community Planning and Economic Development Department Staff. The Plan and Zoning Commission was employed to serve as the steering committee for this update. This effort should be considered a supplement to Davenport 2025 rather than a “replacement plan”.

Background:

In preparation of this planning effort, City staff reviewed development trends over the past ten years, demographic changes, and major planning documents completed.

Development Trends

Staff reviewed the annual development reports it prepares (not included with this document) and prepared several maps illustrating the changes as follows:

Land Use Change 2005-2015 ([Exhibit A](#))

Major Activities 2005-2015 ([Exhibit B](#))

Rezoning 2005-2015 ([Exhibit C](#))

Planning Documents Reviewed

LeClaire Park Expansion Study (2007)

Older Commercial Corridor Study (2008)

Davenport Empowerment and Wellness Initiative (2009)

Planning Area 4 Action Plan (2010)

Planning Area 2 Action Plan (2011)

Davenport In Motion Transportation Plan (2011)

Planning Area 12 Action Plan (2012)

Village of East Davenport Master Plan (2013)

Planning Area 1 Action Plan (2014)

RiverVision Update (2014)

Issues and Forces Map

In order to graphically illustrate the land use issues, trends, and forces, Staff prepared an Issues and Forces Map to help generate and frame discussion for the upcoming public input meetings. The Issues and Forces Map can be found as [Exhibit D](#).

Demographic Changes:

With the assistance of the Bi-State Regional Commission, Census data has been updated from 2000 to 2010. This has been compiled at both the City and Planning Area level. (Detailed Report can be found In [Exhibit E](#))

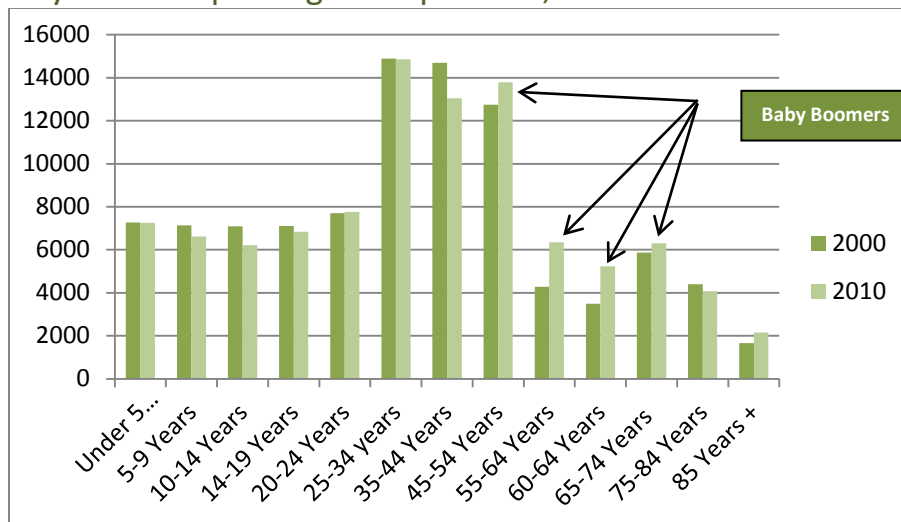
This report does not provide an in-depth analysis of all the demographic changes occurring and anticipated in the City. Rather, it touches on a few key indicators that will have an impact on land use patterns during the planning period.

Age Distribution 2000-2010

The change in age distribution in the City mirrors national trends. The median age of Davenport citizens rose from 33.6 years in 2000 to 35.3 years in 2010. Nationally, the median age rose from 35.3 years to 37.2 years. Contrary to popular thinking, Davenport remains relatively younger than the United States as a whole.

The distribution chart below clearly shows the 'bubble' of baby boomers now reaching at or near retirement age. Meeting the needs of these older residents will be a factor in land use planning for the upcoming 20 years.

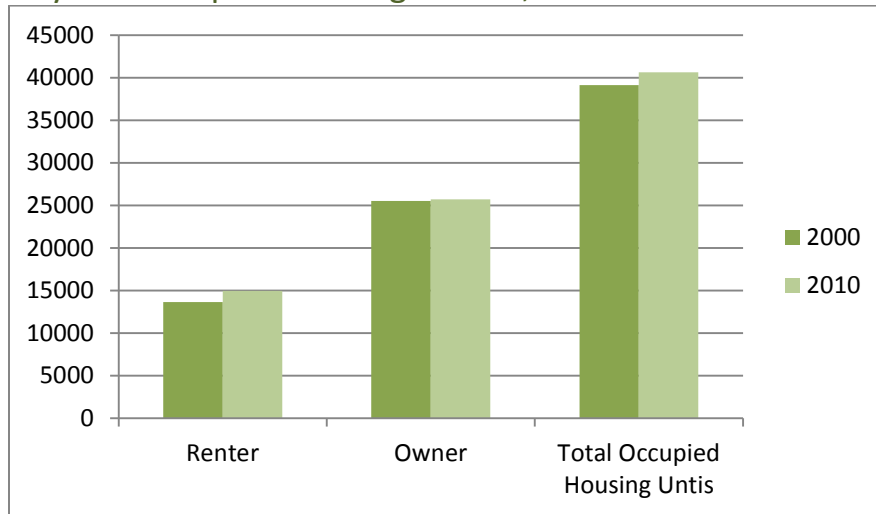
City of Davenport Age Composition, 2000-2010



Housing Tenure

The number of occupied housing units grew from 39,124 in 2000 to 40,620 in 2010. The percentage of owner-occupied housing units fell from 65.2% in 2000 to 63.2% in 2010. This mirrors a national trend of decline of home-ownership. In the US, the rate dropped from 66.2% to 65.1%.

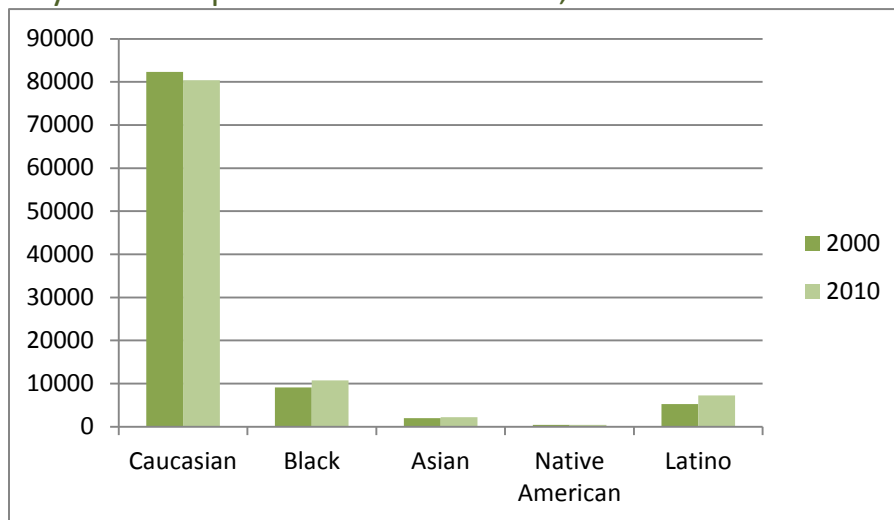
City of Davenport Housing Tenure, 2000-2010



Ethnicity

The impact of ethnicity with respect to land use is difficult to quantify; however, one thing is clear: Davenport is becoming a more diverse place. The percentage of non-white Davenporters has risen from 16.3% of the population in 2000 to 19.3% in 2010. This number is expected to increase to 21.7% in 2019.

City of Davenport Ethnic Breakdown, 2000-2010



Population Forecast:

A population forecast is different from a population projection because it utilizes a number of different sources to predict the future. Population projections, on the other hand, rely solely on scientific methods to determine future population.

Population forecasting is a more honest approach in that it makes clear that it is, in essence, a 'best-guess' approach. In a rapidly changing world and City, predicting the City's future population is difficult. However, Davenport has been, for the most part, a stable community and radical departure from existing trends seems unlikely.

Many different methodologies and sources can be used for the purpose of population forecasting. There are two primary variables:

- Natural Change, which compares birth rates and death rates.
- Migration, which looks at population moving to, or away from an area.

Secondary variables include:

- Economic Vitality, the ability of an area to attract or maintain jobs and tax base.
- Land Availability, the adequacy of land available and serviceable for new development.
- Quality of Life Indicators, providing cultural, educational, recreational, and social amenities and programs necessary to support a vibrant community.

In addition, forecasting should take into account State and County forecasts to ensure balance.

In summary, the Population of Davenport is expected to reach 109,769 in the year 2035. See Exhibit F.

Broad Demographic Conclusions:

- The population of the City will continue to rise slowly
- The percentage of population aged 60 years and older will rise significantly
- The percentage of home owners will continue to decline slowly
- It is likely that all areas of the City will become more ethnically diverse

Land Absorption Projections:

With ever rising fiscal constraints, Davenport must be certain the growth it sees can be accomplished in the smallest footprint reasonably possible. This sentiment was repeatedly brought up and discussed at the public input sessions.

Davenport 2025 predicted that 9 square miles of vacant land would need to be converted to development during the 20 year period from 2005 to 2025. In the ten years 2005 to 2015,

there have been 1.2 square miles absorbed for development. At this pace, given current population trends, the City has approximately an 80 year supply of land.

Land Absorption Trends 2005-2035

Land Use	Actual Absorption Acres Per Year 2005- 2015	Projected Absorption Acres Per Year 2015- 2035	Projected Absorption Acres Total 2015-2035
Low Density Residential	21	16	320
Medium-High Density Residential	14	12	240
Office/Commercial	13	12	240
Parks/Open Space	9	4	80
Institutional/Government	2	2	40
Industrial	12	15	300
Total	71	61	1220

Land Availability – within Urban Service Boundary– 2005-2035

Undeveloped Land Within USB in 2005	5760 Acres
--	------------

Land Developed 2005- 2015	(-) 720 Acres
------------------------------	---------------

Land Removed from USB	(-) 694 Acres
-----------------------	---------------

Land Added to USB	(+) 580 Acres
-------------------	---------------

Forecasted Land Demand 2015-2035	(-) 1220 Acres
-------------------------------------	----------------

Land Availability 2035	3706 Acres
------------------------	-------------------

In summary, with projected land absorption of slightly lower rates as is currently happening, coupled with the abundance of land that is available for development, approximately 3706 acres of developable land will still be ready for development in 2035. In the event additional land is needed, an amendment to the Comprehensive Plan may be necessary.

Public Participation:

Production of this plan was guided through a thorough public input process.

- In the June/July, 2015, Staff presented an outline to both the Plan and Zoning Commission and City Council on the process. Council concurred with Staff's recommendation that the Plan and Zoning Commission serve as the Steering Committee for this effort.

- In July/August, Staff conducted three public listening sessions: Fairmont Library, Eastern Library, and the Freight House. Approximately 100 people attended.
- In the fall, focus groups were held with young people (2 sessions), real estate professionals, and the City's Technical Review Team. Comments were also solicited through the City's social media channels.
- The Plan and Zoning Commission, acting as the Steering Committee, met six times in early 2016 to review progress on preparation of the plan document and make suggestions.
- A final public meeting to review the final draft of the Plan's Goals, Objectives and Recommendations, as well as the Proposed Future Plan Use Map and Land Use Categories, was held on June 6, 2016. Approximately 15 people attended this meeting and no new suggestions were received.
- The Plan and Zoning Commission held a public hearing on the proposed Plan update on June 14, 2016. No comments were received.

A complete summary of comments throughout the process can be found within [Exhibit G](#).

Goals, Objectives & Recommendations:

Participants in the public input process, as well as the Steering Committee, affirmed the support and continued implementation all goals, Objectives, and Recommendations included in Davenport 2025. The following additional Objectives and Recommendations are added to the plan with this update.

Goal 1 (Existing)

Strengthen the Existing Built Environment

*Objective (New) **Invest in Existing Neighborhoods***

Proposed Recommendations:

Policy: Prioritize rehabilitation or replacement of existing infrastructure within existing neighborhoods over construction of new infrastructure.

Program: Continue neighborhood planning efforts as a way for citizens to help identify neighborhood infrastructure deficiencies and prioritize attention.

Policy: Re-examine the neighborhood cost-share formulas for infrastructure repair and consider adjusting or eliminating the formulas as a way to incentivize local infrastructure projects.

Policy: Facilitate an increased role for citizens in the Capital Improvement Plan (CIP) funding process.

Project: Include the Northpark Mall / Village Shopping Center Area as a Study Area.

Goal 2 (Existing)

Identify and Reserve Land for Future Development

Objective (New) *Align Urban Service District boundaries to reasonable growth expectations within the 20 year planning timeframe.*

Proposed Recommendations:

Policy: Remove areas not expected to be needed for development within the 2035 planning timeframe currently located within the existing 2025 Urban Service Area and re-classify as "Future Development".

Policy: Create an AR- Agricultural Reserve land use classification in order to protect agricultural areas from premature development for the foreseeable future.

Objective (New) *Develop new walkable mixed use neighborhoods with neighborhood shopping opportunities.*

Proposed Recommendations:

Policy: Investigate providing incentives for compact, walkable mixed use neighborhoods, when it can be demonstrated that infrastructure and service costs are lower than conventional subdivisions.

Policy: Review subdivision standards and consider incorporating complete street profiles for new developments.

Policy: Establish areas within the Urban Service District where compact, walkable mixed use neighborhoods are required.

Objective (New) *Find ways to support fiscally responsible new development in West Davenport, especially in the vicinity of the I-80/280 – Kimberly Rd. Interchanges.*

Proposed Recommendation:

Policy: Require master planning and cost-benefit analysis of development as a prerequisite to any expansion of the existing 2025 Urban Service Area. Master planning must take into account the potential of future re-alignment of Kimberly Road and I-280 Interchange likely to occur beyond the 2035 planning timeframe.

Goal 3 (Existing)

Reinforce Downtown as the City's Recreational, Cultural, Entertainment and Government Center

*Objective (New) **Continue to support Downtown's resurgence***

Proposed Recommendations:

Policy: Adopt the Downtown 10 Year Strategic Master Plan commissioned by the Downtown Partnership as an element to the City Comprehensive Plan.

Program: Continue to seek public-private partnerships in implementing Downtown policies and projects.

These Objectives and Recommendations have been added to the implementation matrix found in Davenport 2025 and can be found under Exhibit H.

Future Land Use Categories:

The following categories and their descriptions are depicted on the Future Land Use Map; and are designed to provide broad guidance for zoning and development activity in the future. Major changes from Davenport 2025 are noted.

Agricultural Reserve (AR) – Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Note: New definition that recognizes long term viability of agriculture within the City limits.

Urban Fringe (UF) – Areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time.

Note: Along with UA, eliminates the former F – Future Development category

Open Space / Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

Note: Revised definition includes floodplains and wetlands.

Parks and Recreation (PR) - Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.

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.

Note: Residential Limited (RL) category has been eliminated

Urban Corridor (UC) - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

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.

Note: Neighborhood Corridor, Commercial Office, and Neighborhood Commercial designations have been eliminated.

Commercial Node (CN) - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and

customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Note: New category and definition.

Regional Commercial (RC) – Are 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. Connectivity to nearby neighborhoods is desirable but less important.

Note: Definition refined.

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

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

Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Future Land Use Map:

The Future Land Use Map applies the Future Land Use categories to the City map and paints a picture of how land use should be arranged in the year 2035.

The Future Land Use Map is an important tool in helping determine the appropriateness of rezoning decisions. If the City determines that a proposal is not consistent with the Future Land Use Map, an amendment to this map may be necessary.

In the ten years since the adoption of *Davenport 2025*, three amendments to the Future Land Use Map have been adopted. They are:

- Conversion of approximately 20 acres located on East 53rd Street (Foster Property) from Residential General to Commercial Neighborhood.
- Conversion of approximately 150 acres (Rhythm City Casino and vicinity) located southwest of the I-80/I-74 Interchange from Neighborhood Commercial to Regional Commercial.
- Conversion of approximately 400 acres north of the Eastern Iowa Industrial Center (Kraft Heinz Plant) from Future Development to Industry.

In addition to the Future Land Use Categories, the map depicts the current Urban Service Boundary (USB) and the projected Urban Service Boundary in 2035 (USB35). These important designations determine the limits of current and future development with respect to the ability of the City (and other agencies) to be able to provide urban services.

Davenport 2025 established an Urban Service Area Policy (p. 434). This policy is still relevant today but it should be reviewed to ensure accuracy.

The Future Land Use Map should be a primary reference when considering rezonings, sub area planning, as well as determining Capital Improvement expenditures and priorities. The Map can be found as Exhibit I.

Future Study Areas:

In conclusion, this update identifies five areas of the City that will likely need additional study before any large scale changes occur. This does not include continuation of the Planning Area Planning Program initiated by *Davenport NEW*. These individual neighborhood plans will be initiated when need and available staff resources become available.

The five areas are as follows:

- Northwest Gateway. Generally near the I-80/I-280/Kimberly Road Interchanges; this area is outside the Urban Service Boundary (USB) and outside the Urban Service Boundary projected for 2035 (USB35). Some development interest has been shown for this area. However, the Iowa DOT continues to look at relocating closing the Kimberly Road/I-280 Interchange and relocate Kimberly Road further to the south.

No development should be allowed in this area until this and other important questions are addressed.

- Centennial Gateway. The area immediately west of Downtown, north of Centennial Park, up to and including the Kraft Plant, due to close by 2018. Continued Downtown development should make this area more desirable for new development in the near future.
- Northpark Mall Area. The City should be prepared for changes in this area as retail shopping patterns change and traditional indoor malls become less popular as regional shopping centers.
- Southwest Wetlands. Areas surrounding and including Nahant Marsh, and south to Concord Street are largely floodplain but much is zoned industrial. Improving the Mississippi River Trail and the quality of open space should be investigated further.
- Oneida Landing. East of Downtown, this area has been designated “DT – Downtown” by this Plan update. Continued redevelopment and new construction of mixed use development can be anticipated.

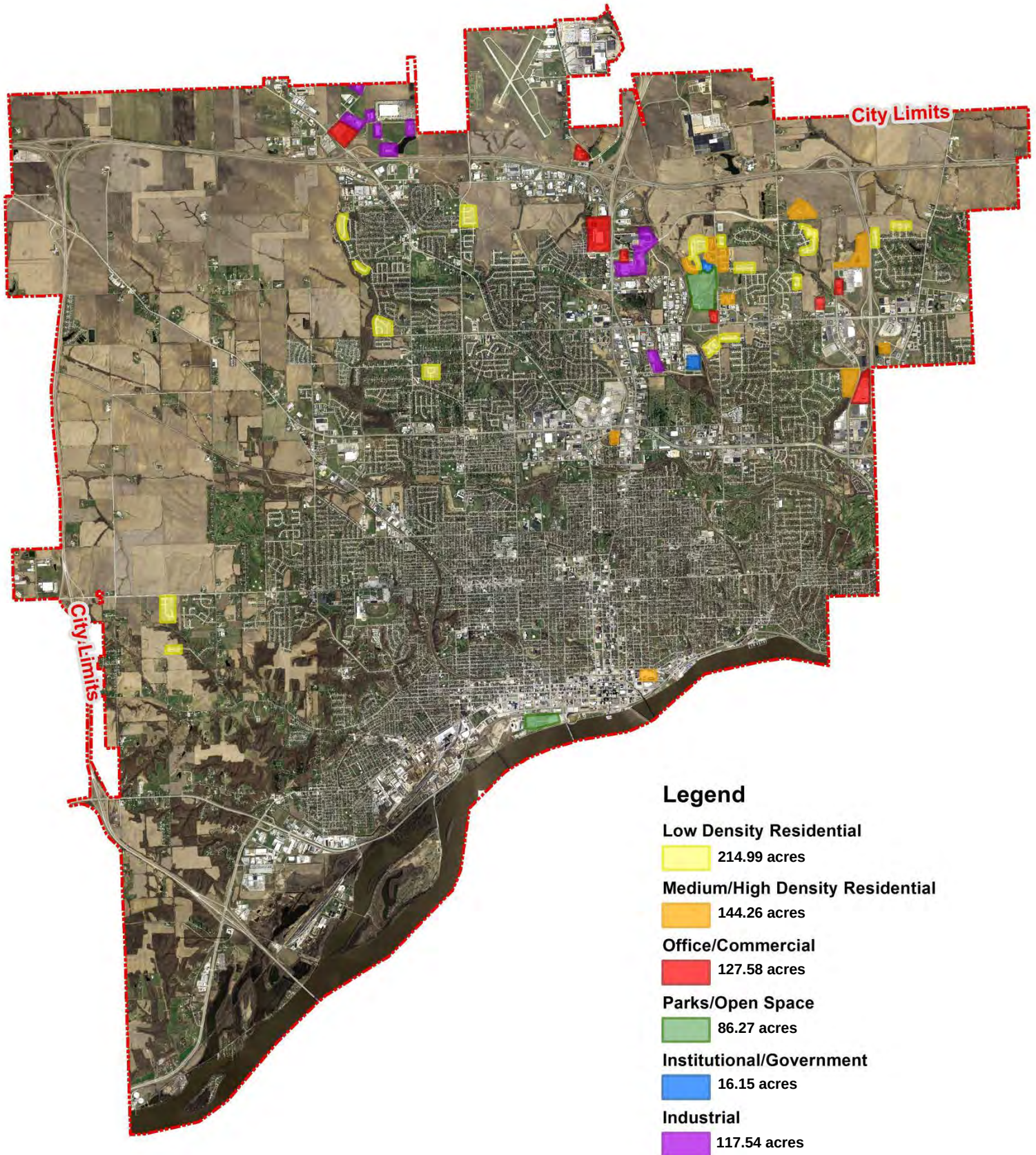
Undoubtedly the City of Davenport will face challenges unforeseen upon the drafting of this document. The City Comprehensive Plan is a living document and must be regularly revisited and its policies changed if conditions warrant.

In closing, on the 100th anniversary of her birth, we share this thought:



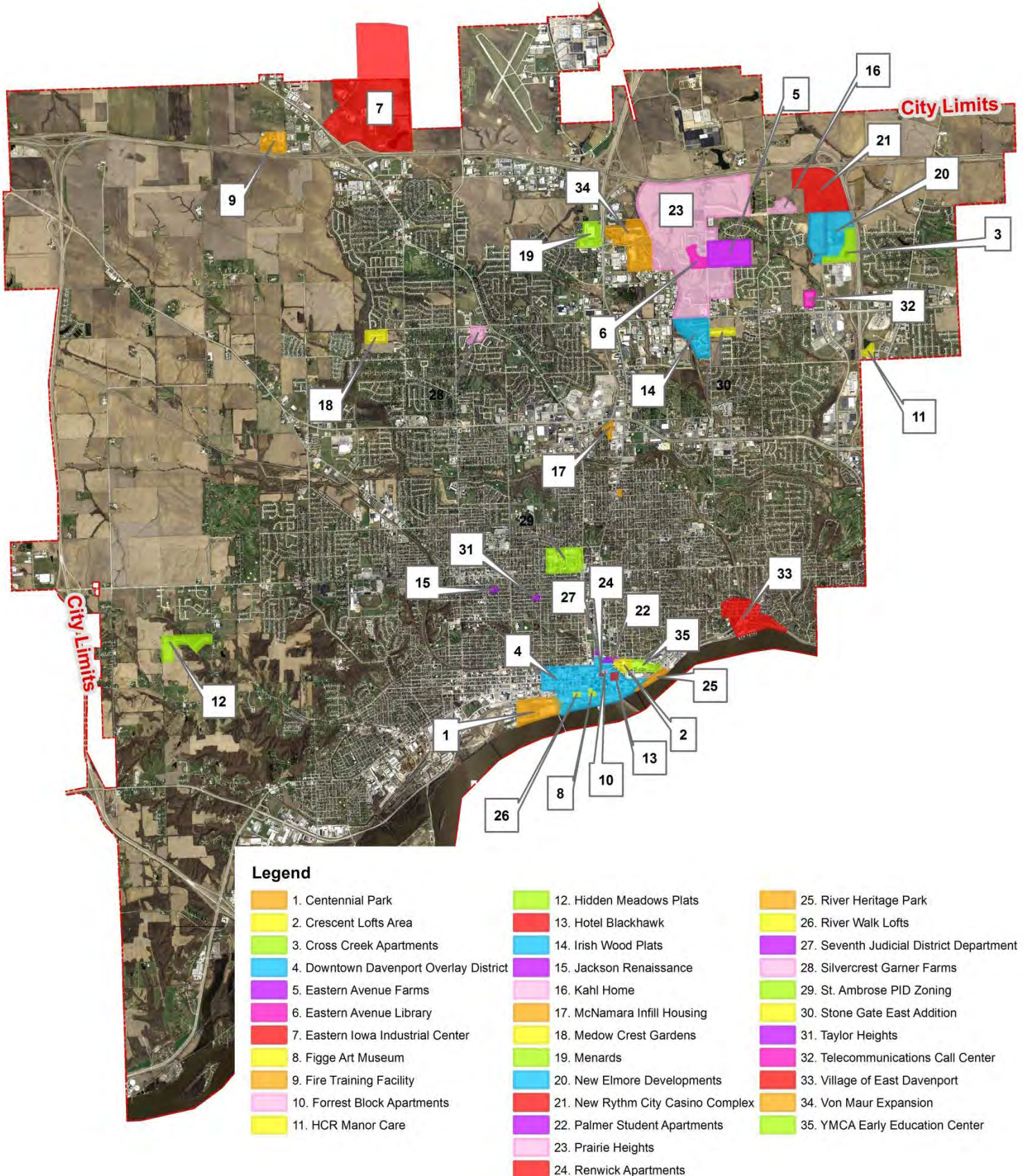
DAVENPORT+2035

Land Use Change 2005 - 2015



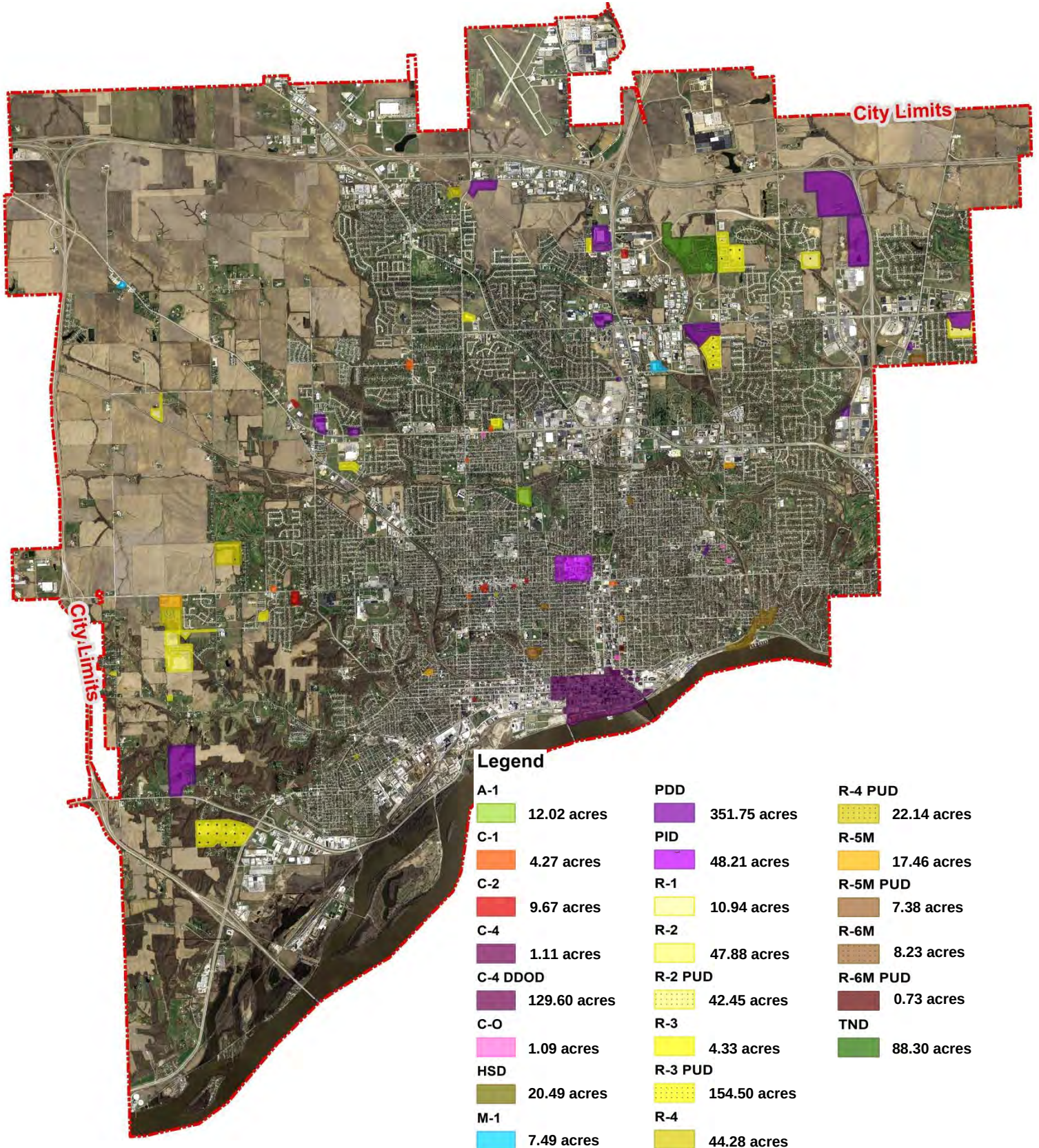
DAVENPORT+2035

Major Activities



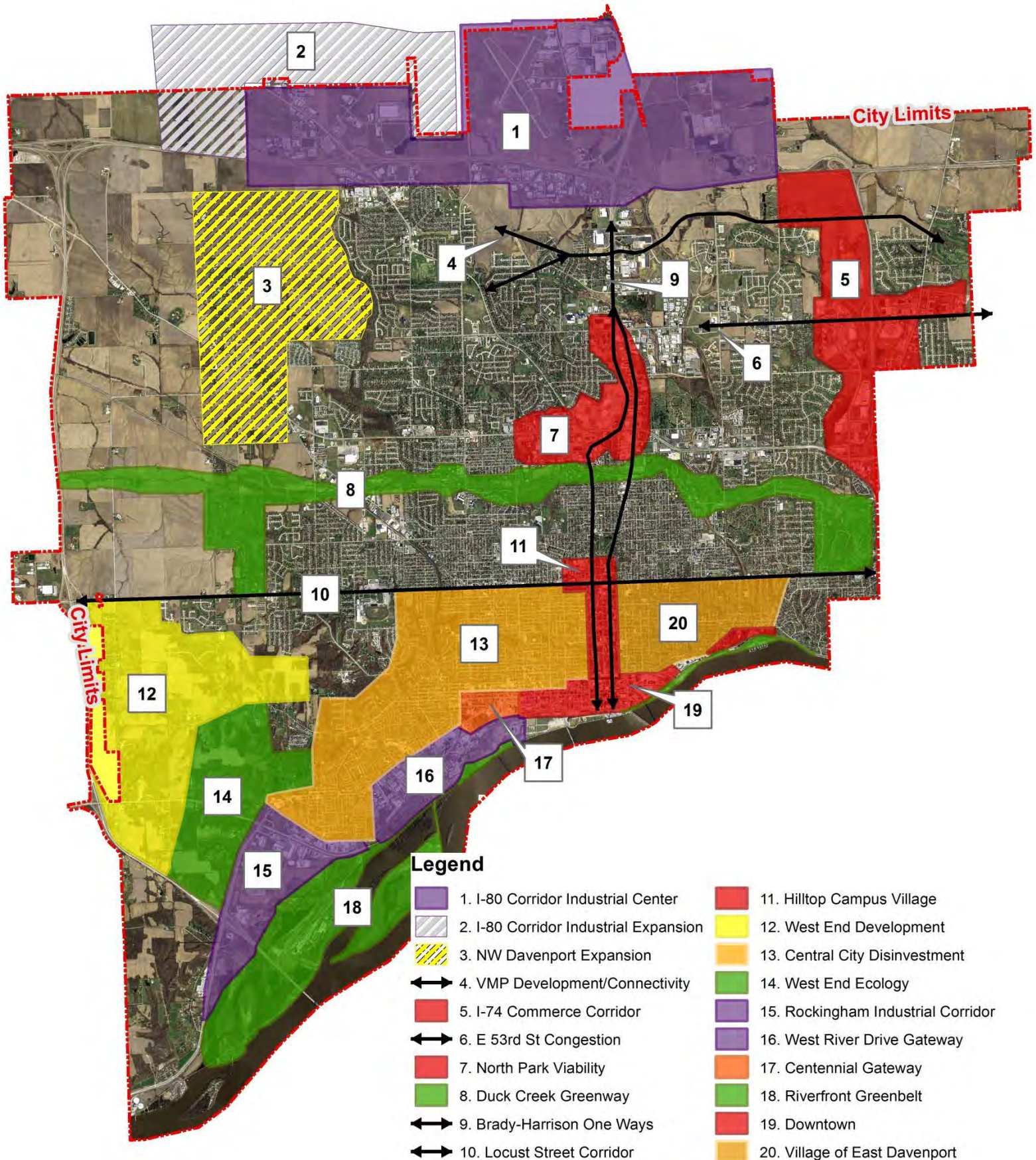
DAVENPORT+2035

Rezoning 2005 - 2015



DAVENPORT+2035

Issues and Forces



**Demographic Profiles
City of Davenport Planning Areas
2014**

**Davenport NEW – Neighborhood
Empowerment
and Wellness**

Compiled with Assistance From the Bi-State Regional Commission and ESRI

City Data



Demographic and Income Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Summary	Census 2010		2014		2019	
Population	99,685		101,490		104,898	
Households	40,620		41,752		43,427	
Families	24,491		24,776		25,466	
Average Household Size	2.38		2.36		2.34	
Owner Occupied Housing Units	25,680		25,732		26,677	
Renter Occupied Housing Units	14,940		16,020		16,749	
Median Age	35.2		35.8		36.7	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	0.66%		0.56%		0.73%	
Households	0.79%		0.60%		0.75%	
Families	0.55%		0.44%		0.66%	
Owner HHs	0.72%		0.59%		0.69%	
Median Household Income	3.46%		3.17%		2.74%	
Households by Income	2014		2019			
	Number	Percent	Number	Percent		
<\$15,000	7,059	16.9%	7,005	16.1%		
\$15,000 - \$24,999	5,391	12.9%	4,179	9.6%		
\$25,000 - \$34,999	5,448	13.0%	4,493	10.3%		
\$35,000 - \$49,999	6,079	14.6%	6,432	14.8%		
\$50,000 - \$74,999	6,690	16.0%	6,404	14.7%		
\$75,000 - \$99,999	5,066	12.1%	6,351	14.6%		
\$100,000 - \$149,999	4,255	10.2%	5,641	13.0%		
\$150,000 - \$199,999	937	2.2%	1,716	4.0%		
\$200,000+	827	2.0%	1,206	2.8%		
Median Household Income	\$41,142		\$48,772			
Average Household Income	\$56,195		\$66,077			
Per Capita Income	\$23,404		\$27,700			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,257	7.3%	7,065	7.0%	7,324	7.0%
5 - 9	6,621	6.6%	6,788	6.7%	6,792	6.5%
10 - 14	6,217	6.2%	6,339	6.2%	6,632	6.3%
15 - 19	6,833	6.9%	6,499	6.4%	6,668	6.4%
20 - 24	7,756	7.8%	7,719	7.6%	7,082	6.8%
25 - 34	14,857	14.9%	15,356	15.1%	15,494	14.8%
35 - 44	12,239	12.3%	12,309	12.1%	13,170	12.6%
45 - 54	13,794	13.8%	12,858	12.7%	12,193	11.6%
55 - 64	11,587	11.6%	12,581	12.4%	12,931	12.3%
65 - 74	6,310	6.3%	7,608	7.5%	9,503	9.1%
75 - 84	4,068	4.1%	4,142	4.1%	4,780	4.6%
85+	2,146	2.2%	2,230	2.2%	2,333	2.2%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	80,401	80.7%	80,855	79.7%	82,184	78.3%
Black Alone	10,759	10.8%	11,201	11.0%	11,946	11.4%
American Indian Alone	380	0.4%	398	0.4%	421	0.4%
Asian Alone	2,170	2.2%	2,378	2.3%	2,690	2.6%
Pacific Islander Alone	46	0.0%	48	0.0%	53	0.1%
Some Other Race Alone	2,089	2.1%	2,365	2.3%	2,656	2.5%
Two or More Races	3,840	3.9%	4,245	4.2%	4,948	4.7%
Hispanic Origin (Any Race)	7,255	7.3%	8,299	8.2%	9,816	9.4%

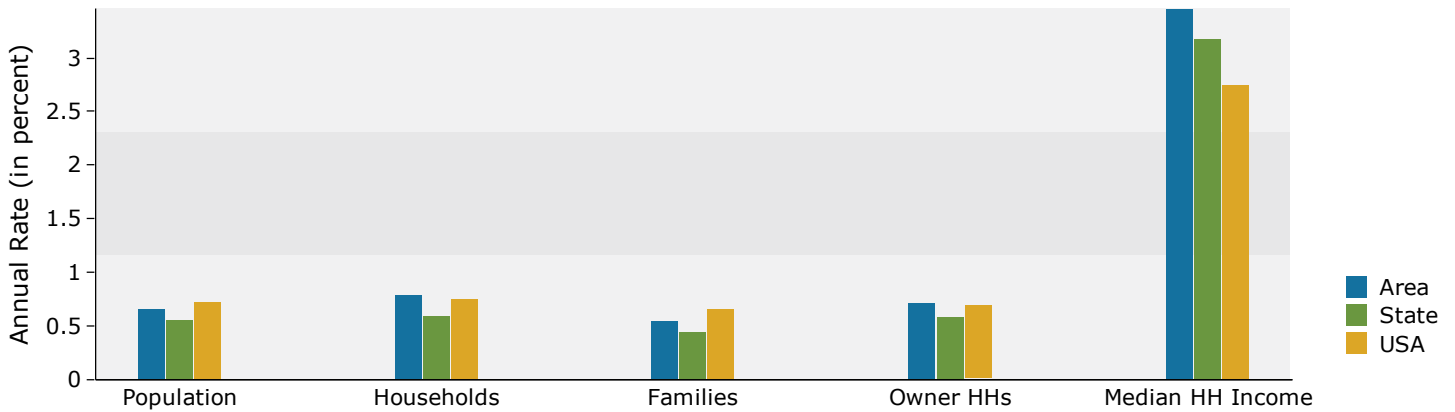
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

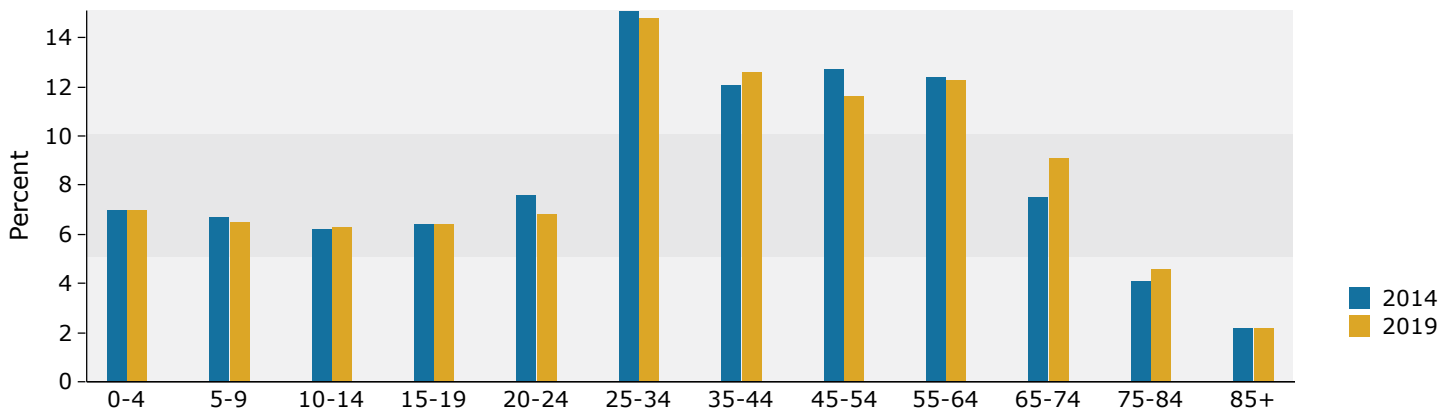
March 11, 2015

Davenport City, IA
Davenport city, IA (1919000)
Place

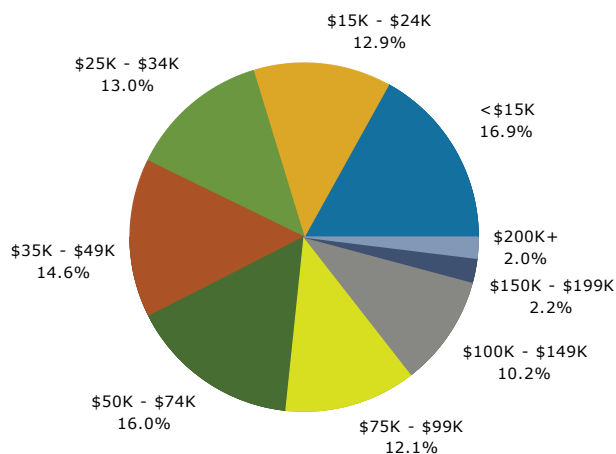
Trends 2014-2019



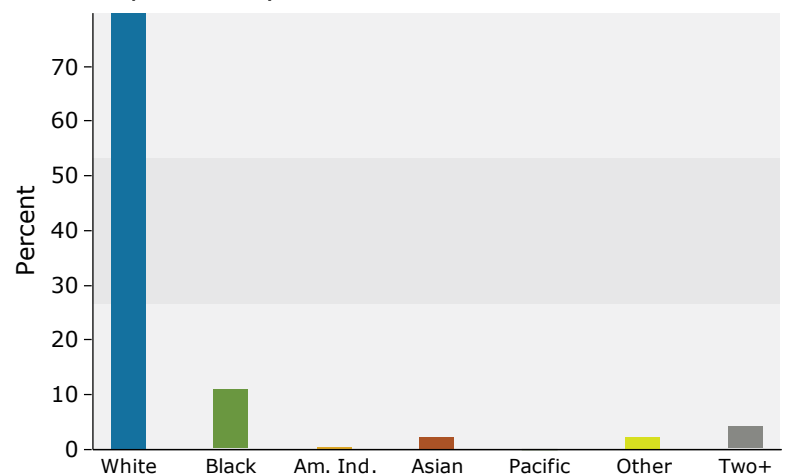
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 8.2%

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

Population Summary

2000 Total Population	98,331
2010 Total Population	99,685
2014 Total Population	101,490
2014 Group Quarters	3,145
2019 Total Population	104,898
2014-2019 Annual Rate	0.66%

Household Summary

2000 Households	39,114
2000 Average Household Size	2.44
2010 Households	40,620
2010 Average Household Size	2.38
2014 Households	41,752
2014 Average Household Size	2.36
2019 Households	43,427
2019 Average Household Size	2.34
2014-2019 Annual Rate	0.79%
2010 Families	24,491
2010 Average Family Size	3.00
2014 Families	24,776
2014 Average Family Size	2.99
2019 Families	25,466
2019 Average Family Size	2.99
2014-2019 Annual Rate	0.55%

Housing Unit Summary

2000 Housing Units	41,339
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	5.4%
2010 Housing Units	44,087
Owner Occupied Housing Units	58.2%
Renter Occupied Housing Units	33.9%
Vacant Housing Units	7.9%
2014 Housing Units	45,419
Owner Occupied Housing Units	56.7%
Renter Occupied Housing Units	35.3%
Vacant Housing Units	8.1%
2019 Housing Units	47,186
Owner Occupied Housing Units	56.5%
Renter Occupied Housing Units	35.5%
Vacant Housing Units	8.0%

Median Household Income

2014	\$41,142
2019	\$48,772

Median Home Value

2014	\$147,116
2019	\$184,547

Per Capita Income

2014	\$23,404
2019	\$27,700

Median Age

2010	35.2
2014	35.8
2019	36.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2014 Households by Income

Household Income Base	41,752
<\$15,000	16.9%
\$15,000 - \$24,999	12.9%
\$25,000 - \$34,999	13.0%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	16.0%
\$75,000 - \$99,999	12.1%
\$100,000 - \$149,999	10.2%
\$150,000 - \$199,999	2.2%
\$200,000+	2.0%

Average Household Income \$56,195

2019 Households by Income

Household Income Base	43,427
<\$15,000	16.1%
\$15,000 - \$24,999	9.6%
\$25,000 - \$34,999	10.3%
\$35,000 - \$49,999	14.8%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	14.6%
\$100,000 - \$149,999	13.0%
\$150,000 - \$199,999	4.0%
\$200,000+	2.8%

Average Household Income \$66,077

2014 Owner Occupied Housing Units by Value

Total	25,724
<\$50,000	4.0%
\$50,000 - \$99,999	16.9%
\$100,000 - \$149,999	30.9%
\$150,000 - \$199,999	21.2%
\$200,000 - \$249,999	10.6%
\$250,000 - \$299,999	6.7%
\$300,000 - \$399,999	5.7%
\$400,000 - \$499,999	2.1%
\$500,000 - \$749,999	1.3%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	0.5%

Average Home Value \$176,868

2019 Owner Occupied Housing Units by Value

Total	26,668
<\$50,000	2.7%
\$50,000 - \$99,999	12.6%
\$100,000 - \$149,999	17.4%
\$150,000 - \$199,999	24.9%
\$200,000 - \$249,999	16.0%
\$250,000 - \$299,999	10.6%
\$300,000 - \$399,999	8.4%
\$400,000 - \$499,999	3.8%
\$500,000 - \$749,999	2.0%
\$750,000 - \$999,999	0.8%
\$1,000,000 +	0.6%

Average Home Value \$215,014

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Population by Age

Total	99,685
0 - 4	7.3%
5 - 9	6.6%
10 - 14	6.2%
15 - 24	14.6%
25 - 34	14.9%
35 - 44	12.3%
45 - 54	13.8%
55 - 64	11.6%
65 - 74	6.3%
75 - 84	4.1%
85 +	2.2%
18 +	76.0%

2014 Population by Age

Total	101,494
0 - 4	7.0%
5 - 9	6.7%
10 - 14	6.2%
15 - 24	14.0%
25 - 34	15.1%
35 - 44	12.1%
45 - 54	12.7%
55 - 64	12.4%
65 - 74	7.5%
75 - 84	4.1%
85 +	2.2%
18 +	76.6%

2019 Population by Age

Total	104,902
0 - 4	7.0%
5 - 9	6.5%
10 - 14	6.3%
15 - 24	13.1%
25 - 34	14.8%
35 - 44	12.6%
45 - 54	11.6%
55 - 64	12.3%
65 - 74	9.1%
75 - 84	4.6%
85 +	2.2%
18 +	76.7%

2010 Population by Sex

Males	48,558
Females	51,127

2014 Population by Sex

Males	49,511
Females	51,983

2019 Population by Sex

Males	51,263
Females	53,639



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Population by Race/Ethnicity

Total	99,685
White Alone	80.7%
Black Alone	10.8%
American Indian Alone	0.4%
Asian Alone	2.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	3.9%
Hispanic Origin	7.3%
Diversity Index	42.7

2014 Population by Race/Ethnicity

Total	101,490
White Alone	79.7%
Black Alone	11.0%
American Indian Alone	0.4%
Asian Alone	2.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.3%
Two or More Races	4.2%
Hispanic Origin	8.2%
Diversity Index	45.0

2019 Population by Race/Ethnicity

Total	104,898
White Alone	78.3%
Black Alone	11.4%
American Indian Alone	0.4%
Asian Alone	2.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.5%
Two or More Races	4.7%
Hispanic Origin	9.4%
Diversity Index	47.9

2010 Population by Relationship and Household Type

Total	99,685
In Households	96.9%
In Family Households	76.5%
Householder	24.6%
Spouse	16.7%
Child	29.6%
Other relative	2.7%
Nonrelative	2.9%
In Nonfamily Households	20.4%
In Group Quarters	3.1%
Institutionalized Population	1.3%
Noninstitutionalized Population	1.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2014 Population 25+ by Educational Attainment

Total	67,081
Less than 9th Grade	3.1%
9th - 12th Grade, No Diploma	7.1%
High School Graduate	24.4%
GED/Alternative Credential	4.4%
Some College, No Degree	23.7%
Associate Degree	11.1%
Bachelor's Degree	18.2%
Graduate/Professional Degree	8.0%

2014 Population 15+ by Marital Status

Total	81,299
Never Married	34.9%
Married	45.2%
Widowed	6.3%
Divorced	13.6%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	93.8%
Civilian Unemployed	6.2%

2014 Employed Population 16+ by Industry

Total	47,582
Agriculture/Mining	0.5%
Construction	4.9%
Manufacturing	16.6%
Wholesale Trade	3.1%
Retail Trade	12.2%
Transportation/Utilities	4.8%
Information	1.7%
Finance/Insurance/Real Estate	6.5%
Services	45.8%
Public Administration	3.8%

2014 Employed Population 16+ by Occupation

Total	47,583
White Collar	56.7%
Management/Business/Financial	11.7%
Professional	19.3%
Sales	11.7%
Administrative Support	14.1%
Services	19.7%
Blue Collar	23.6%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	3.0%
Production	9.2%
Transportation/Material Moving	6.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Households by Type

Total	40,620
Households with 1 Person	31.5%
Households with 2+ People	68.5%
Family Households	60.3%
Husband-wife Families	41.1%
With Related Children	16.9%
Other Family (No Spouse Present)	19.2%
Other Family with Male Householder	4.9%
With Related Children	3.2%
Other Family with Female Householder	14.3%
With Related Children	10.3%
Nonfamily Households	8.2%

All Households with Children	31.0%
------------------------------	-------

Multigenerational Households	3.4%
Unmarried Partner Households	9.0%
Male-female	8.4%
Same-sex	0.7%

2010 Households by Size

Total	40,620
1 Person Household	31.5%
2 Person Household	33.3%
3 Person Household	15.1%
4 Person Household	11.3%
5 Person Household	5.5%
6 Person Household	2.0%
7 + Person Household	1.2%

2010 Households by Tenure and Mortgage Status

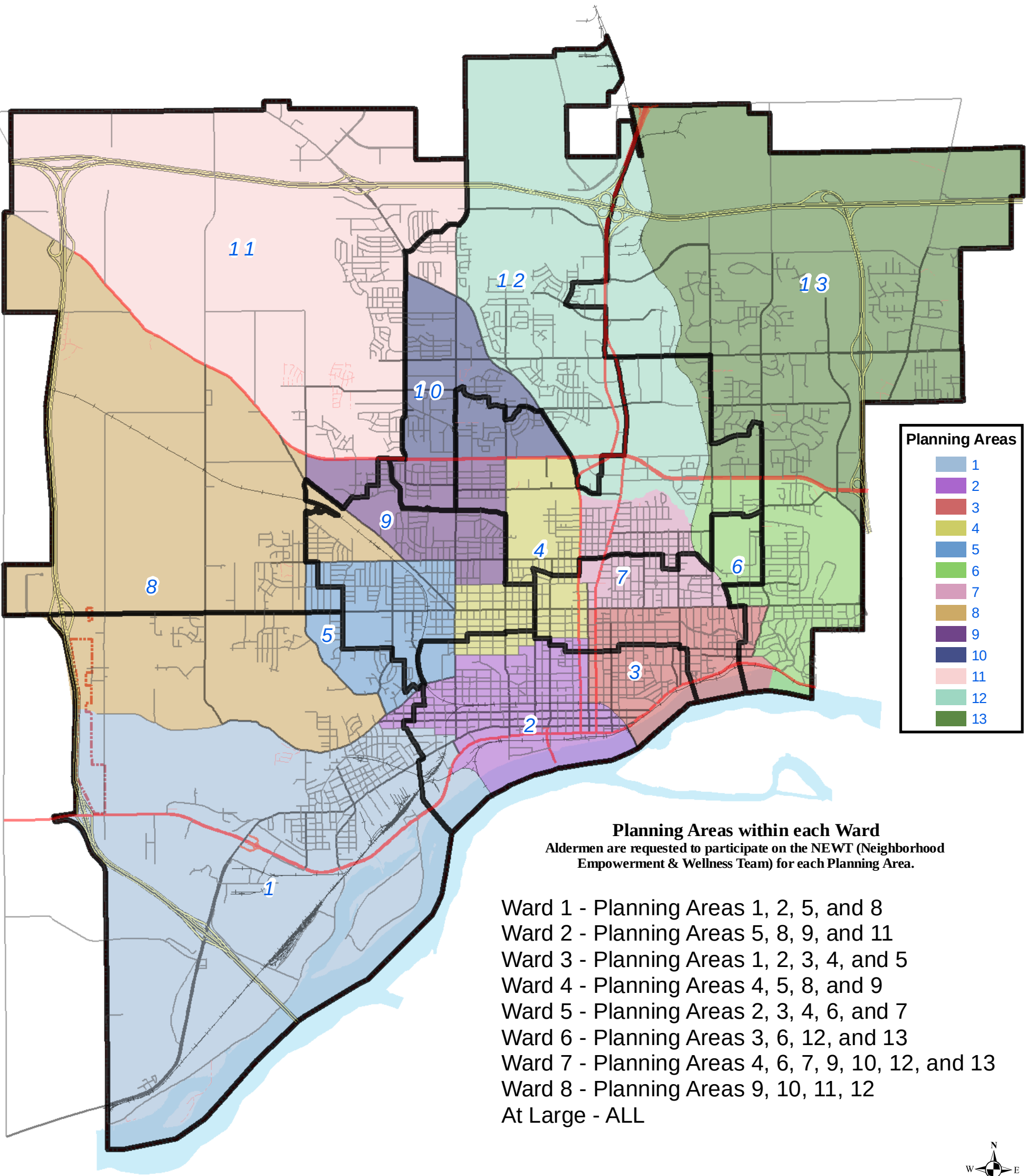
Total	40,620
Owner Occupied	63.2%
Owned with a Mortgage/Loan	45.2%
Owned Free and Clear	18.1%
Renter Occupied	36.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015

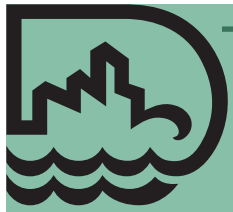
Planning Areas



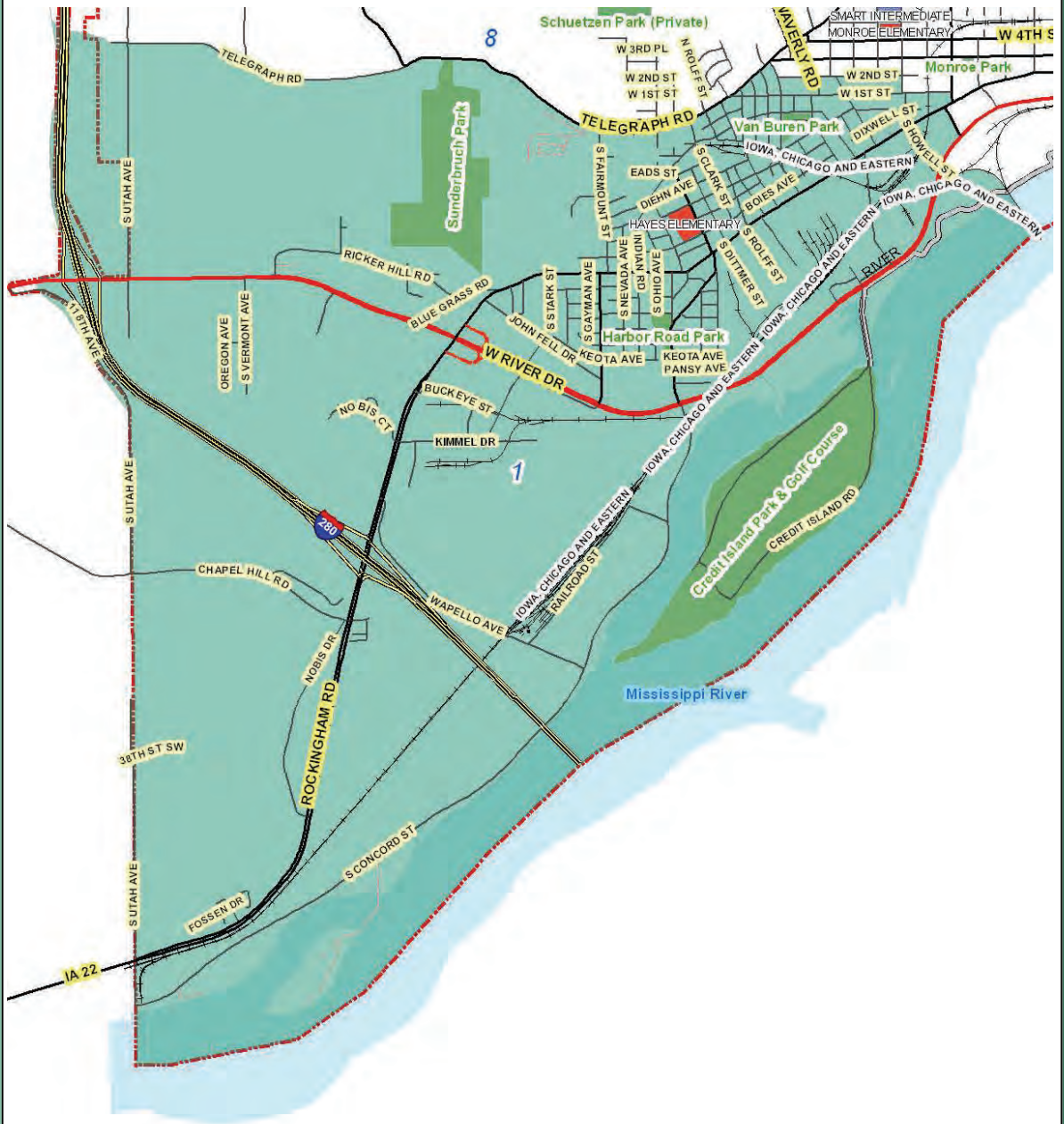
Planning Area Map with Ward Overlay

Planning Area Boundaries Are Derived From Census Tract Boundaries
To Facilitate Data Collection, Track Progress Over Time, And To Ensure That
Each Area Has Approximately the Same Population Represented

City of Davenport, Iowa
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.
Photo Provided By Scott County, Iowa (April 2005)



Planning Area 1





Planning Area 1

Population

	1990	2000	% Change	City % Change
Total	7639	7294	-5%	+3%
Minority	261	588	+125%	+55%
Hispanic	301	427	+42%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3008	2887	-4%	+5%
Owner	2145	2150	+<1%	+76%
Renter	863	737	-15%	-40%
% Renter	29%	26%	-10%	-43%

Housing

	2007	2008
Area 1 Foreclosures	30	25
City Foreclosures	266	204
% of Owner HH in Area 1	7%	7%
% of City Foreclosures in A1	11%	12%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	940	501	-47%	-36%
\$15-30,000	855	757	-11%	-16%
\$30-60,000	1054	1302	+24%	+13%
> \$60,000	101	404	+300%	+150%
Public Assist	263	139	-47%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1400	910	-35%	-23%
Violent	454	357	-21%	-20%
Property	665	411	-38%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	58	37	-36%	+20%
Rental Issues	1	2	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	6	43	2%	<1%
Poor	41	295	14%	12%
Fair	187	1345	62%	51%
Good	65	467	22%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 1	65	4	6%
City	520	65	13%
% of City	13%	6%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 1 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 1 decreased the minority population increased significantly more than the City rate
- Area 1 lost housing units but held steady in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 1 slightly more than the City
- The household income in Area 1 grew more than the City with a significant increase in the greater than \$60,000 category
- The decrease in households receiving public assistance was slightly more than the decrease in the City
- Public safety issues within Area 1 decreased less significantly than the City
- Residents of Area 1 are making less use of the City's inspection services than the City as a whole
- Area 1 has slightly more need for minor housing rehabilitation than the City
- Area 1 has received half the investment in street rehabilitation compared to Area 1's share of the City's streets

Conservation



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

Census 2010 Summary

Population	6,754
Households	2,757
Families	1,726
Average Household Size	2.45
Owner Occupied Housing Units	2,035
Renter Occupied Housing Units	722
Median Age	37.5

2014 Summary

Population	6,747
Households	2,778
Families	1,713
Average Household Size	2.43
Owner Occupied Housing Units	2,013
Renter Occupied Housing Units	765
Median Age	37.8
Median Household Income	\$36,481
Average Household Income	\$43,707

2019 Summary

Population	6,857
Households	2,834
Families	1,729
Average Household Size	2.42
Owner Occupied Housing Units	2,050
Renter Occupied Housing Units	784
Median Age	38.0
Median Household Income	\$40,353
Average Household Income	\$50,478

Trends: 2014-2019 Annual Rate

Population	0.32%
Households	0.40%
Families	0.19%
Owner Households	0.36%
Median Household Income	2.04%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629
Longitude: -90.6415283

2014 Households by Income	Number	Percent
<\$15,000	351	12.6%
\$15,000 - \$24,999	432	15.6%
\$25,000 - \$34,999	524	18.9%
\$35,000 - \$49,999	573	20.6%
\$50,000 - \$74,999	552	19.9%
\$75,000 - \$99,999	193	6.9%
\$100,000 - \$149,999	110	4.0%
\$150,000 - \$199,999	24	0.9%
\$200,000+	19	0.7%
Median Household Income	\$36,481	
Average Household Income	\$43,707	
Per Capita Income	\$17,996	

2019 Households by Income	Number	Percent
<\$15,000	358	12.6%
\$15,000 - \$24,999	345	12.2%
\$25,000 - \$34,999	433	15.3%
\$35,000 - \$49,999	619	21.8%
\$50,000 - \$74,999	568	20.0%
\$75,000 - \$99,999	276	9.7%
\$100,000 - \$149,999	178	6.3%
\$150,000 - \$199,999	37	1.3%
\$200,000+	20	0.7%
Median Household Income	\$40,353	
Average Household Income	\$50,478	
Per Capita Income	\$20,863	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

2010 Population by Age	Number	Percent
Age 0 - 4	520	7.7%
Age 5 - 9	401	5.9%
Age 10 - 14	430	6.4%
Age 15 - 19	453	6.7%
Age 20 - 24	484	7.2%
Age 25 - 34	880	13.0%
Age 35 - 44	880	13.0%
Age 45 - 54	1,118	16.6%
Age 55 - 64	790	11.7%
Age 65 - 74	444	6.6%
Age 75 - 84	264	3.9%
Age 85+	90	1.3%

2014 Population by Age	Number	Percent
Age 0 - 4	483	7.2%
Age 5 - 9	476	7.1%
Age 10 - 14	385	5.7%
Age 15 - 19	393	5.8%
Age 20 - 24	460	6.8%
Age 25 - 34	943	14.0%
Age 35 - 44	838	12.4%
Age 45 - 54	1,010	15.0%
Age 55 - 64	919	13.6%
Age 65 - 74	490	7.3%
Age 75 - 84	264	3.9%
Age 85+	86	1.3%

2019 Population by Age	Number	Percent
Age 0 - 4	478	7.0%
Age 5 - 9	465	6.8%
Age 10 - 14	464	6.8%
Age 15 - 19	363	5.3%
Age 20 - 24	386	5.6%
Age 25 - 34	1,024	14.9%
Age 35 - 44	825	12.0%
Age 45 - 54	861	12.6%
Age 55 - 64	983	14.3%
Age 65 - 74	620	9.0%
Age 75 - 84	288	4.2%
Age 85+	100	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629
Longitude: -90.6415283

2010 Race and Ethnicity

	Number	Percent
White Alone	6,071	89.9%
Black Alone	212	3.1%
American Indian Alone	42	0.6%
Asian Alone	14	0.2%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	164	2.4%
Two or More Races	245	3.6%
Hispanic Origin (Any Race)	511	7.6%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,021	89.2%
Black Alone	216	3.2%
American Indian Alone	42	0.6%
Asian Alone	14	0.2%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	182	2.7%
Two or More Races	266	3.9%
Hispanic Origin (Any Race)	567	8.4%

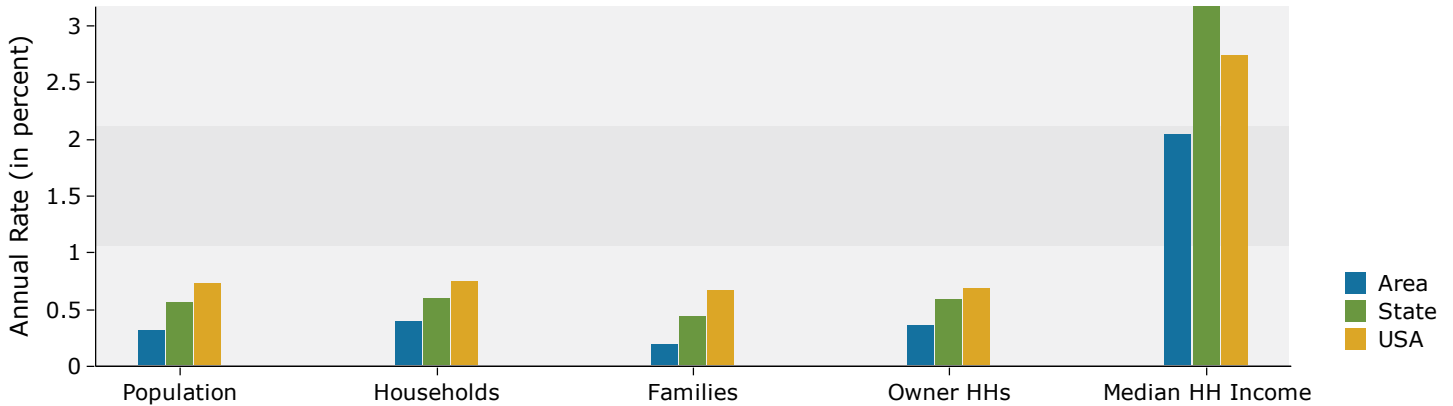
2019 Race and Ethnicity

	Number	Percent
White Alone	6,049	88.2%
Black Alone	229	3.3%
American Indian Alone	42	0.6%
Asian Alone	15	0.2%
Pacific Islander Alone	7	0.1%
Some Other Race Alone	205	3.0%
Two or More Races	310	4.5%
Hispanic Origin (Any Race)	669	9.8%

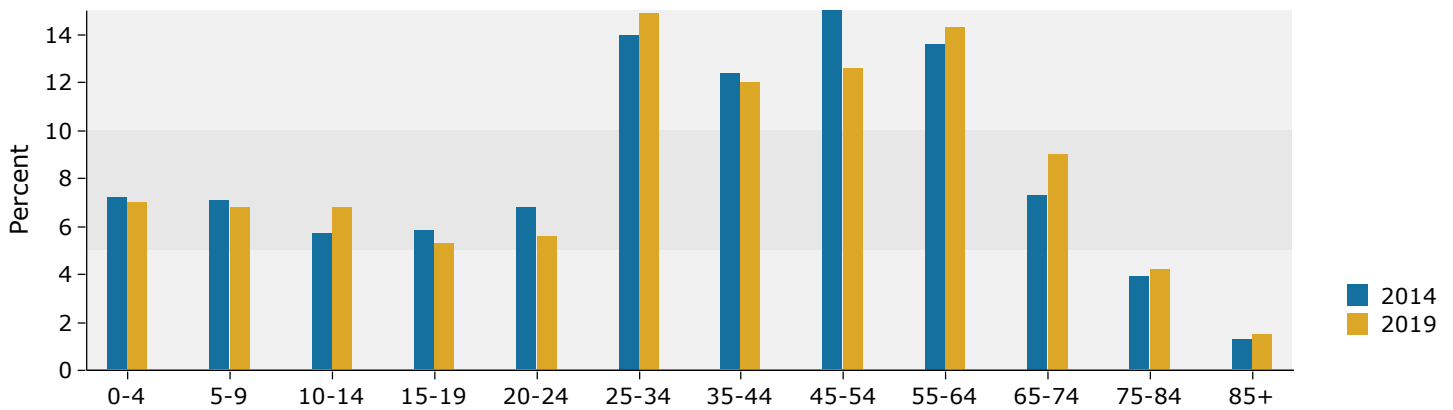
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

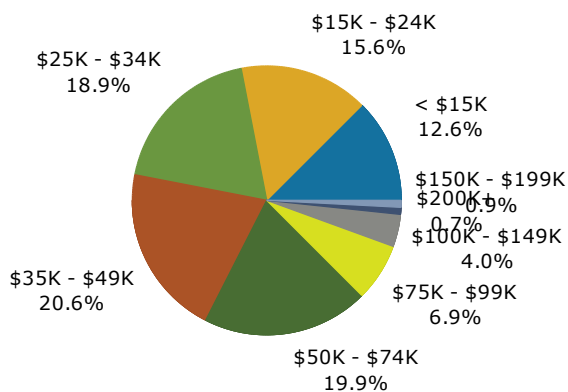
Trends 2014-2019



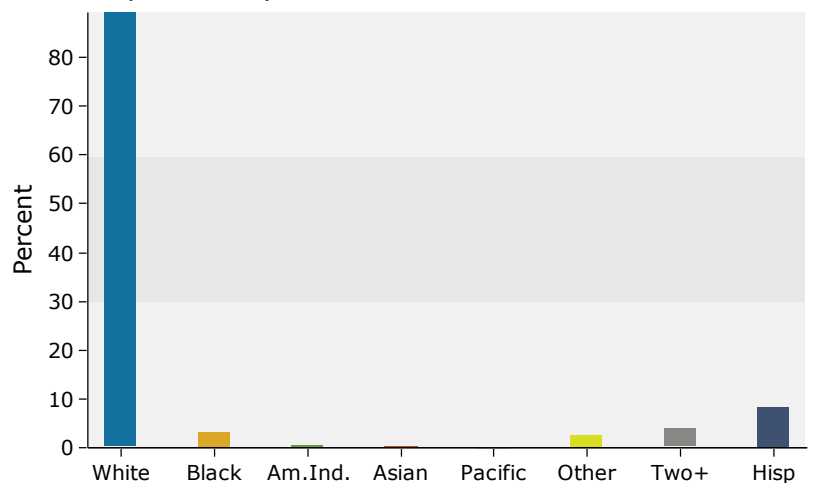
Population by Age



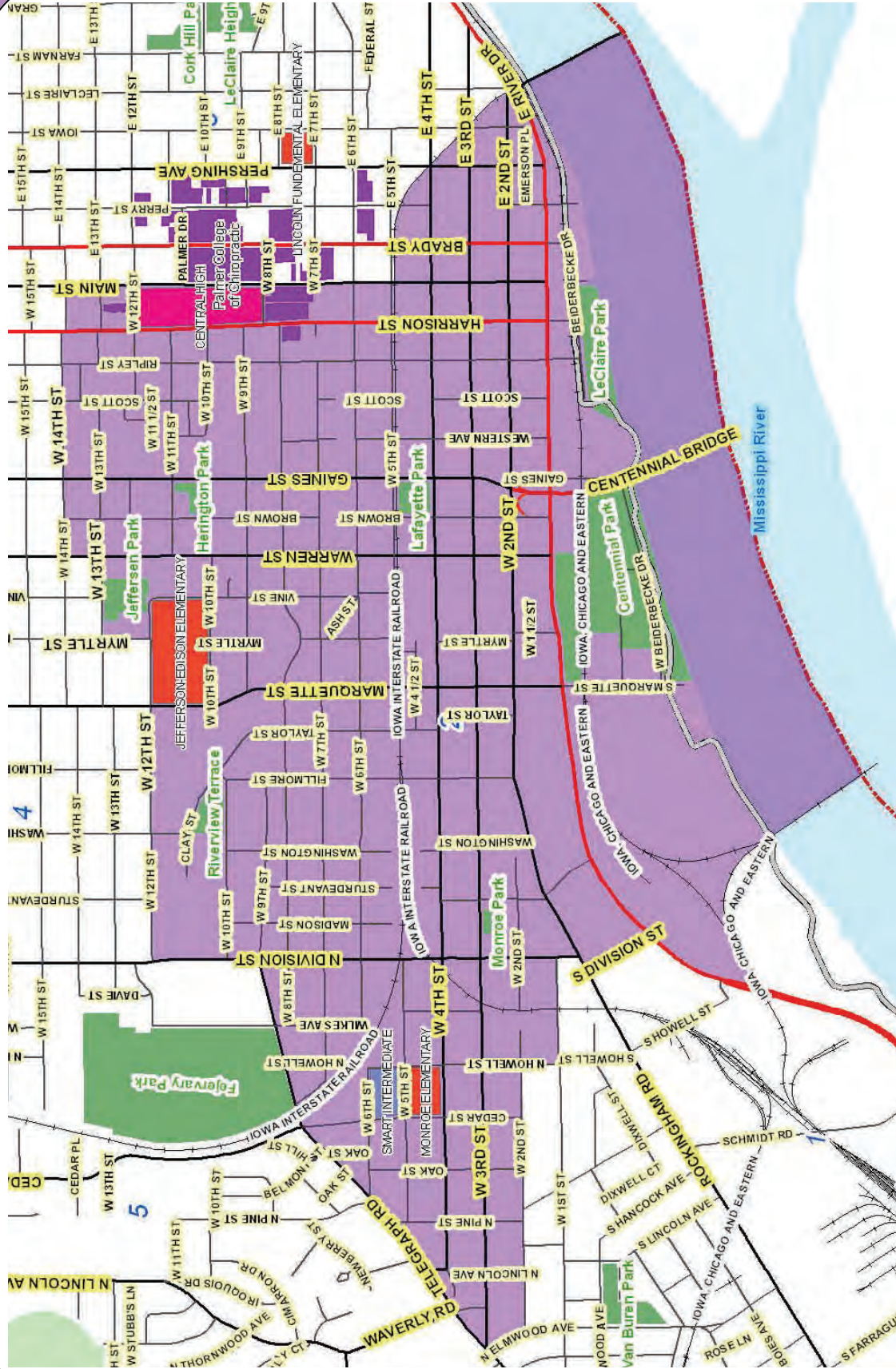
2014 Household Income



2014 Population by Race



Planning Area 2





Planning Area 2

Population

	1990	2000	% Change	City % Change
Total	8175	8420	+3%	+3%
Minority	2056	2945	+43%	+55%
Hispanic	794	1207	+52%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3157	3125	-1%	+5%
Owner	1116	1228	+10%	+76%
Renter	2041	1897	-7%	-40%
% Renter	65%	61%	-6%	-43%

Housing

	2007	2008
Area 2 Foreclosures	40	24
City Foreclosures	266	204
% of Owner HH in Area 2	8%	8%
% of City Foreclosures in A2	15%	12%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	1354	1242	-8%	-36%
\$15-30,000	788	883	+12%	-16%
\$30-60,000	380	749	+97%	+13%
> \$60,000	88	274	+211%	+150%
Public Assist	518	362	-30%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2140	1823	-15%	-23%
Violent	939	893	-5%	-20%
Property	938	730	-22%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	92	93	+1%	+20%
Rental Issues	13	5	-62%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	6	23	2%	<1%
Poor	133	509	41%	12%
Fair	154	589	48%	51%
Good	28	107	9%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 2	37	7	19%
City	520	65	13%
% of City	7%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 2 like many of Davenport's older areas is a neighborhood in transition.

- The total population and the minority and Hispanic populations within Area 2 increased in line with the City
- Area 2 lost housing units but gained in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 2 slightly more than the City
- The household income in Area 2 grew significantly more than the City
- The decrease in households receiving public assistance was less than the decrease in the City
- Public safety issues within Area 2 decreased less than the City
- Residents of Area 2 are making slightly less use of the City's inspection services than the City as a whole
- Area 2 has significantly more need for housing rehabilitation than the City
- Area 2 has received one and a half times the investment in streets rehabilitation compared to Area 2's share of the City's streets

Preservation



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

Census 2010 Summary

Population	7,982
Households	3,007
Families	1,434
Average Household Size	2.37
Owner Occupied Housing Units	1,066
Renter Occupied Housing Units	1,941
Median Age	34.2

2014 Summary

Population	8,196
Households	3,162
Families	1,465
Average Household Size	2.32
Owner Occupied Housing Units	1,047
Renter Occupied Housing Units	2,115
Median Age	34.2
Median Household Income	\$19,932
Average Household Income	\$28,763

2019 Summary

Population	8,507
Households	3,345
Families	1,516
Average Household Size	2.29
Owner Occupied Housing Units	1,095
Renter Occupied Housing Units	2,250
Median Age	34.6
Median Household Income	\$22,111
Average Household Income	\$31,805

Trends: 2014-2019 Annual Rate

Population	0.75%
Households	1.13%
Families	0.69%
Owner Households	0.90%
Median Household Income	2.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2014 Households by Income	Number	Percent
<\$15,000	1,280	40.5%
\$15,000 - \$24,999	506	16.0%
\$25,000 - \$34,999	433	13.7%
\$35,000 - \$49,999	457	14.5%
\$50,000 - \$74,999	279	8.8%
\$75,000 - \$99,999	108	3.4%
\$100,000 - \$149,999	83	2.6%
\$150,000 - \$199,999	10	0.3%
\$200,000+	6	0.2%
Median Household Income	\$19,932	
Average Household Income	\$28,763	
Per Capita Income	\$12,059	

2019 Households by Income	Number	Percent
<\$15,000	1,323	39.6%
\$15,000 - \$24,999	447	13.4%
\$25,000 - \$34,999	441	13.2%
\$35,000 - \$49,999	556	16.6%
\$50,000 - \$74,999	291	8.7%
\$75,000 - \$99,999	145	4.3%
\$100,000 - \$149,999	115	3.4%
\$150,000 - \$199,999	18	0.5%
\$200,000+	9	0.3%
Median Household Income	\$22,111	
Average Household Income	\$31,805	
Per Capita Income	\$13,665	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2010 Population by Age	Number	Percent
Age 0 - 4	590	7.4%
Age 5 - 9	570	7.1%
Age 10 - 14	524	6.6%
Age 15 - 19	554	6.9%
Age 20 - 24	699	8.8%
Age 25 - 34	1,138	14.3%
Age 35 - 44	1,022	12.8%
Age 45 - 54	1,174	14.7%
Age 55 - 64	761	9.5%
Age 65 - 74	450	5.6%
Age 75 - 84	306	3.8%
Age 85+	194	2.4%

2014 Population by Age	Number	Percent
Age 0 - 4	587	7.2%
Age 5 - 9	552	6.7%
Age 10 - 14	537	6.6%
Age 15 - 19	533	6.5%
Age 20 - 24	738	9.0%
Age 25 - 34	1,238	15.1%
Age 35 - 44	994	12.1%
Age 45 - 54	1,122	13.7%
Age 55 - 64	881	10.7%
Age 65 - 74	506	6.2%
Age 75 - 84	307	3.7%
Age 85+	201	2.5%

2019 Population by Age	Number	Percent
Age 0 - 4	622	7.3%
Age 5 - 9	547	6.4%
Age 10 - 14	523	6.1%
Age 15 - 19	547	6.4%
Age 20 - 24	712	8.4%
Age 25 - 34	1,354	15.9%
Age 35 - 44	1,004	11.8%
Age 45 - 54	1,067	12.5%
Age 55 - 64	962	11.3%
Age 65 - 74	622	7.3%
Age 75 - 84	330	3.9%
Age 85+	217	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2010 Race and Ethnicity

	Number	Percent
White Alone	5,166	64.7%
Black Alone	1,673	21.0%
American Indian Alone	56	0.7%
Asian Alone	142	1.8%
Pacific Islander Alone	2	0.0%
Some Other Race Alone	459	5.8%
Two or More Races	484	6.1%
Hispanic Origin (Any Race)	1,321	16.5%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,207	63.5%
Black Alone	1,724	21.0%
American Indian Alone	60	0.7%
Asian Alone	153	1.9%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	521	6.4%
Two or More Races	528	6.4%
Hispanic Origin (Any Race)	1,505	18.4%

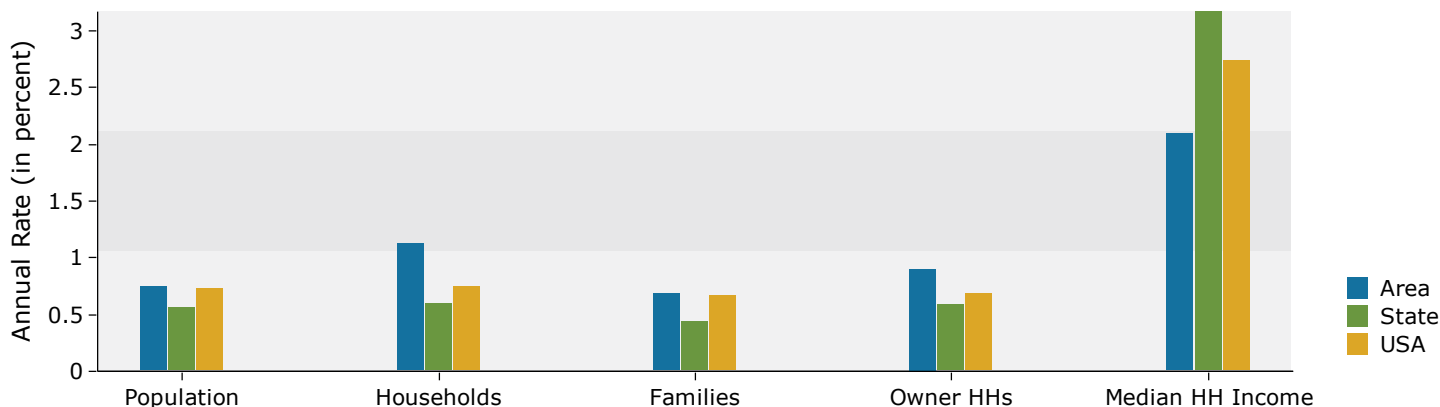
2019 Race and Ethnicity

	Number	Percent
White Alone	5,288	62.2%
Black Alone	1,804	21.2%
American Indian Alone	64	0.8%
Asian Alone	168	2.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	581	6.8%
Two or More Races	599	7.0%
Hispanic Origin (Any Race)	1,746	20.5%

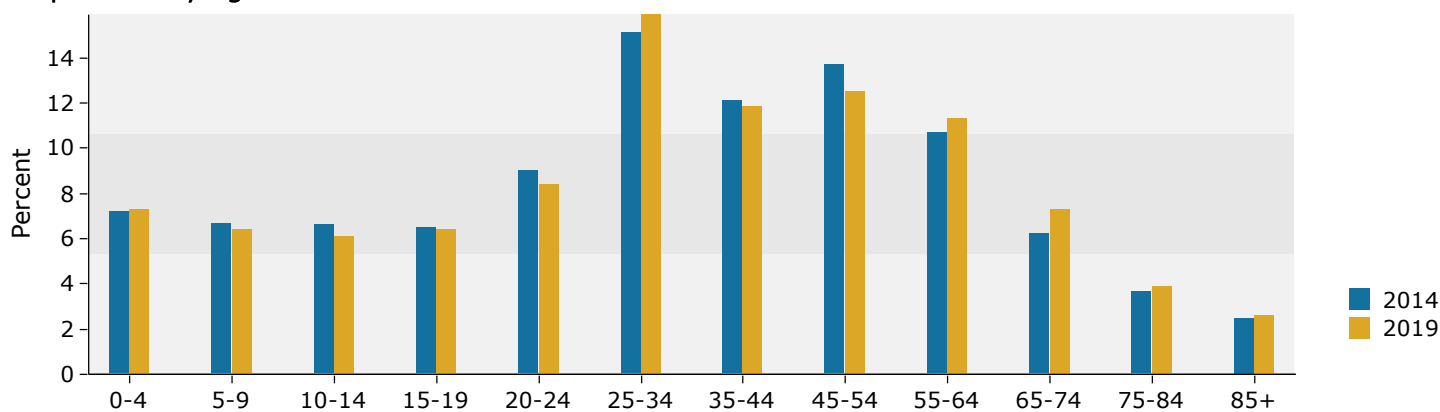
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

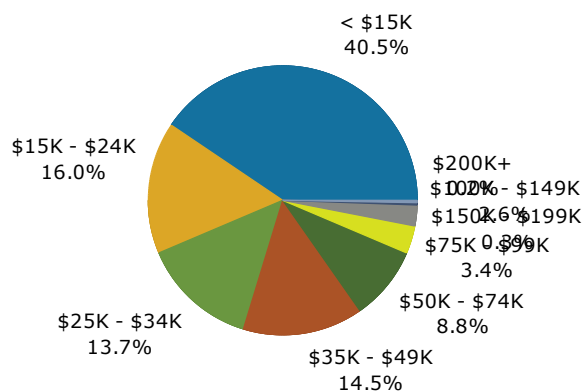
Trends 2014-2019



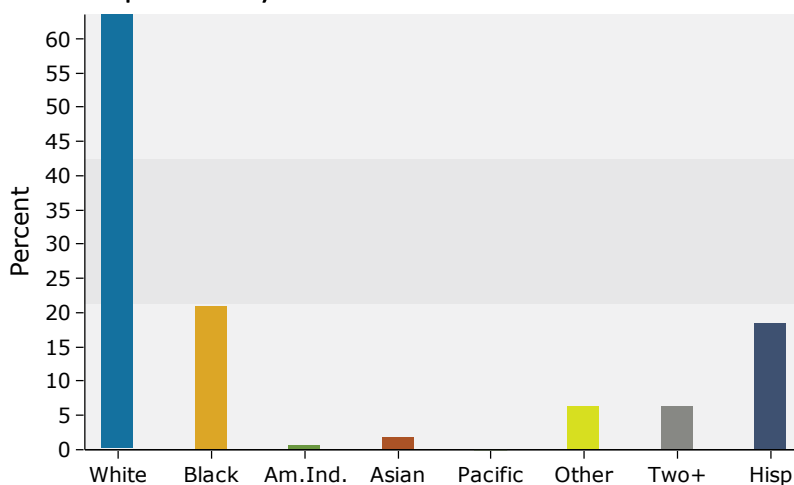
Population by Age



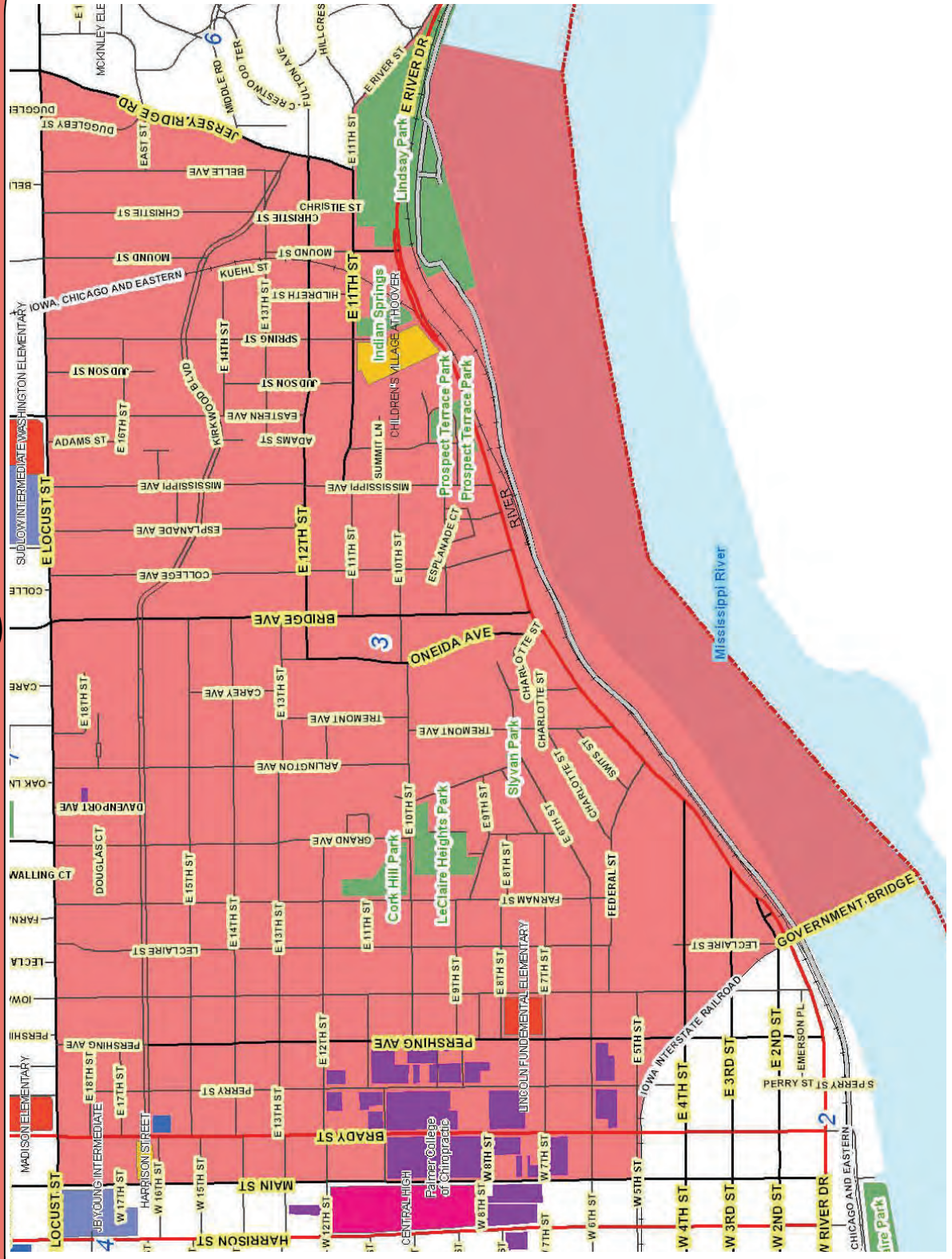
2014 Household Income



2014 Population by Race



Planning Area 3



Planning Area 3

Population

	1990	2000	% Change	City % Change
Total	8158	8021	-2%	+3%
Minority	2518	2960	+18%	+55%
Hispanic	403	577	+43%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3403	3291	-3%	+5%
Owner	1237	1327	+7%	+76%
Renter	2167	1964	-9%	-40%
% Renter	64%	60%	-6%	-43%

Housing

	2007	2008
Area 3 Foreclosures	57	26
City Foreclosures	266	204
% of Owner HH in Area 3	8%	8%
% of City Foreclosures in A3	21%	13%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	1740	1131	-35%	-36%
\$15-30,000	1095	812	-26%	-16%
\$30-60,000	480	901	+87%	+13%
> \$60,000	128	420	+228%	+150%
Public Assist	525	279	-47%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2042	1588	-22%	-23%
Violent	767	676	-12%	-20%
Property	1037	663	-36%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	59	85	+44%	+20%
Rental Issues	8	15	+88%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	2	12	<1%	<1%
Poor	29	170	13%	12%
Fair	151	887	67%	51%
Good	44	258	19%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 3	36	8	22%
City	520	65	13%
% of City	7%	12%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 3 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 3 decreased the increase in minority and Hispanic residents increased less than the City's rate
- Area 3 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 3 slightly more than the City
- The household income in Area 3 increased significantly more than the City
- The decrease in households receiving public assistance was in line with the decrease in the City
- Public safety issues within Area 3 decreased less significantly than the City
- Residents of Area 3 are making greater use of the City's inspection services than the City as a whole
- Area 3 has more need for minor housing rehabilitation than the City
- Area 3 has received nearly twice the investment in street rehabilitation compared to Area 3's share of the City's streets

Conservation



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

Census 2010 Summary

Population	7,424
Households	3,058
Families	1,519
Average Household Size	2.37
Owner Occupied Housing Units	1,184
Renter Occupied Housing Units	1,874
Median Age	30.0

2014 Summary

Population	7,757
Households	3,227
Families	1,570
Average Household Size	2.35
Owner Occupied Housing Units	1,182
Renter Occupied Housing Units	2,045
Median Age	30.9
Median Household Income	\$26,405
Average Household Income	\$34,933

2019 Summary

Population	8,194
Households	3,434
Families	1,647
Average Household Size	2.33
Owner Occupied Housing Units	1,235
Renter Occupied Housing Units	2,199
Median Age	31.7
Median Household Income	\$29,481
Average Household Income	\$40,000

Trends: 2014-2019 Annual Rate

Population	1.10%
Households	1.25%
Families	0.96%
Owner Households	0.88%
Median Household Income	2.23%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2014 Households by Income	Number	Percent
<\$15,000	998	30.9%
\$15,000 - \$24,999	528	16.4%
\$25,000 - \$34,999	472	14.6%
\$35,000 - \$49,999	584	18.1%
\$50,000 - \$74,999	312	9.7%
\$75,000 - \$99,999	151	4.7%
\$100,000 - \$149,999	138	4.3%
\$150,000 - \$199,999	20	0.6%
\$200,000+	24	0.7%
Median Household Income	\$26,405	
Average Household Income	\$34,933	
Per Capita Income	\$14,752	

2019 Households by Income	Number	Percent
<\$15,000	1,054	30.7%
\$15,000 - \$24,999	435	12.7%
\$25,000 - \$34,999	437	12.7%
\$35,000 - \$49,999	674	19.6%
\$50,000 - \$74,999	325	9.5%
\$75,000 - \$99,999	224	6.5%
\$100,000 - \$149,999	231	6.7%
\$150,000 - \$199,999	36	1.0%
\$200,000+	18	0.5%
Median Household Income	\$29,481	
Average Household Income	\$40,000	
Per Capita Income	\$17,022	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2010 Population by Age	Number	Percent
Age 0 - 4	586	7.9%
Age 5 - 9	514	6.9%
Age 10 - 14	535	7.2%
Age 15 - 19	521	7.0%
Age 20 - 24	754	10.2%
Age 25 - 34	1,393	18.8%
Age 35 - 44	879	11.8%
Age 45 - 54	965	13.0%
Age 55 - 64	708	9.5%
Age 65 - 74	324	4.4%
Age 75 - 84	176	2.4%
Age 85+	69	0.9%

2014 Population by Age	Number	Percent
Age 0 - 4	588	7.6%
Age 5 - 9	542	7.0%
Age 10 - 14	491	6.3%
Age 15 - 19	535	6.9%
Age 20 - 24	800	10.3%
Age 25 - 34	1,461	18.8%
Age 35 - 44	935	12.1%
Age 45 - 54	925	11.9%
Age 55 - 64	818	10.5%
Age 65 - 74	400	5.2%
Age 75 - 84	184	2.4%
Age 85+	78	1.0%

2019 Population by Age	Number	Percent
Age 0 - 4	625	7.6%
Age 5 - 9	552	6.7%
Age 10 - 14	509	6.2%
Age 15 - 19	502	6.1%
Age 20 - 24	806	9.8%
Age 25 - 34	1,535	18.7%
Age 35 - 44	1,043	12.7%
Age 45 - 54	891	10.9%
Age 55 - 64	852	10.4%
Age 65 - 74	539	6.6%
Age 75 - 84	245	3.0%
Age 85+	95	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2010 Race and Ethnicity

	Number	Percent
White Alone	4,567	61.5%
Black Alone	1,924	25.9%
American Indian Alone	36	0.5%
Asian Alone	110	1.5%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	237	3.2%
Two or More Races	545	7.3%
Hispanic Origin (Any Race)	786	10.6%

2014 Race and Ethnicity

	Number	Percent
White Alone	4,678	60.3%
Black Alone	2,026	26.1%
American Indian Alone	38	0.5%
Asian Alone	123	1.6%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	271	3.5%
Two or More Races	616	7.9%
Hispanic Origin (Any Race)	917	11.8%

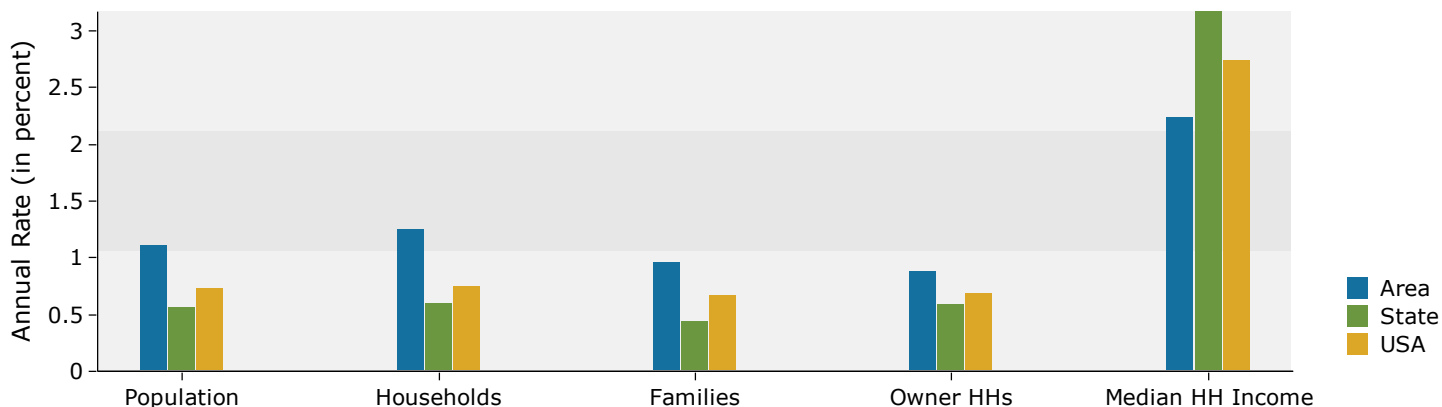
2019 Race and Ethnicity

	Number	Percent
White Alone	4,808	58.7%
Black Alone	2,171	26.5%
American Indian Alone	40	0.5%
Asian Alone	141	1.7%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	306	3.7%
Two or More Races	723	8.8%
Hispanic Origin (Any Race)	1,092	13.3%

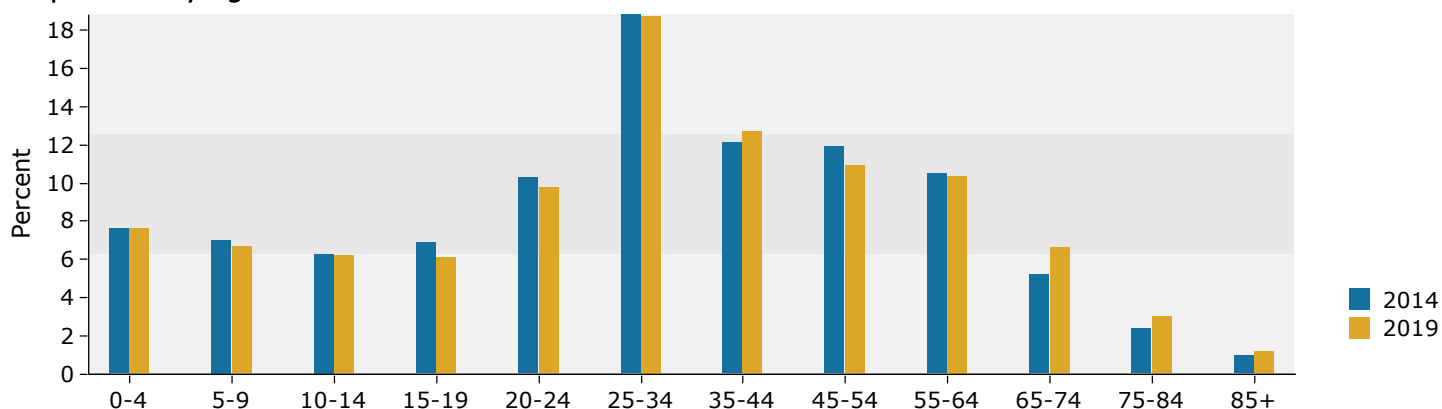
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

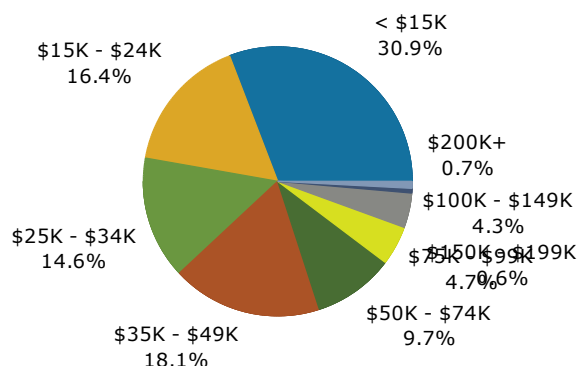
Trends 2014-2019



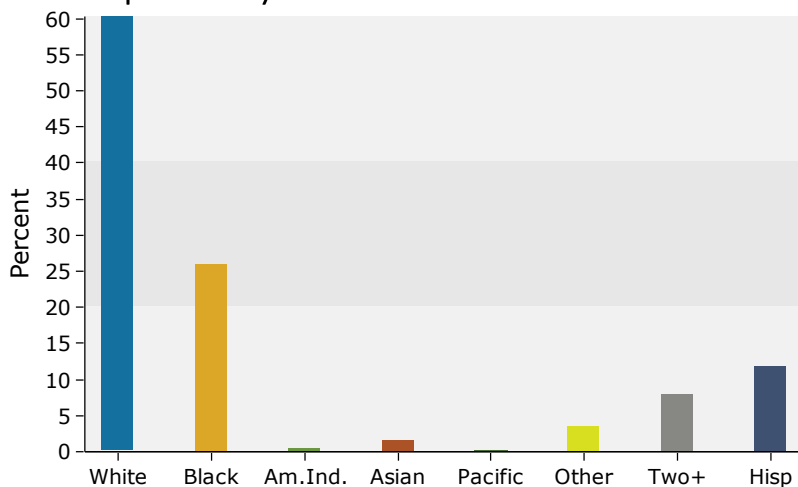
Population by Age



2014 Household Income

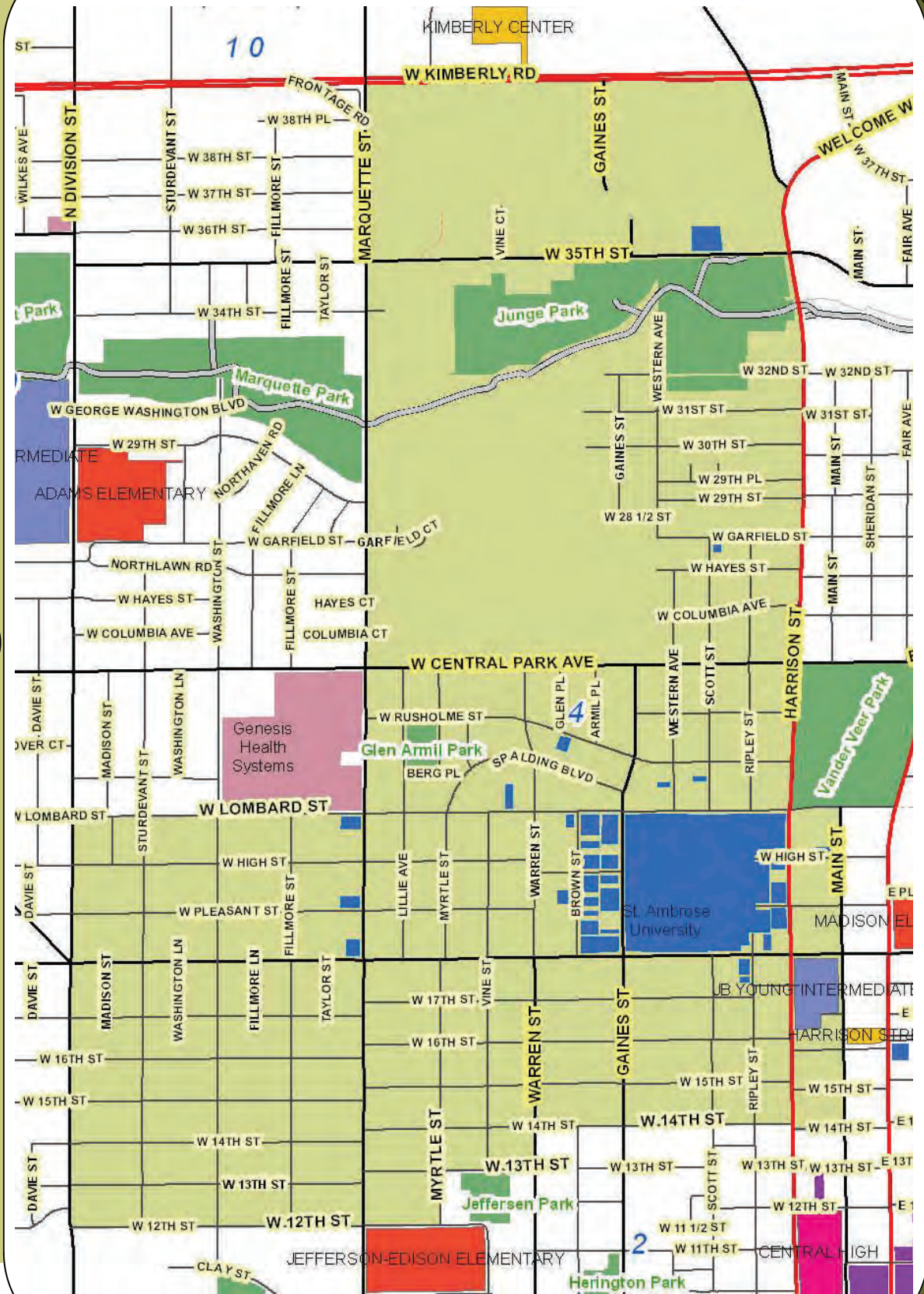


2014 Population by Race





Planning Area 4





Planning Area 4

Population

	1990	2000	% Change	City % Change
Total	8,444	8,605	+2%	+3%
Minority	794	1,581	+99%	+55%
Hispanic	328	541	+65%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3,255	3,153	-3%	+5%
Owner	2,013	2,027	+<1%	+76%
Renter	1,242	1,126	-9%	-40%
% Renter	38%	36%	-6%	-43%

Housing

	2007	2008
Area 4 Foreclosures	19	22
City Foreclosures	266	204
% of Owner HH in Area 4	8%	8%
% of City Foreclosures in A4	7%	11%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	938	575	-39%	-36%
\$15-30,000	1043	775	-27%	-16%
\$30-60,000	979	1192	+22%	+13%
> \$60,000	232	626	+170%	+150%
Public Assist	189	123	-35%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1004	838	-17%	-23%
Violent	328	324	-1%	-20%
Property	541	406	-29%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	22	31	+41%	+20%
Rental Issues	4	8	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	36	274	14%	12%
Fair	190	1,448	71%	51%
Good	40	305	15%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 4	30	8	26%
City	520	65	13%
% of City	6%	12%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 4 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 4 increased in line with the City the minority and Hispanic populations increased significantly more than the City
- Area 4 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 4 slightly more than the City
- The household income in Area 4 grew more than the City
- The decrease in households receiving public assistance was in line with the decrease in the City
- Public safety issues within Area 4 decreased less significantly than the City
- Residents of Area 4 are making greater use of the City's inspection services than the City as a whole
- Area 4 has slightly more need for minor housing rehabilitation than the City
- Area 4 has received twice the investment in streets rehabilitation compared to Area 4's share of the City's streets

Conservation



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

Census 2010 Summary

Population	8,598
Households	3,046
Families	1,671
Average Household Size	2.41
Owner Occupied Housing Units	1,848
Renter Occupied Housing Units	1,198
Median Age	28.6

2014 Summary

Population	8,593
Households	3,060
Families	1,649
Average Household Size	2.40
Owner Occupied Housing Units	1,812
Renter Occupied Housing Units	1,248
Median Age	29.6
Median Household Income	\$35,276
Average Household Income	\$47,233

2019 Summary

Population	8,705
Households	3,124
Families	1,659
Average Household Size	2.38
Owner Occupied Housing Units	1,832
Renter Occupied Housing Units	1,292
Median Age	31.4
Median Household Income	\$39,727
Average Household Income	\$54,131

Trends: 2014-2019 Annual Rate

Population	0.26%
Households	0.41%
Families	0.12%
Owner Households	0.22%
Median Household Income	2.41%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2014 Households by Income	Number	Percent
<\$15,000	577	18.9%
\$15,000 - \$24,999	437	14.3%
\$25,000 - \$34,999	504	16.5%
\$35,000 - \$49,999	460	15.0%
\$50,000 - \$74,999	507	16.6%
\$75,000 - \$99,999	264	8.6%
\$100,000 - \$149,999	247	8.1%
\$150,000 - \$199,999	26	0.8%
\$200,000+	38	1.2%
Median Household Income	\$35,276	
Average Household Income	\$47,233	
Per Capita Income	\$18,174	

2019 Households by Income	Number	Percent
<\$15,000	577	18.5%
\$15,000 - \$24,999	351	11.2%
\$25,000 - \$34,999	437	14.0%
\$35,000 - \$49,999	500	16.0%
\$50,000 - \$74,999	471	15.1%
\$75,000 - \$99,999	337	10.8%
\$100,000 - \$149,999	353	11.3%
\$150,000 - \$199,999	49	1.6%
\$200,000+	49	1.6%
Median Household Income	\$39,727	
Average Household Income	\$54,131	
Per Capita Income	\$21,097	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2010 Population by Age	Number	Percent
Age 0 - 4	554	6.4%
Age 5 - 9	485	5.6%
Age 10 - 14	455	5.3%
Age 15 - 19	1,056	12.3%
Age 20 - 24	1,248	14.5%
Age 25 - 34	1,278	14.9%
Age 35 - 44	938	10.9%
Age 45 - 54	983	11.4%
Age 55 - 64	770	9.0%
Age 65 - 74	384	4.5%
Age 75 - 84	307	3.6%
Age 85+	140	1.6%

2014 Population by Age	Number	Percent
Age 0 - 4	533	6.2%
Age 5 - 9	494	5.7%
Age 10 - 14	442	5.1%
Age 15 - 19	1,019	11.9%
Age 20 - 24	1,118	13.0%
Age 25 - 34	1,365	15.9%
Age 35 - 44	970	11.3%
Age 45 - 54	899	10.5%
Age 55 - 64	844	9.8%
Age 65 - 74	475	5.5%
Age 75 - 84	286	3.3%
Age 85+	148	1.7%

2019 Population by Age	Number	Percent
Age 0 - 4	541	6.2%
Age 5 - 9	492	5.7%
Age 10 - 14	456	5.2%
Age 15 - 19	1,014	11.6%
Age 20 - 24	1,050	12.1%
Age 25 - 34	1,299	14.9%
Age 35 - 44	1,025	11.8%
Age 45 - 54	876	10.1%
Age 55 - 64	877	10.1%
Age 65 - 74	576	6.6%
Age 75 - 84	349	4.0%
Age 85+	150	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2010 Race and Ethnicity

	Number	Percent
White Alone	6,877	80.0%
Black Alone	874	10.2%
American Indian Alone	34	0.4%
Asian Alone	250	2.9%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	219	2.5%
Two or More Races	343	4.0%
Hispanic Origin (Any Race)	715	8.3%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,793	79.1%
Black Alone	880	10.2%
American Indian Alone	35	0.4%
Asian Alone	268	3.1%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	241	2.8%
Two or More Races	375	4.4%
Hispanic Origin (Any Race)	796	9.3%

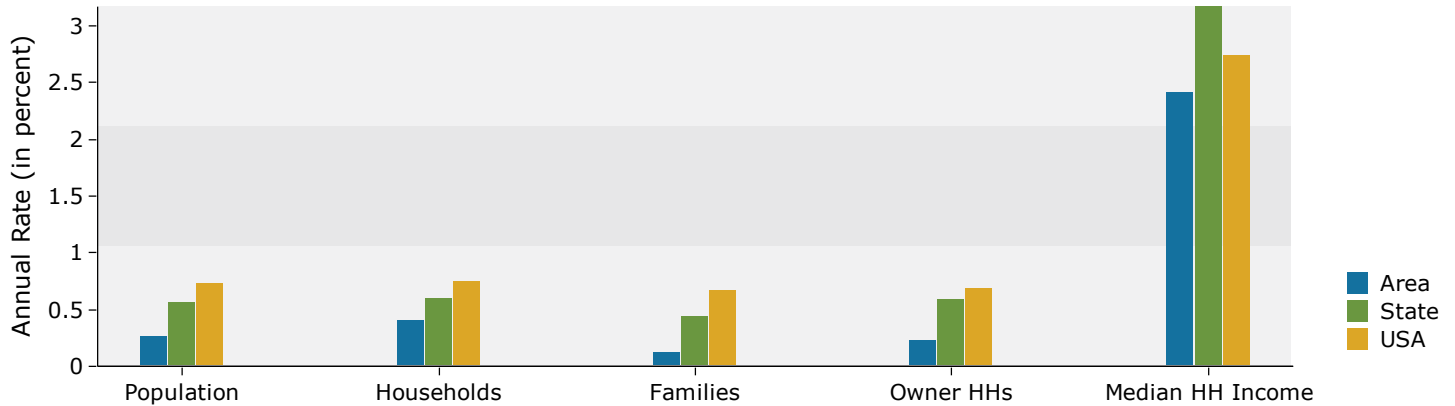
2019 Race and Ethnicity

	Number	Percent
White Alone	6,769	77.8%
Black Alone	909	10.4%
American Indian Alone	37	0.4%
Asian Alone	297	3.4%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	264	3.0%
Two or More Races	428	4.9%
Hispanic Origin (Any Race)	915	10.5%

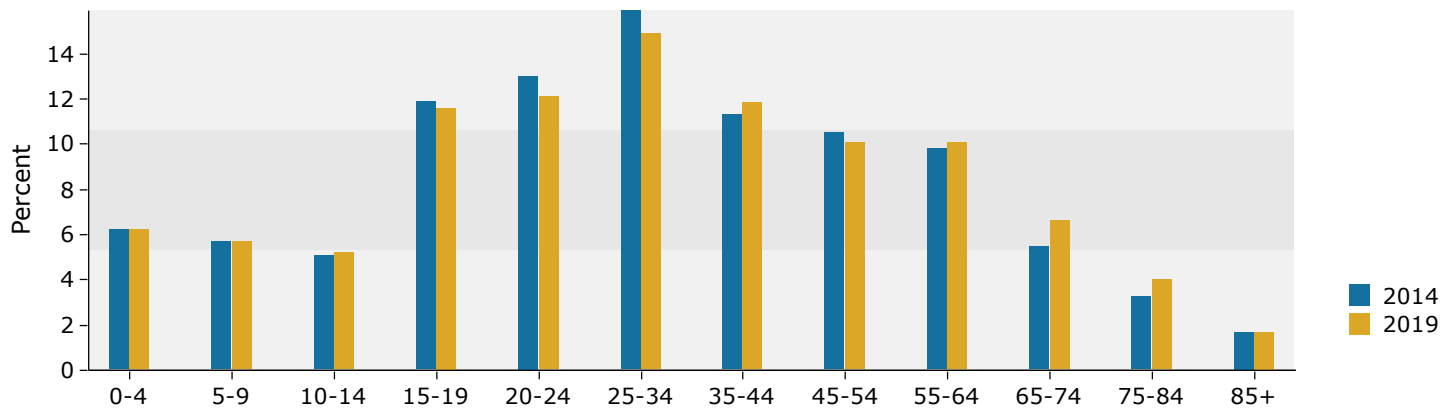
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

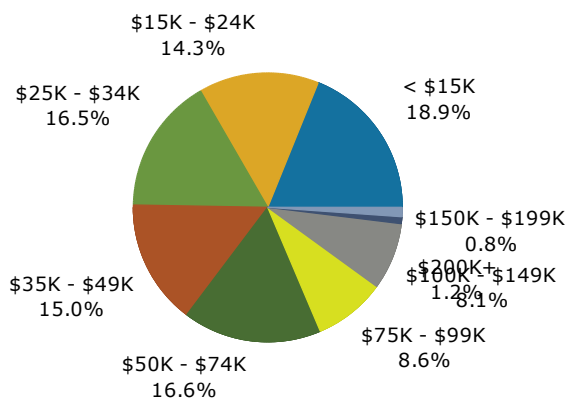
Trends 2014-2019



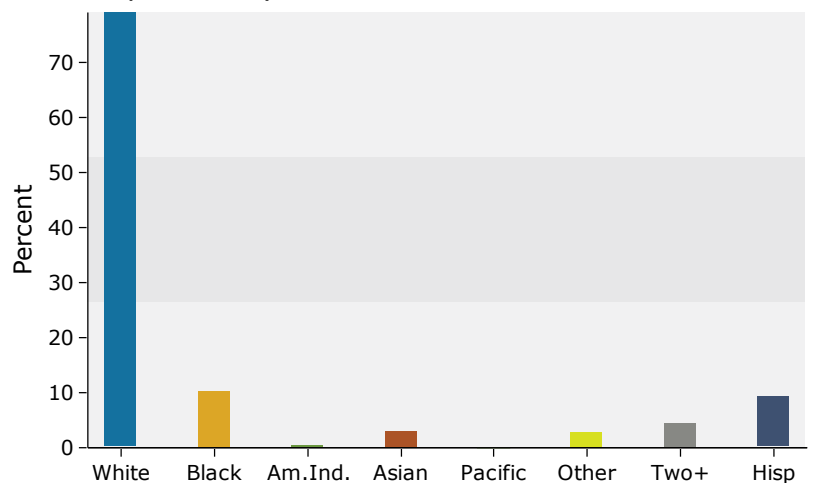
Population by Age

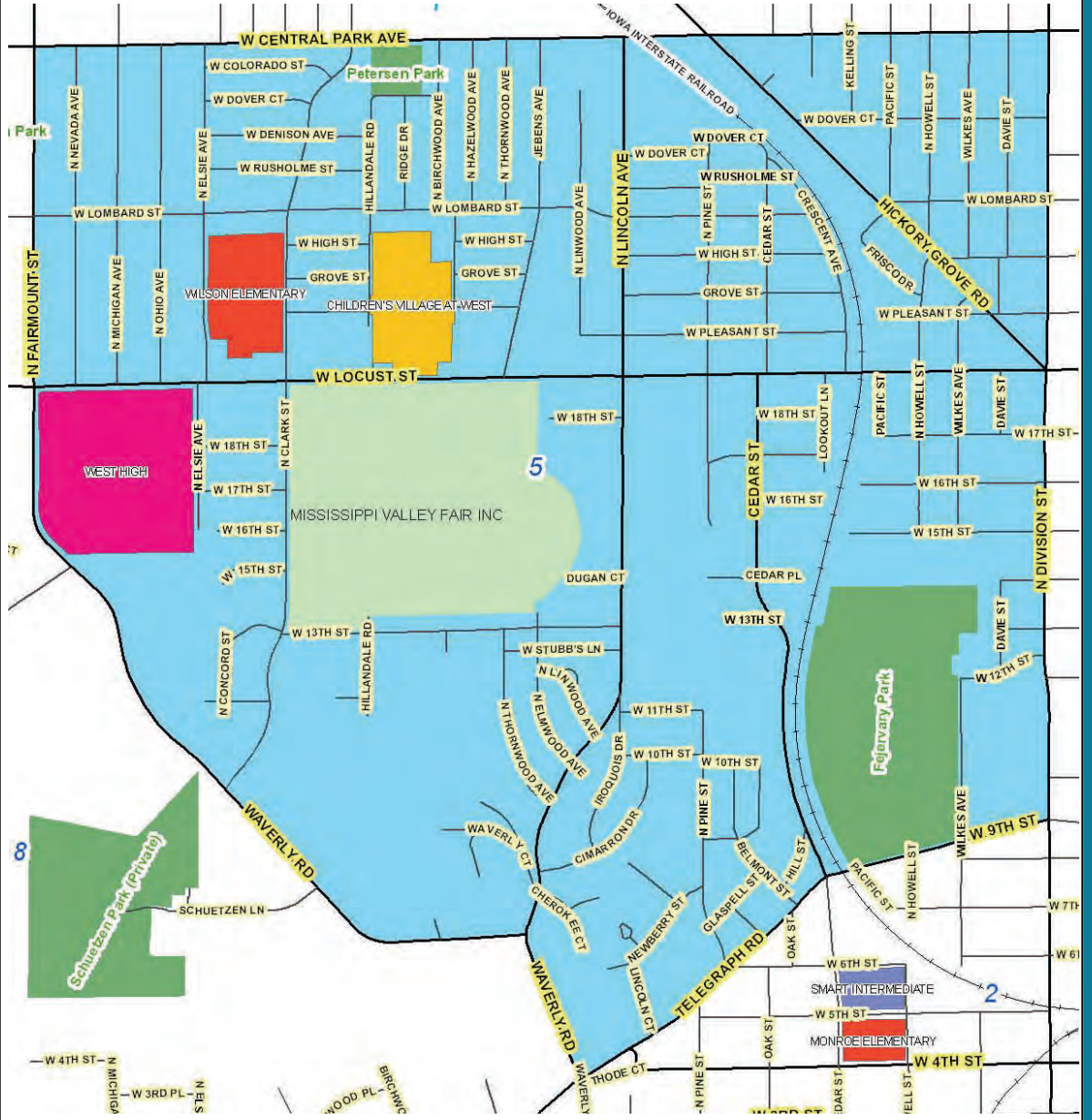


2014 Household Income



2014 Population by Race







Planning Area 5

Population

	1990	2000	% Change	City % Change
Total	7153	6937	-3%	+3%
Minority	176	530	+201%	+55%
Hispanic	148	309	+108%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2986	2996	+<1%	+5%
Owner	2366	2419	+2%	+76%
Renter	620	577	-7%	-40%
% Renter	21%	19%	-9%	-43%

Housing

	2007	2008
Area 5 Foreclosures	10	16
City Foreclosures	266	204
% of Owner HH in Area 5	8%	8%
% of City Foreclosures in A5	4%	8%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	661	271	-59%	-36%
\$15-30,000	928	667	-28%	-16%
\$30-60,000	1258	1219	-3%	+13%
> \$60,000	189	789	+317%	+150%
Public Assist	192	76	-60%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1109	687	-38%	-23%
Violent	388	251	-35%	-20%
Property	572	305	-47%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	16	29	+81%	+20%
Rental Issues	2	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	23	472	19%	12%
Fair	77	1579	65%	51%
Good	18	369	15%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 5	30	7	23%
City	520	65	13%
% of City	6%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 5 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 5 decreased the minority and Hispanic populations increased significantly more than the City
- Area 5 maintained housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 5 slightly less than the City
- The household income in Area 5 grew significantly more than the City
- The decrease in households receiving public assistance was greater than the decrease in the City
- Public safety issues within Area 5 decreased more significantly than the City
- Residents of Area 5 are making greater use of the City's inspection services than the City as a whole
- Area 5 has slightly more need for minor housing rehabilitation than the City
- Area 5 has received nearly twice the investment in streets rehabilitation compared to Area 5's share of the City's streets

Conservation



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

Census 2010 Summary

Population	6,841
Households	2,938
Families	1,849
Average Household Size	2.33
Owner Occupied Housing Units	2,309
Renter Occupied Housing Units	629
Median Age	39.6

2014 Summary

Population	6,577
Households	2,838
Families	1,761
Average Household Size	2.32
Owner Occupied Housing Units	2,196
Renter Occupied Housing Units	642
Median Age	39.7
Median Household Income	\$44,114
Average Household Income	\$54,799

2019 Summary

Population	6,475
Households	2,799
Families	1,720
Average Household Size	2.31
Owner Occupied Housing Units	2,158
Renter Occupied Housing Units	641
Median Age	40.1
Median Household Income	\$50,979
Average Household Income	\$63,331

Trends: 2014-2019 Annual Rate

Population	-0.31%
Households	-0.28%
Families	-0.47%
Owner Households	-0.35%
Median Household Income	2.93%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2014 Households by Income	Number	Percent
<\$15,000	302	10.6%
\$15,000 - \$24,999	348	12.3%
\$25,000 - \$34,999	389	13.7%
\$35,000 - \$49,999	551	19.4%
\$50,000 - \$74,999	584	20.6%
\$75,000 - \$99,999	360	12.7%
\$100,000 - \$149,999	263	9.3%
\$150,000 - \$199,999	6	0.2%
\$200,000+	35	1.2%
Median Household Income	\$44,114	
Average Household Income	\$54,799	
Per Capita Income	\$23,646	

2019 Households by Income	Number	Percent
<\$15,000	282	10.1%
\$15,000 - \$24,999	255	9.1%
\$25,000 - \$34,999	293	10.5%
\$35,000 - \$49,999	537	19.2%
\$50,000 - \$74,999	546	19.5%
\$75,000 - \$99,999	461	16.5%
\$100,000 - \$149,999	346	12.4%
\$150,000 - \$199,999	15	0.5%
\$200,000+	64	2.3%
Median Household Income	\$50,979	
Average Household Income	\$63,331	
Per Capita Income	\$27,377	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2010 Population by Age	Number	Percent
Age 0 - 4	474	6.9%
Age 5 - 9	441	6.4%
Age 10 - 14	362	5.3%
Age 15 - 19	382	5.6%
Age 20 - 24	377	5.5%
Age 25 - 34	1,011	14.8%
Age 35 - 44	791	11.6%
Age 45 - 54	1,023	15.0%
Age 55 - 64	830	12.1%
Age 65 - 74	570	8.3%
Age 75 - 84	409	6.0%
Age 85+	171	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	437	6.6%
Age 5 - 9	436	6.6%
Age 10 - 14	400	6.1%
Age 15 - 19	315	4.8%
Age 20 - 24	362	5.5%
Age 25 - 34	954	14.5%
Age 35 - 44	794	12.1%
Age 45 - 54	855	13.0%
Age 55 - 64	878	13.3%
Age 65 - 74	589	9.0%
Age 75 - 84	392	6.0%
Age 85+	165	2.5%

2019 Population by Age	Number	Percent
Age 0 - 4	427	6.6%
Age 5 - 9	413	6.4%
Age 10 - 14	417	6.4%
Age 15 - 19	354	5.5%
Age 20 - 24	291	4.5%
Age 25 - 34	847	13.1%
Age 35 - 44	852	13.2%
Age 45 - 54	756	11.7%
Age 55 - 64	866	13.4%
Age 65 - 74	665	10.3%
Age 75 - 84	417	6.4%
Age 85+	170	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2010 Race and Ethnicity

	Number	Percent
White Alone	6,122	89.5%
Black Alone	284	4.2%
American Indian Alone	33	0.5%
Asian Alone	116	1.7%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	94	1.4%
Two or More Races	191	2.8%
Hispanic Origin (Any Race)	478	7.0%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,834	88.7%
Black Alone	286	4.3%
American Indian Alone	33	0.5%
Asian Alone	120	1.8%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	103	1.6%
Two or More Races	200	3.0%
Hispanic Origin (Any Race)	526	8.0%

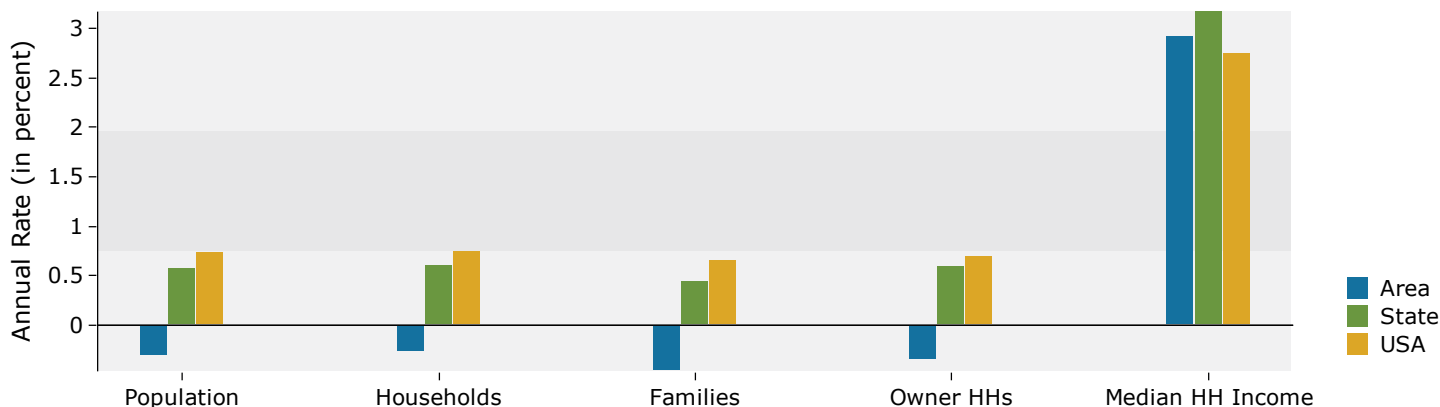
2019 Race and Ethnicity

	Number	Percent
White Alone	5,675	87.6%
Black Alone	298	4.6%
American Indian Alone	33	0.5%
Asian Alone	131	2.0%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	113	1.7%
Two or More Races	224	3.5%
Hispanic Origin (Any Race)	608	9.4%

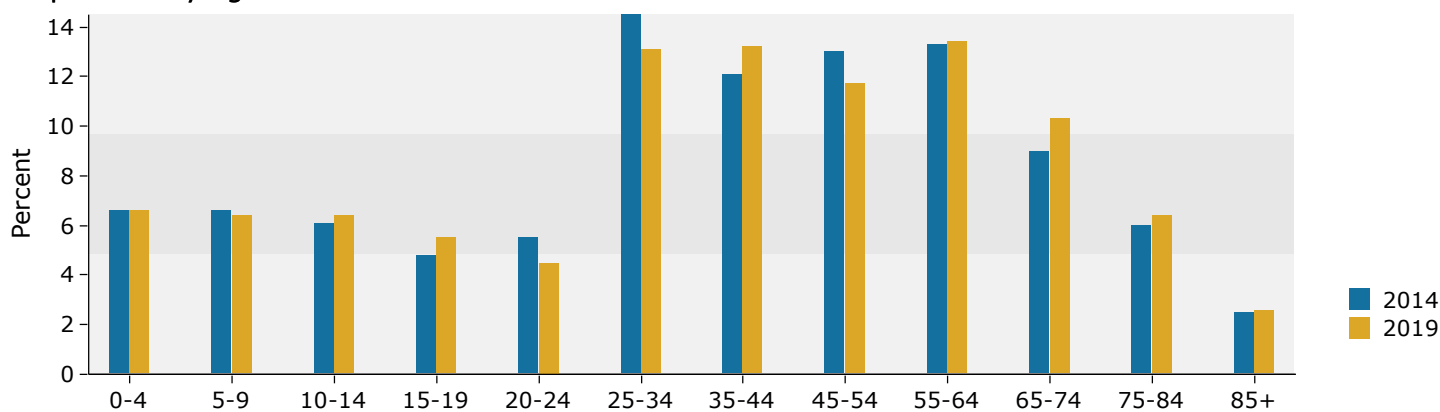
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

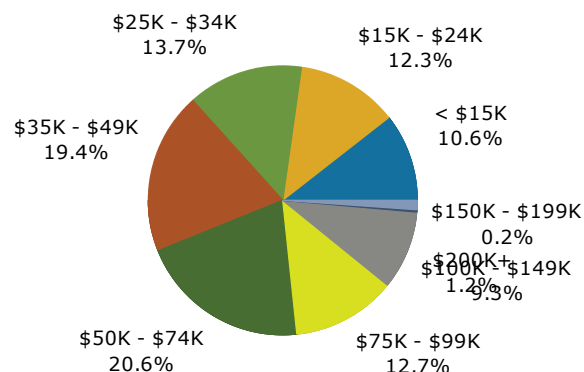
Trends 2014-2019



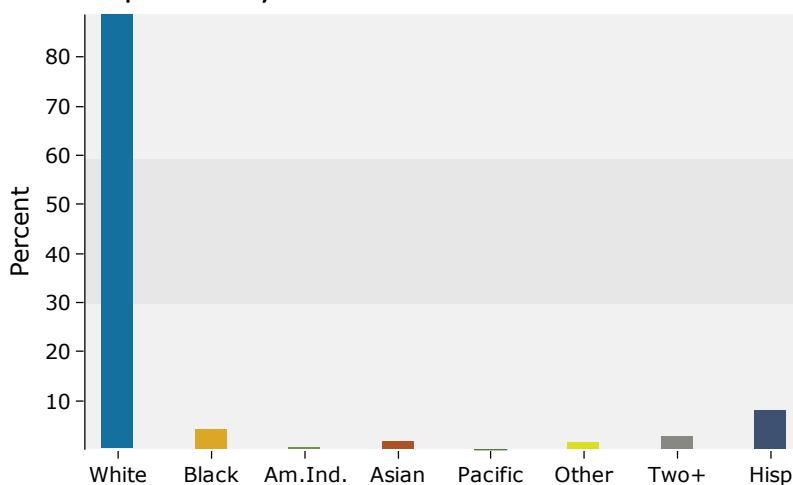
Population by Age



2014 Household Income



2014 Population by Race



Planning Area 6

Population

	1990	2000	% Change	City % Change
Total	7410	7400	-<1%	+3%
Minority	366	549	+50%	+55%
Hispanic	114	186	+63%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3179	3330	+5%	+5%
Owner	2123	2269	+7%	+76%
Renter	1056	1061	+<1%	-40%
% Renter	33%	32%	-3%	-43%

Housing

	2007	2008
Area 6 Foreclosures	4	3
City Foreclosures	266	204
% of Owner HH in Area 6	9%	9%
% of City Foreclosures in A6	2%	1%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	600	318	-47%	-36%
\$15-30,000	663	543	-18%	-16%
\$30-60,000	1109	1050	-5%	+13%
> \$60,000	847	1434	+69%	+150%
Public Assist	64	14	-78%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	402	272	-32%	-23%
Violent	55	48	-13%	-20%
Property	291	181	-38%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	5	4	-20%	+20%
Rental Issues	0	1	100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	7	85	4%	12%
Fair	119	1452	64%	51%
Good	60	732	32%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 6	34	7	21%
City	520	65	13%
% of City	7%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 6 unlike many of Davenport's older areas is a stable neighborhood.

- Although the population within Area 6 stayed the same the minority and Hispanic populations increased in line with the City
- Area 6 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 6 less than the City
- The household income in Area 6 grew less than the City
- The decrease in households receiving public assistance was significantly more than the decrease in the City
- Public safety issues within Area 6 decreased more than the City
- Residents of Area 6 are making less use of the City's inspection services than the City as a whole
- Area 6 has slightly more need for minor housing rehabilitation than the City
- Area 6 has received one and a half times the investment in streets rehabilitation compared to Area 6's share of the City's streets

Healthy



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117
Longitude: -90.5376838

Census 2010 Summary

Population	6,839
Households	3,103
Families	1,811
Average Household Size	2.18
Owner Occupied Housing Units	2,222
Renter Occupied Housing Units	881
Median Age	41.0

2014 Summary

Population	6,734
Households	3,075
Families	1,768
Average Household Size	2.16
Owner Occupied Housing Units	2,191
Renter Occupied Housing Units	884
Median Age	41.3
Median Household Income	\$60,983
Average Household Income	\$79,432

2019 Summary

Population	6,759
Households	3,098
Families	1,763
Average Household Size	2.15
Owner Occupied Housing Units	2,263
Renter Occupied Housing Units	835
Median Age	42.3
Median Household Income	\$78,762
Average Household Income	\$96,252

Trends: 2014-2019 Annual Rate

Population	0.07%
Households	0.15%
Families	-0.06%
Owner Households	0.65%
Median Household Income	5.25%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117

Longitude: -90.5376838

2014 Households by Income	Number	Percent
<\$15,000	374	12.2%
\$15,000 - \$24,999	236	7.7%
\$25,000 - \$34,999	326	10.6%
\$35,000 - \$49,999	359	11.7%
\$50,000 - \$74,999	461	15.0%
\$75,000 - \$99,999	487	15.8%
\$100,000 - \$149,999	487	15.8%
\$150,000 - \$199,999	171	5.6%
\$200,000+	175	5.7%
Median Household Income	\$60,983	
Average Household Income	\$79,432	
Per Capita Income	\$36,388	

2019 Households by Income	Number	Percent
<\$15,000	321	10.4%
\$15,000 - \$24,999	161	5.2%
\$25,000 - \$34,999	261	8.4%
\$35,000 - \$49,999	358	11.6%
\$50,000 - \$74,999	347	11.2%
\$75,000 - \$99,999	514	16.6%
\$100,000 - \$149,999	610	19.7%
\$150,000 - \$199,999	294	9.5%
\$200,000+	233	7.5%
Median Household Income	\$78,762	
Average Household Income	\$96,252	
Per Capita Income	\$44,262	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117

Longitude: -90.5376838

2010 Population by Age	Number	Percent
Age 0 - 4	418	6.1%
Age 5 - 9	360	5.3%
Age 10 - 14	389	5.7%
Age 15 - 19	414	6.1%
Age 20 - 24	438	6.4%
Age 25 - 34	952	13.9%
Age 35 - 44	794	11.6%
Age 45 - 54	959	14.0%
Age 55 - 64	987	14.4%
Age 65 - 74	569	8.3%
Age 75 - 84	378	5.5%
Age 85+	183	2.7%

2014 Population by Age	Number	Percent
Age 0 - 4	391	5.8%
Age 5 - 9	415	6.2%
Age 10 - 14	385	5.7%
Age 15 - 19	373	5.5%
Age 20 - 24	464	6.9%
Age 25 - 34	842	12.5%
Age 35 - 44	781	11.6%
Age 45 - 54	849	12.6%
Age 55 - 64	995	14.8%
Age 65 - 74	684	10.2%
Age 75 - 84	366	5.4%
Age 85+	191	2.8%

2019 Population by Age	Number	Percent
Age 0 - 4	384	5.7%
Age 5 - 9	417	6.2%
Age 10 - 14	456	6.7%
Age 15 - 19	371	5.5%
Age 20 - 24	392	5.8%
Age 25 - 34	753	11.1%
Age 35 - 44	832	12.3%
Age 45 - 54	789	11.7%
Age 55 - 64	936	13.8%
Age 65 - 74	870	12.9%
Age 75 - 84	380	5.6%
Age 85+	181	2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6

Area: 2.45 square miles

Latitude: 41.54436117

Longitude: -90.5376838

2010 Race and Ethnicity

	Number	Percent
White Alone	6,196	90.6%
Black Alone	282	4.1%
American Indian Alone	15	0.2%
Asian Alone	137	2.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	72	1.1%
Two or More Races	134	2.0%
Hispanic Origin (Any Race)	300	4.4%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,060	90.0%
Black Alone	287	4.3%
American Indian Alone	15	0.2%
Asian Alone	143	2.1%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	80	1.2%
Two or More Races	146	2.2%
Hispanic Origin (Any Race)	337	5.0%

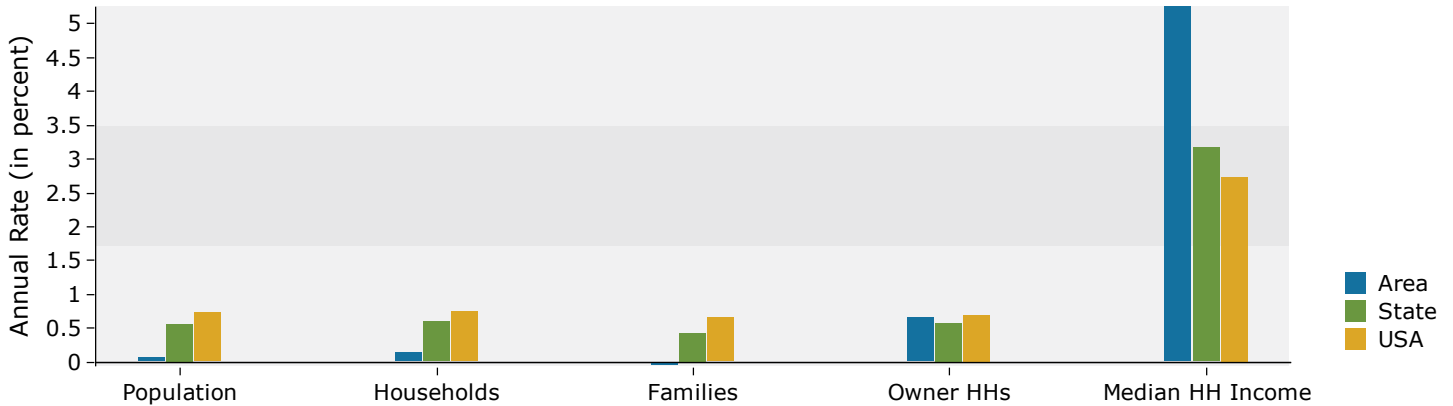
2019 Race and Ethnicity

	Number	Percent
White Alone	6,030	89.2%
Black Alone	301	4.5%
American Indian Alone	15	0.2%
Asian Alone	156	2.3%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	88	1.3%
Two or More Races	166	2.5%
Hispanic Origin (Any Race)	394	5.8%

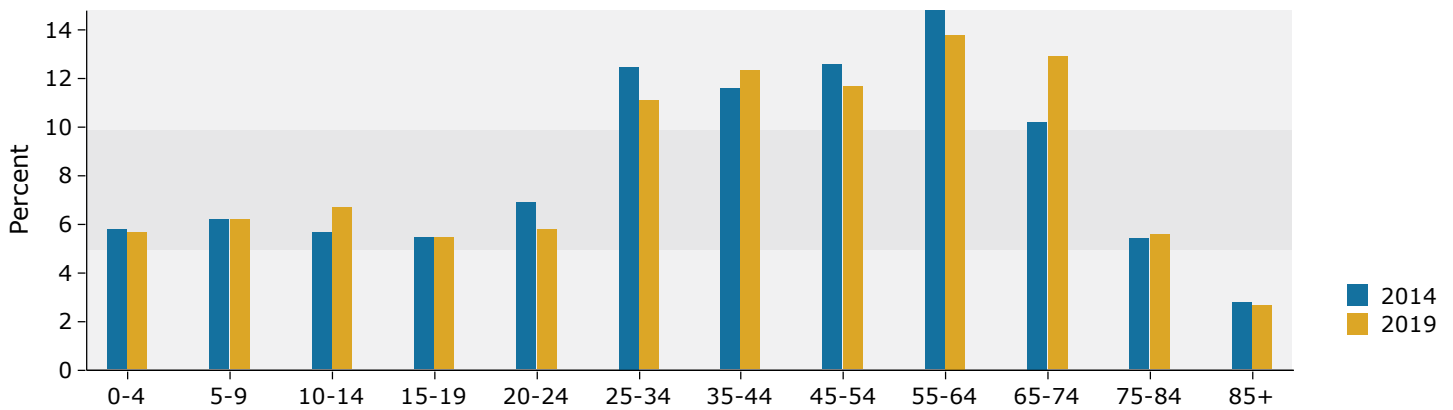
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

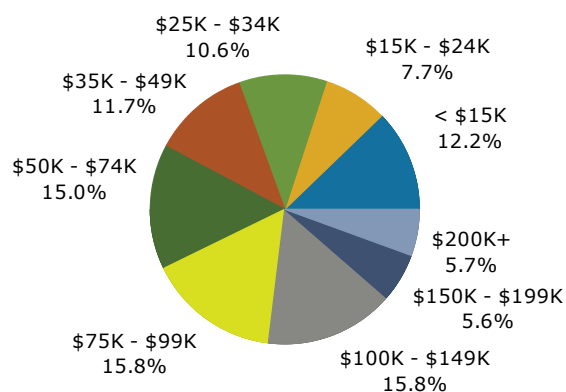
Trends 2014-2019



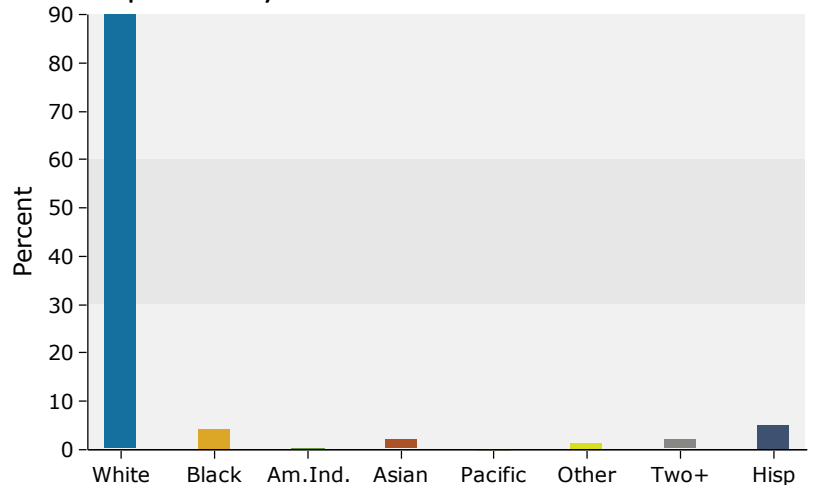
Population by Age

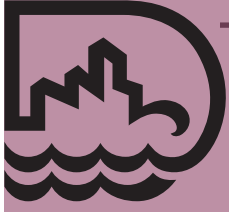


2014 Household Income

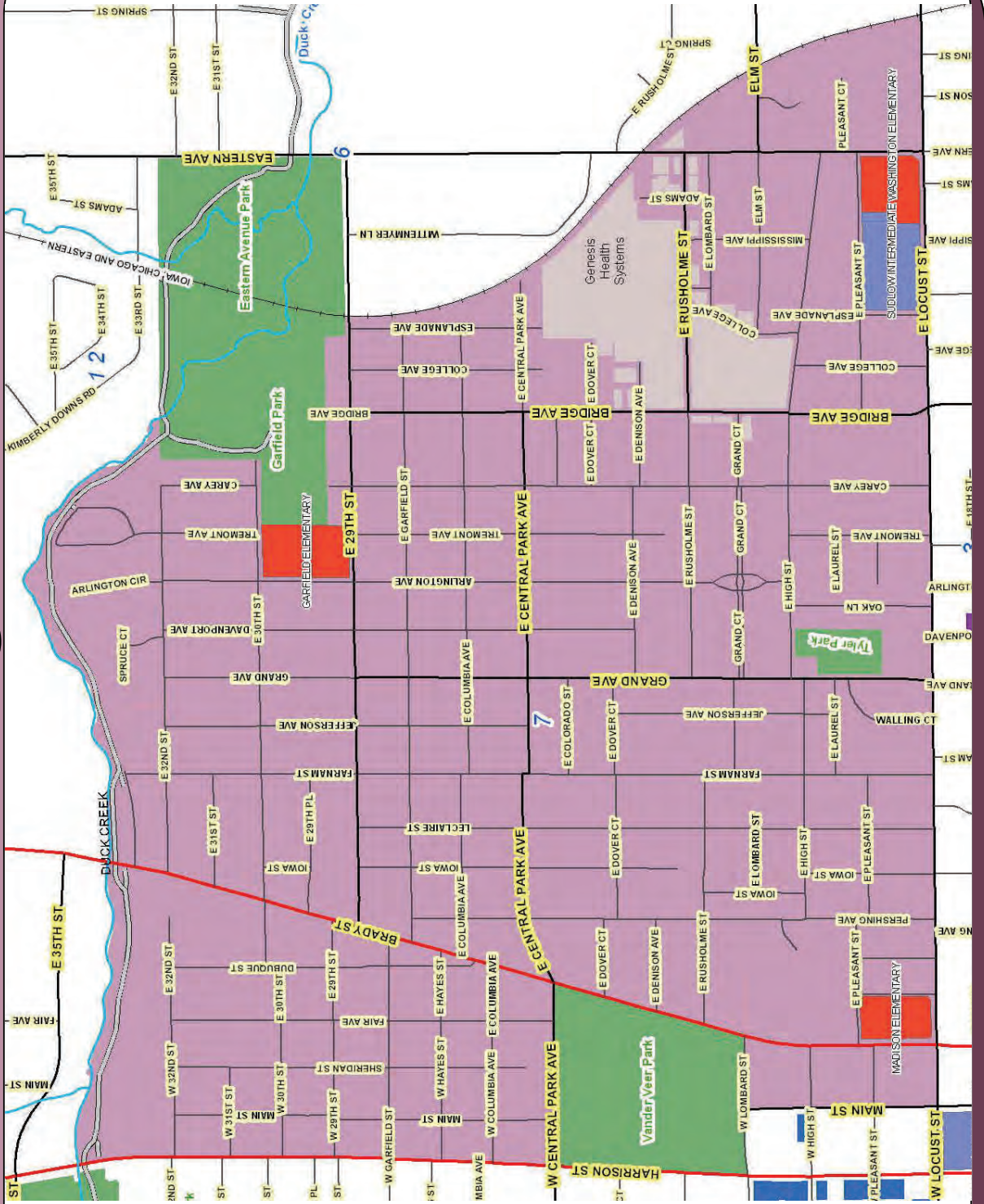


2014 Population by Race





Planning Area 7





Planning Area 7

Population

	1990	2000	% Change	City % Change
Total	7627	7278	-5%	+3%
Minority	411	612	+49%	+55%
Hispanic	213	330	+55%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3021	2988	-1%	+5%
Owner	2188	2283	+4%	+76%
Renter	833	705	-15%	-40%
% Renter	28%	24%	-14%	-43%

Housing

	2007	2008
Area 7 Foreclosures	25	11
City Foreclosures	266	204
% of Owner HH in Area 7	8%	8%
% of City Foreclosures in A7	9%	5%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	673	321	-52%	-36%
\$15-30,000	793	664	-16%	-16%
\$30-60,000	1161	1233	+6%	+13%
> \$60,000	301	763	+153%	+150%
Public Assist	139	61	-56%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	954	748	-21%	-23%
Violent	263	249	-5%	-20%
Property	572	384	-33%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	8	20	+150%	+20%
Rental Issues	5	7	+40%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	1	15	<1%	12%
Fair	137	2031	89%	51%
Good	16	237	10%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 7	29	7	24%
City	520	65	13%
% of City	6%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 7 is a neighborhood in transition.

- Although the population within Area 7 decreased the minority and Hispanic populations increased in line with the City
- Area 7 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 7 slightly less than the City
- The household income in Area 7 grew in line with the City
- The decrease in households receiving public assistance was significantly more than the decrease in the City
- Public safety issues within Area 7 decreased in line with the City
- Residents of Area 7 are making significantly greater use of the City's inspection services than the City as a whole
- Area 7 has more need for minor housing rehabilitation than the City
- Area 7 has received nearly twice the investment in street rehabilitation compared to Area 7's share of the City's streets

Conservation



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818
Longitude: -90.5647324

Census 2010 Summary

Population	6,643
Households	2,765
Families	1,684
Average Household Size	2.38
Owner Occupied Housing Units	2,089
Renter Occupied Housing Units	676
Median Age	34.1

2014 Summary

Population	6,483
Households	2,721
Families	1,633
Average Household Size	2.36
Owner Occupied Housing Units	2,028
Renter Occupied Housing Units	693
Median Age	35.5
Median Household Income	\$47,557
Average Household Income	\$56,072

2019 Summary

Population	6,459
Households	2,724
Families	1,616
Average Household Size	2.35
Owner Occupied Housing Units	2,041
Renter Occupied Housing Units	683
Median Age	37.3
Median Household Income	\$54,483
Average Household Income	\$64,328

Trends: 2014-2019 Annual Rate

Population	-0.07%
Households	0.02%
Families	-0.21%
Owner Households	0.13%
Median Household Income	2.76%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2014 Households by Income	Number	Percent
<\$15,000	267	9.8%
\$15,000 - \$24,999	373	13.7%
\$25,000 - \$34,999	350	12.9%
\$35,000 - \$49,999	423	15.5%
\$50,000 - \$74,999	614	22.6%
\$75,000 - \$99,999	371	13.6%
\$100,000 - \$149,999	276	10.1%
\$150,000 - \$199,999	30	1.1%
\$200,000+	17	0.6%
Median Household Income	\$47,557	
Average Household Income	\$56,072	
Per Capita Income	\$23,628	

2019 Households by Income	Number	Percent
<\$15,000	251	9.2%
\$15,000 - \$24,999	277	10.2%
\$25,000 - \$34,999	272	10.0%
\$35,000 - \$49,999	415	15.2%
\$50,000 - \$74,999	579	21.3%
\$75,000 - \$99,999	471	17.3%
\$100,000 - \$149,999	368	13.5%
\$150,000 - \$199,999	62	2.3%
\$200,000+	29	1.1%
Median Household Income	\$54,483	
Average Household Income	\$64,328	
Per Capita Income	\$27,247	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2010 Population by Age	Number	Percent
Age 0 - 4	445	6.7%
Age 5 - 9	483	7.3%
Age 10 - 14	421	6.3%
Age 15 - 19	422	6.4%
Age 20 - 24	440	6.6%
Age 25 - 34	1,206	18.2%
Age 35 - 44	891	13.4%
Age 45 - 54	913	13.7%
Age 55 - 64	730	11.0%
Age 65 - 74	340	5.1%
Age 75 - 84	238	3.6%
Age 85+	114	1.7%

2014 Population by Age	Number	Percent
Age 0 - 4	416	6.4%
Age 5 - 9	426	6.6%
Age 10 - 14	444	6.8%
Age 15 - 19	369	5.7%
Age 20 - 24	395	6.1%
Age 25 - 34	1,142	17.6%
Age 35 - 44	914	14.1%
Age 45 - 54	840	13.0%
Age 55 - 64	772	11.9%
Age 65 - 74	431	6.6%
Age 75 - 84	223	3.4%
Age 85+	111	1.7%

2019 Population by Age	Number	Percent
Age 0 - 4	406	6.3%
Age 5 - 9	400	6.2%
Age 10 - 14	414	6.4%
Age 15 - 19	396	6.1%
Age 20 - 24	335	5.2%
Age 25 - 34	1,015	15.7%
Age 35 - 44	1,012	15.7%
Age 45 - 54	792	12.3%
Age 55 - 64	784	12.1%
Age 65 - 74	541	8.4%
Age 75 - 84	254	3.9%
Age 85+	110	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2010 Race and Ethnicity

	Number	Percent
White Alone	5,850	88.1%
Black Alone	315	4.7%
American Indian Alone	25	0.4%
Asian Alone	71	1.1%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	92	1.4%
Two or More Races	280	4.2%
Hispanic Origin (Any Race)	448	6.7%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,658	87.3%
Black Alone	314	4.8%
American Indian Alone	26	0.4%
Asian Alone	76	1.2%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	99	1.5%
Two or More Races	300	4.6%
Hispanic Origin (Any Race)	495	7.6%

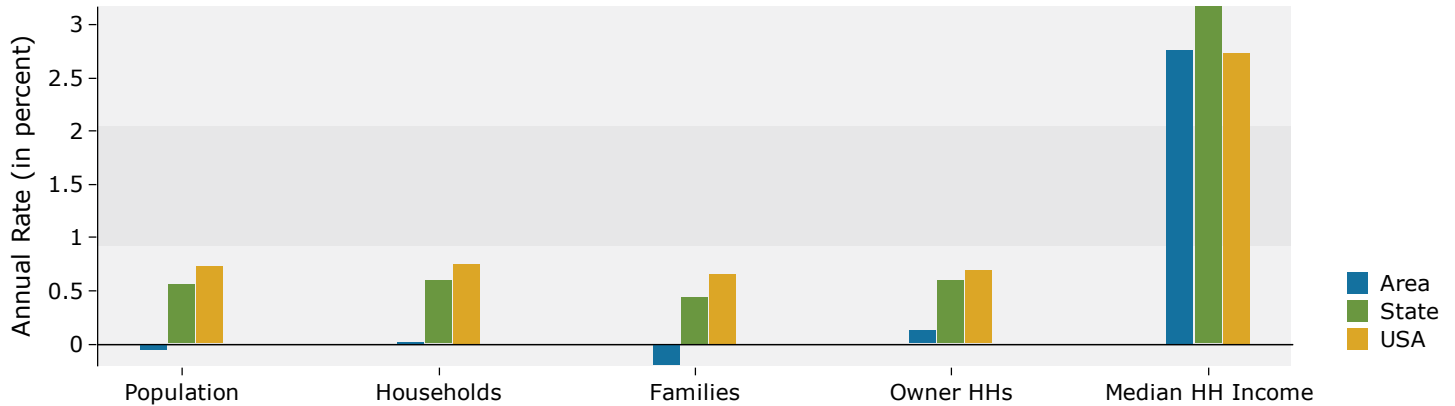
2019 Race and Ethnicity

	Number	Percent
White Alone	5,565	86.2%
Black Alone	324	5.0%
American Indian Alone	27	0.4%
Asian Alone	84	1.3%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	106	1.6%
Two or More Races	343	5.3%
Hispanic Origin (Any Race)	573	8.9%

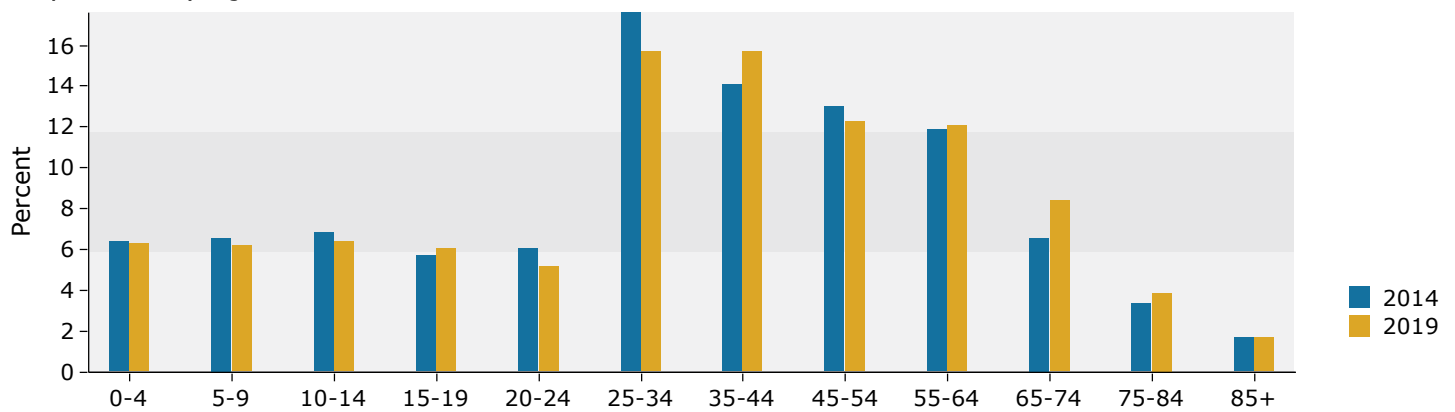
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

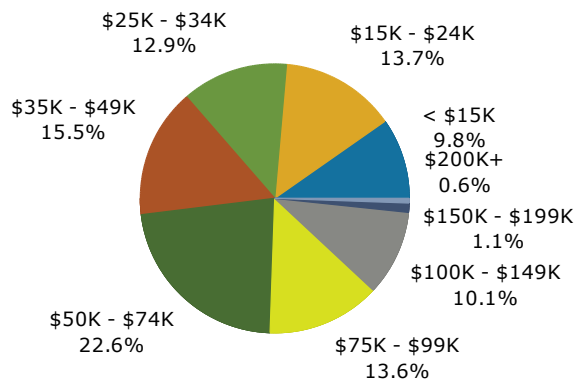
Trends 2014-2019



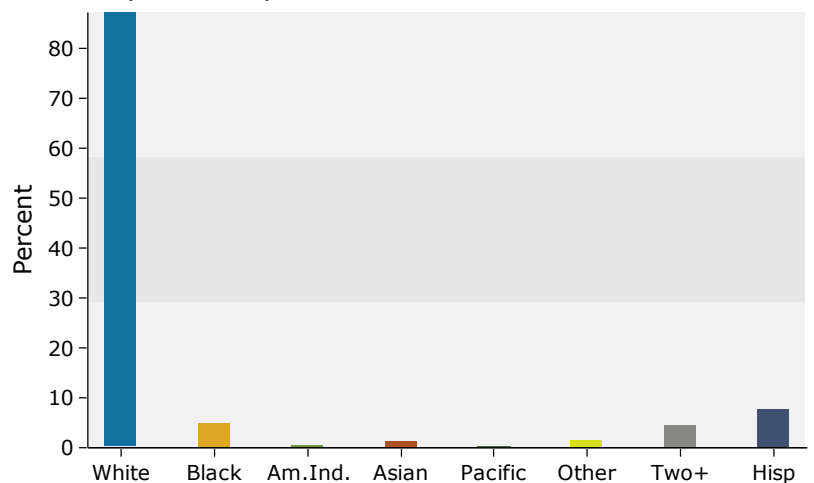
Population by Age

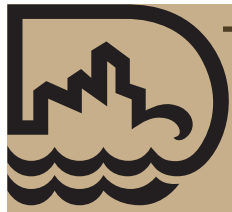


2014 Household Income

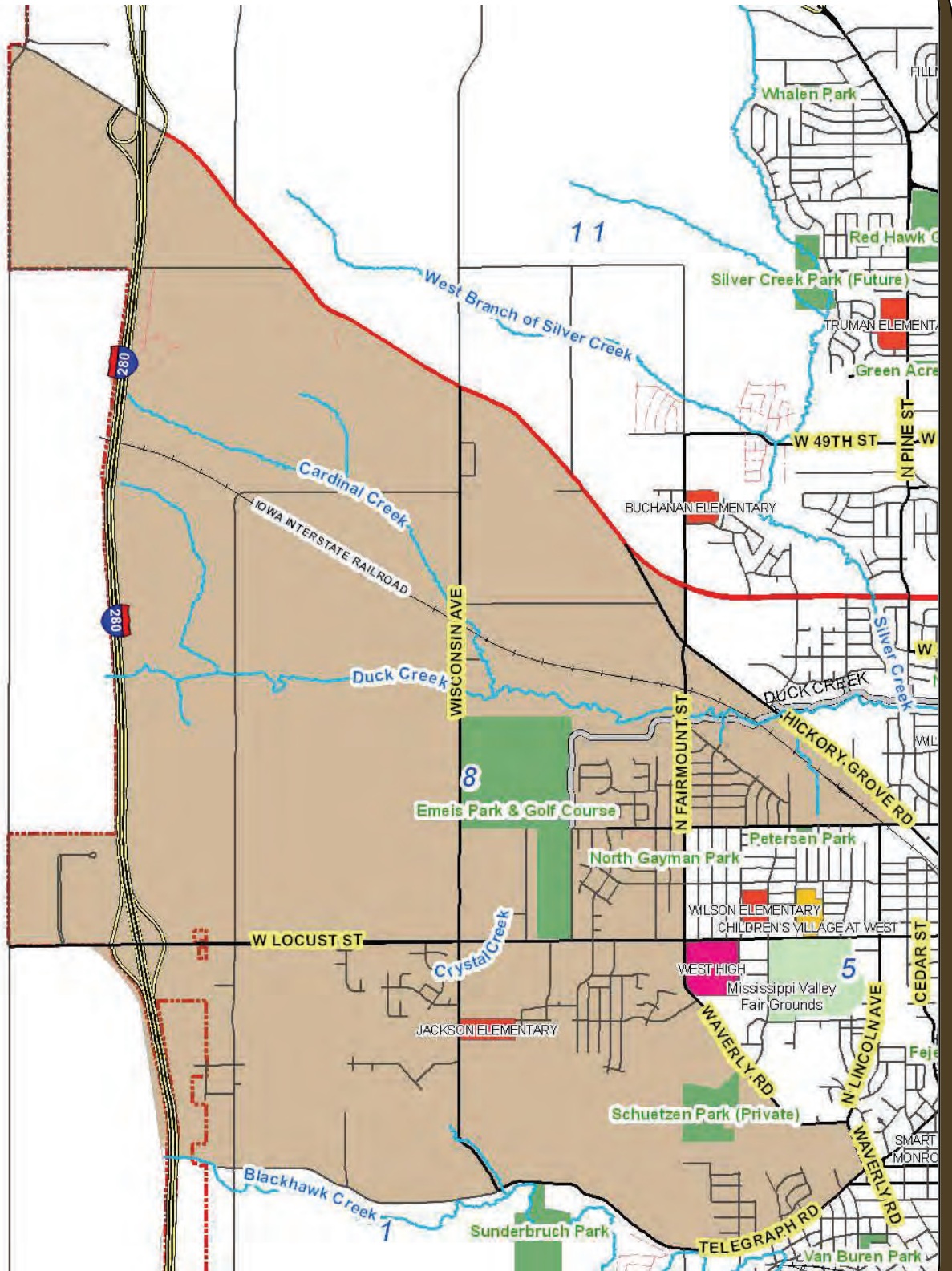


2014 Population by Race





Planning Area 8





Planning Area 8

Population

	1990	2000	% Change	City % Change
Total	7202	7423	+3%	+3%
Minority	573	1168	+103%	+55%
Hispanic	231	320	+39%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2527	2691	+6%	+5%
Owner	1657	1911	+15%	+76%
Renter	870	780	-10%	-40%
% Renter	34%	29%	-15%	-43%

Housing

	2007	2008
Area 8 Foreclosures	10	12
City Foreclosures	266	204
% of Owner HH in Area 8	7%	7%
% of City Foreclosures in A8	4%	6%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	529	467	-12%	-36%
\$15-30,000	773	568	-27%	-16%
\$30-60,000	928	1043	+13%	+13%
> \$60,000	268	662	+147%	+150%
Public Assist	206	176	-15%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	754	703	-7%	-23%
Violent	281	253	-10%	-20%
Property	416	350	-16%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	11	36	+227%	+20%
Rental Issues	0	1	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0	<1%
Poor	1	10	<1%	12%
Fair	51	510	27%	51%
Good	139	1391	72%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 8	46	2	4%
City	520	65	13%
% of City	9%	3%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 8 a stable neighborhood.

- Although the population within Area 8 increased in line with the City the minority population increased significantly more than the City and the Hispanic population increased less significantly than the City
- Area 8 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 8 slightly less than the City
- The household income in Area 8 grew in line with the City
- The decrease in households receiving public assistance was significantly less than the decrease in the City
- Public safety issues within Area 8 decreased less significantly than the City
- Residents of Area 8 are making greater use of the City's inspection services than the City as a whole
- Area 8 has significantly less need for minor housing rehabilitation than the City
- Area 8 has received one-third the investment in street rehabilitation compared to Area 8's share of the City's streets

Conservation



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797
Longitude: -90.6548735

Census 2010 Summary

Population	8,060
Households	3,172
Families	2,162
Average Household Size	2.47
Owner Occupied Housing Units	2,148
Renter Occupied Housing Units	1,024
Median Age	37.4

2014 Summary

Population	8,412
Households	3,355
Families	2,259
Average Household Size	2.44
Owner Occupied Housing Units	2,236
Renter Occupied Housing Units	1,119
Median Age	37.9
Median Household Income	\$45,807
Average Household Income	\$55,877

2019 Summary

Population	8,893
Households	3,572
Families	2,383
Average Household Size	2.43
Owner Occupied Housing Units	2,387
Renter Occupied Housing Units	1,185
Median Age	38.2
Median Household Income	\$55,067
Average Household Income	\$65,372

Trends: 2014-2019 Annual Rate

Population	1.12%
Households	1.26%
Families	1.07%
Owner Households	1.32%
Median Household Income	3.75%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797
Longitude: -90.6548735

2014 Households by Income	Number	Percent
<\$15,000	560	16.7%
\$15,000 - \$24,999	366	10.9%
\$25,000 - \$34,999	436	13.0%
\$35,000 - \$49,999	407	12.1%
\$50,000 - \$74,999	693	20.7%
\$75,000 - \$99,999	389	11.6%
\$100,000 - \$149,999	408	12.2%
\$150,000 - \$199,999	66	2.0%
\$200,000+	30	0.9%
Median Household Income	\$45,807	
Average Household Income	\$55,877	
Per Capita Income	\$22,523	

2019 Households by Income	Number	Percent
<\$15,000	552	15.5%
\$15,000 - \$24,999	280	7.8%
\$25,000 - \$34,999	346	9.7%
\$35,000 - \$49,999	415	11.6%
\$50,000 - \$74,999	693	19.4%
\$75,000 - \$99,999	540	15.1%
\$100,000 - \$149,999	594	16.6%
\$150,000 - \$199,999	107	3.0%
\$200,000+	45	1.3%
Median Household Income	\$55,067	
Average Household Income	\$65,372	
Per Capita Income	\$26,538	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797

Longitude: -90.6548735

2010 Population by Age	Number	Percent
Age 0 - 4	647	8.0%
Age 5 - 9	535	6.6%
Age 10 - 14	487	6.0%
Age 15 - 19	525	6.5%
Age 20 - 24	566	7.0%
Age 25 - 34	1,055	13.1%
Age 35 - 44	973	12.1%
Age 45 - 54	1,130	14.0%
Age 55 - 64	1,009	12.5%
Age 65 - 74	586	7.3%
Age 75 - 84	344	4.3%
Age 85+	203	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	642	7.6%
Age 5 - 9	549	6.5%
Age 10 - 14	520	6.2%
Age 15 - 19	484	5.8%
Age 20 - 24	566	6.7%
Age 25 - 34	1,175	14.0%
Age 35 - 44	956	11.4%
Age 45 - 54	1,107	13.2%
Age 55 - 64	1,101	13.1%
Age 65 - 74	728	8.7%
Age 75 - 84	369	4.4%
Age 85+	215	2.6%

2019 Population by Age	Number	Percent
Age 0 - 4	674	7.6%
Age 5 - 9	557	6.3%
Age 10 - 14	542	6.1%
Age 15 - 19	516	5.8%
Age 20 - 24	501	5.6%
Age 25 - 34	1,328	14.9%
Age 35 - 44	986	11.1%
Age 45 - 54	1,049	11.8%
Age 55 - 64	1,158	13.0%
Age 65 - 74	904	10.2%
Age 75 - 84	449	5.0%
Age 85+	229	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797

Longitude: -90.6548735

2010 Race and Ethnicity

	Number	Percent
White Alone	6,375	79.1%
Black Alone	888	11.0%
American Indian Alone	22	0.3%
Asian Alone	324	4.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	140	1.7%
Two or More Races	308	3.8%
Hispanic Origin (Any Race)	468	5.8%

2014 Race and Ethnicity

	Number	Percent
White Alone	6,602	78.5%
Black Alone	924	11.0%
American Indian Alone	23	0.3%
Asian Alone	352	4.2%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	162	1.9%
Two or More Races	346	4.1%
Hispanic Origin (Any Race)	547	6.5%

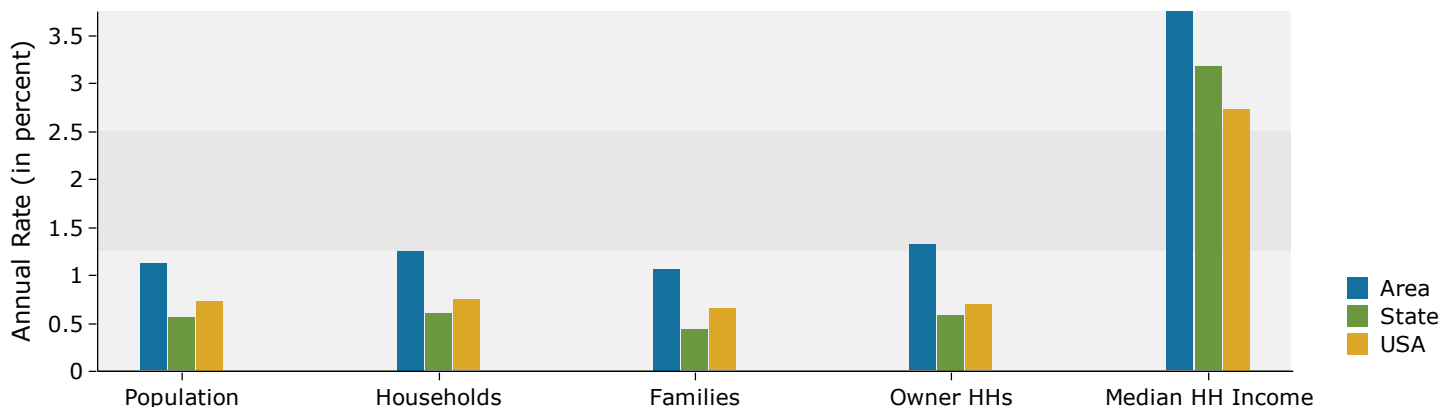
2019 Race and Ethnicity

	Number	Percent
White Alone	6,885	77.4%
Black Alone	989	11.1%
American Indian Alone	25	0.3%
Asian Alone	394	4.4%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	186	2.1%
Two or More Races	410	4.6%
Hispanic Origin (Any Race)	658	7.4%

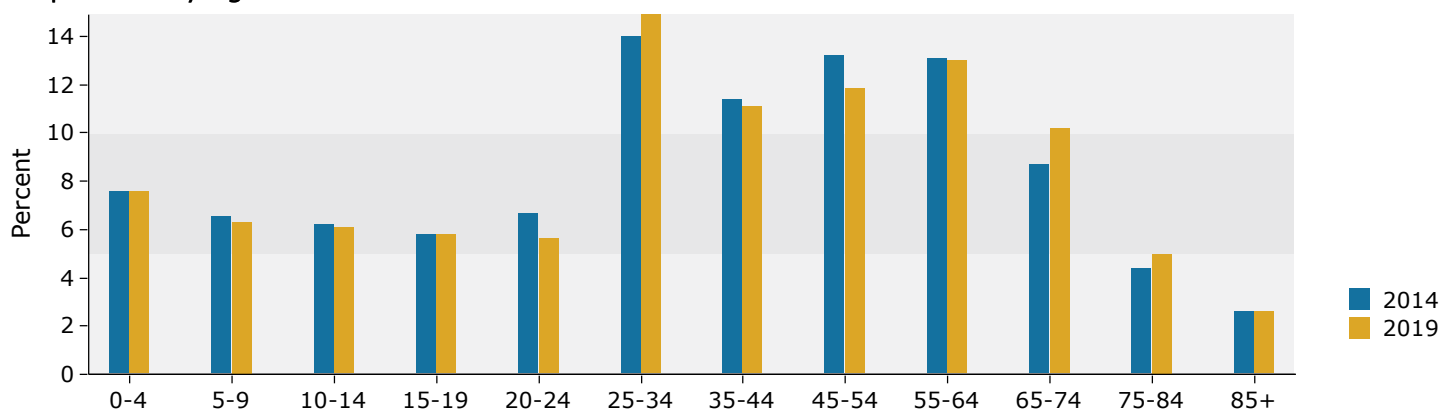
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

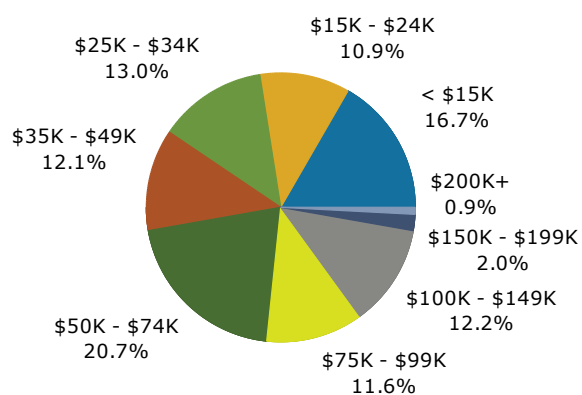
Trends 2014-2019



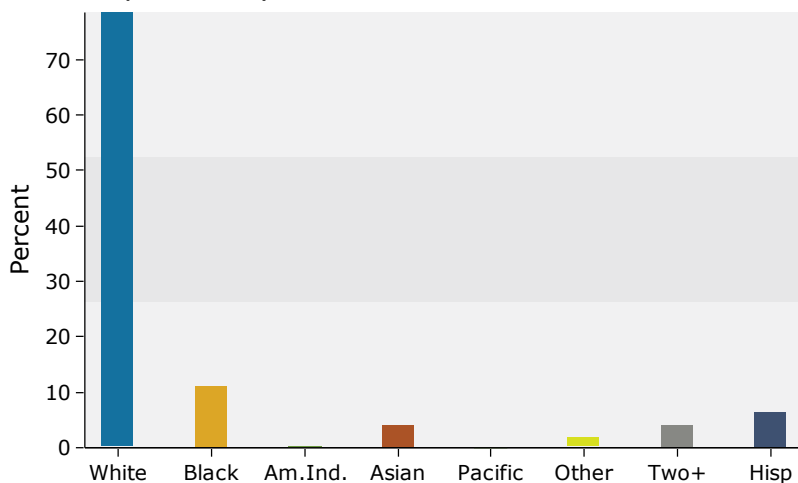
Population by Age

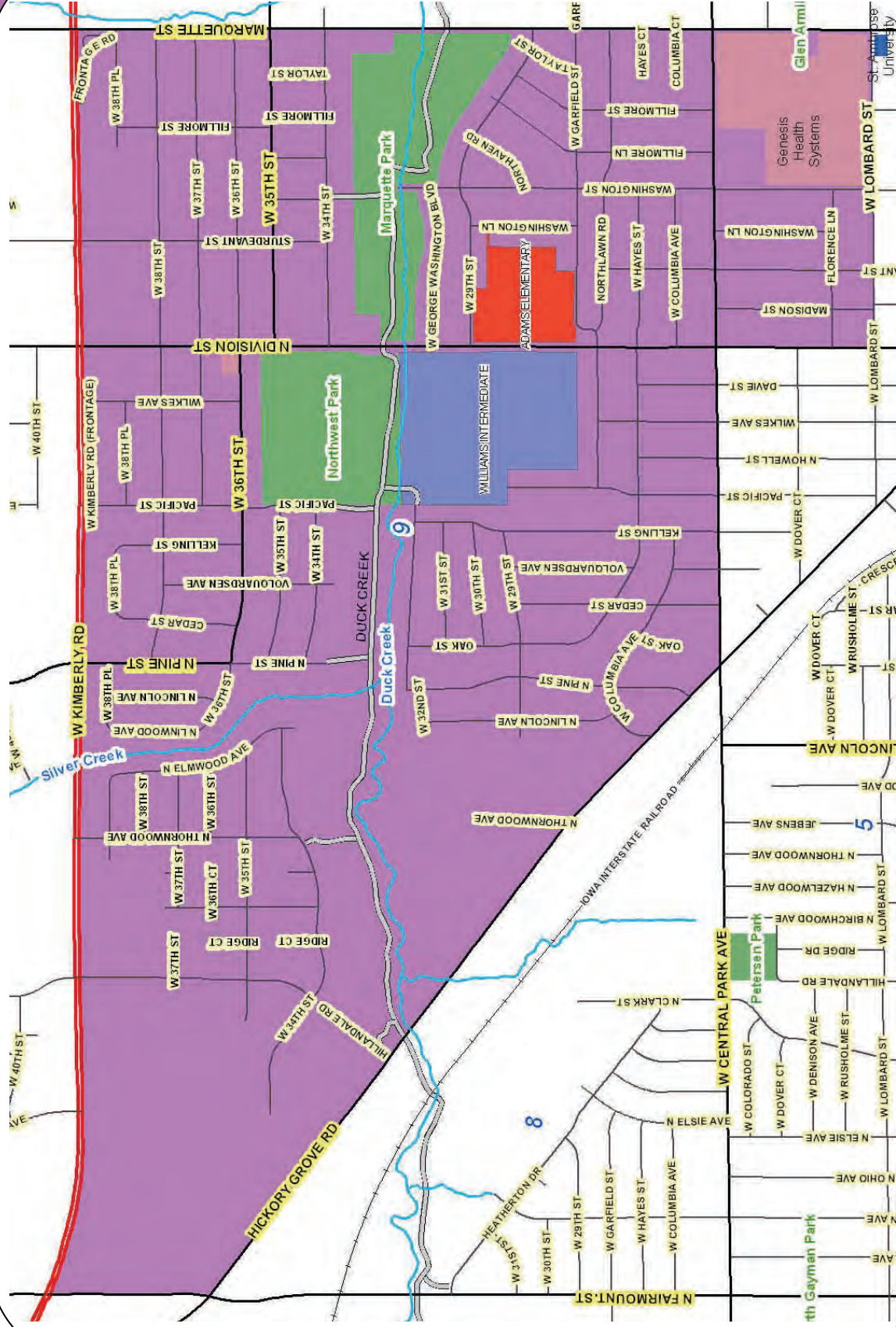


2014 Household Income



2014 Population by Race





Planning Area 9

Population

	1990	2000	% Change	City % Change
Total	6752	6300	-7%	+3%
Minority	188	337	+79%	+55%
Hispanic	108	213	+97%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2758	2705	-2%	+5%
Owner	2226	2211	-<1%	+76%
Renter	532	494	-7%	-40%
% Renter	19%	18%	-5%	-43%

Housing

	2007	2008
Area 9 Foreclosures	14	14
City Foreclosures	266	204
% of Owner HH in Area 9	7%	7%
% of City Foreclosures in A9	5%	7%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	467	341	-27%	-36%
\$15-30,000	806	578	-28%	-16%
\$30-60,000	1197	1055	-12%	+13%
> \$60,000	282	756	+168%	+150%
Public Assist	116	56	-51%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	826	733	-11%	-23%
Violent	222	137	-38%	-20%
Property	521	507	-3%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	14	12	-14%	+20%
Rental Issues	1	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	48	632	29%	12%
Fair	120	1579	71%	51%
Good	0	0	0%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 9	28	3	11%
City	520	65	13%
% of City	5%	5%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 9 is a neighborhood in transition.

- Although the population within Area 9 decreased the minority and Hispanic populations increased significantly more than the City
- Area 9 lost housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 9 in line with the City
- The household income in Area 9 grew more than the City
- The decrease in households receiving public assistance was more than the decrease in the City
- Public safety issues within Area 9 decreased less significantly than the City
- Residents of Area 9 are making less use of the City's inspection services than the City as a whole
- Area 9 has slightly more need for minor housing rehabilitation than the City
- Area 9 has received its share of investment in street rehabilitation compared to Area 9's share of the City's streets

Conservation



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411
Longitude: -90.6063325

Census 2010 Summary

Population	6,105
Households	2,611
Families	1,688
Average Household Size	2.34
Owner Occupied Housing Units	2,100
Renter Occupied Housing Units	511
Median Age	39.6

2014 Summary

Population	6,215
Households	2,677
Families	1,707
Average Household Size	2.32
Owner Occupied Housing Units	2,124
Renter Occupied Housing Units	553
Median Age	40.3
Median Household Income	\$46,024
Average Household Income	\$57,480

2019 Summary

Population	6,428
Households	2,779
Families	1,754
Average Household Size	2.31
Owner Occupied Housing Units	2,202
Renter Occupied Housing Units	577
Median Age	41.0
Median Household Income	\$54,213
Average Household Income	\$66,899

Trends: 2014-2019 Annual Rate

Population	0.68%
Households	0.75%
Families	0.54%
Owner Households	0.72%
Median Household Income	3.33%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411
Longitude: -90.6063325

2014 Households by Income	Number	Percent
<\$15,000	251	9.4%
\$15,000 - \$24,999	336	12.6%
\$25,000 - \$34,999	353	13.2%
\$35,000 - \$49,999	500	18.7%
\$50,000 - \$74,999	479	17.9%
\$75,000 - \$99,999	422	15.8%
\$100,000 - \$149,999	275	10.3%
\$150,000 - \$199,999	36	1.3%
\$200,000+	25	0.9%
Median Household Income	\$46,024	
Average Household Income	\$57,480	
Per Capita Income	\$24,767	

2019 Households by Income	Number	Percent
<\$15,000	243	8.7%
\$15,000 - \$24,999	257	9.2%
\$25,000 - \$34,999	279	10.0%
\$35,000 - \$49,999	505	18.2%
\$50,000 - \$74,999	459	16.5%
\$75,000 - \$99,999	545	19.6%
\$100,000 - \$149,999	365	13.1%
\$150,000 - \$199,999	78	2.8%
\$200,000+	48	1.7%
Median Household Income	\$54,213	
Average Household Income	\$66,899	
Per Capita Income	\$28,933	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

2010 Population by Age	Number	Percent
Age 0 - 4	410	6.7%
Age 5 - 9	391	6.4%
Age 10 - 14	366	6.0%
Age 15 - 19	332	5.4%
Age 20 - 24	327	5.4%
Age 25 - 34	887	14.5%
Age 35 - 44	714	11.7%
Age 45 - 54	893	14.6%
Age 55 - 64	749	12.3%
Age 65 - 74	490	8.0%
Age 75 - 84	379	6.2%
Age 85+	167	2.7%

2014 Population by Age	Number	Percent
Age 0 - 4	399	6.4%
Age 5 - 9	387	6.2%
Age 10 - 14	372	6.0%
Age 15 - 19	324	5.2%
Age 20 - 24	350	5.6%
Age 25 - 34	915	14.7%
Age 35 - 44	696	11.2%
Age 45 - 54	833	13.4%
Age 55 - 64	815	13.1%
Age 65 - 74	544	8.8%
Age 75 - 84	404	6.5%
Age 85+	176	2.8%

2019 Population by Age	Number	Percent
Age 0 - 4	416	6.5%
Age 5 - 9	382	5.9%
Age 10 - 14	376	5.8%
Age 15 - 19	339	5.3%
Age 20 - 24	327	5.1%
Age 25 - 34	894	13.9%
Age 35 - 44	738	11.5%
Age 45 - 54	797	12.4%
Age 55 - 64	871	13.6%
Age 65 - 74	634	9.9%
Age 75 - 84	462	7.2%
Age 85+	192	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

2010 Race and Ethnicity

	Number	Percent
White Alone	5,447	89.2%
Black Alone	245	4.0%
American Indian Alone	18	0.3%
Asian Alone	105	1.7%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	105	1.7%
Two or More Races	184	3.0%
Hispanic Origin (Any Race)	373	6.1%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,495	88.4%
Black Alone	257	4.1%
American Indian Alone	19	0.3%
Asian Alone	116	1.9%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	120	1.9%
Two or More Races	207	3.3%
Hispanic Origin (Any Race)	438	7.0%

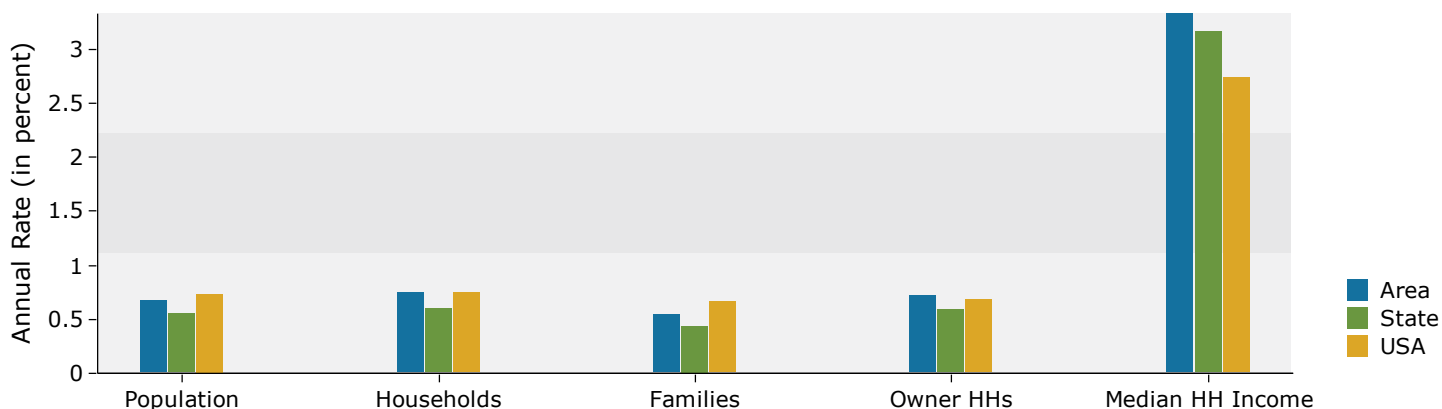
2019 Race and Ethnicity

	Number	Percent
White Alone	5,614	87.3%
Black Alone	277	4.3%
American Indian Alone	20	0.3%
Asian Alone	132	2.1%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	137	2.1%
Two or More Races	247	3.8%
Hispanic Origin (Any Race)	530	8.2%

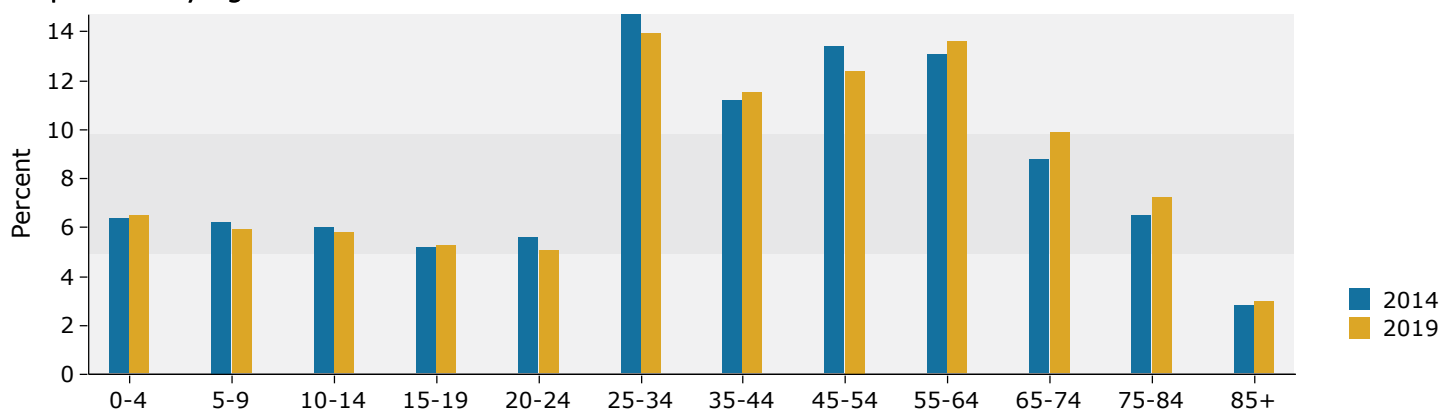
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

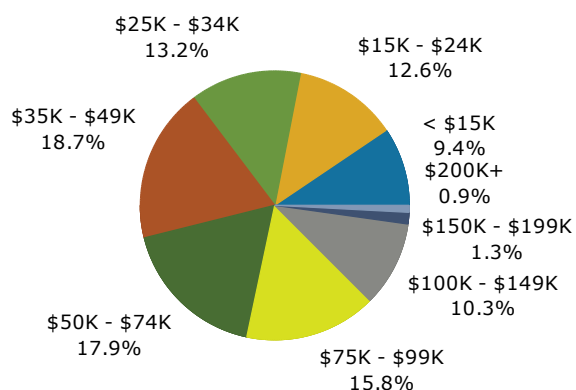
Trends 2014-2019



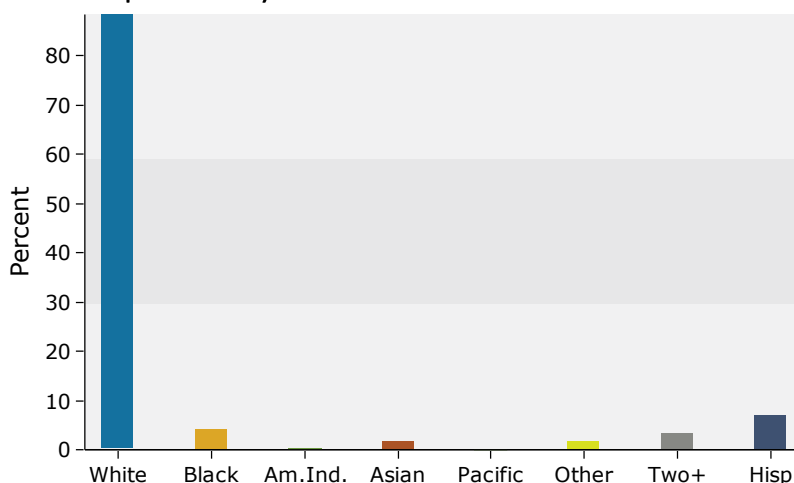
Population by Age



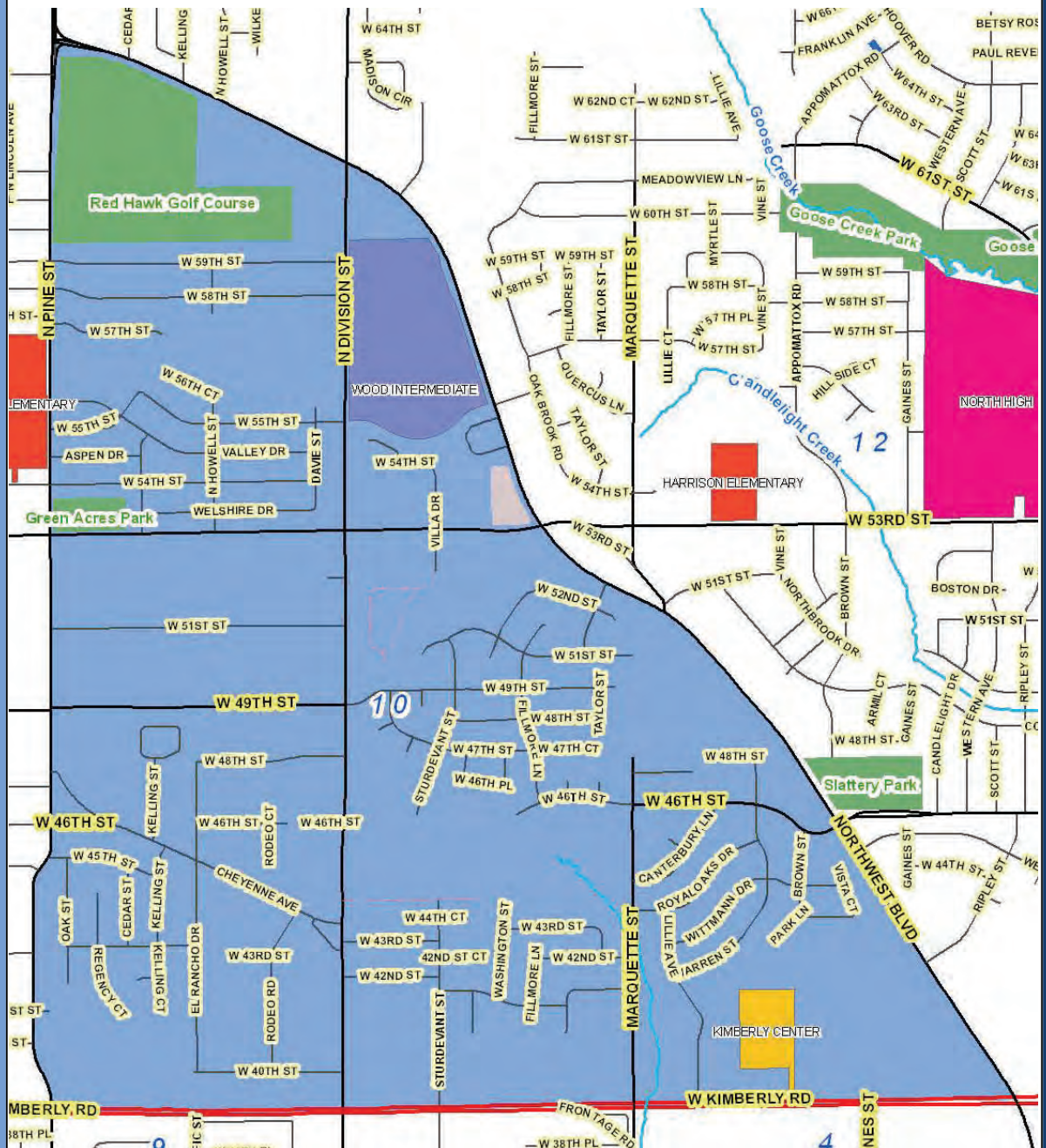
2014 Household Income



2014 Population by Race



Planning Area 10



Planning Area 10

Population

	1990	2000	% Change	City % Change
Total	5601	5723	+27%	+3%
Minority	520	612	+18%	+55%
Hispanic	131	183	+40%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2135	2334	+9%	+5%
Owner	1308	1607	+23%	+76%
Renter	827	727	-12%	-40%
% Renter	39%	31%	-20%	-43%

Housing

	2007	2008
Area 10 Foreclosures	12	9
City Foreclosures	266	204
% of Owner HH in Area 10	6%	6%
% of City Foreclosures in A10	5%	4%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	491	286	-42%	-36%
\$15-30,000	496	533	+7%	-16%
\$30-60,000	840	623	-26%	+13%
> \$60,000	340	882	+159%	+150%
Public Assist	63	93	+48%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	316	252	-20%	-23%
Violent	77	80	4%	-20%
Property	203	136	-33%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	1	4	+300%	+20%
Rental Issues	0	0	0%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	13	282	18%	51%
Good	61	1325	82%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 10	25	3	12%
City	520	65	13%
% of City	5%	5%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 10 is a growing neighborhood.

- Although the population within Area 10 increased more significantly than the City the minority and Hispanic populations increased significantly less than the City
- Area 10 gained housing units and in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 10 slightly less than the City
- The household income in Area 10 grew more than the City
- The number of households receiving public assistance grew significantly
- Public safety issues within Area 10 decreased less significantly than the City with violent issues increasing
- Residents of Area 10 are making greater use of the City's inspection services than the City as a whole
- Area 10 has slightly less need for minor housing rehabilitation than the City
- Area 10 has received its share investment in street rehabilitation compared to Area 10's share of the City's streets

Conservation



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

Census 2010 Summary

Population	6,365
Households	2,708
Families	1,684
Average Household Size	2.31
Owner Occupied Housing Units	1,790
Renter Occupied Housing Units	918
Median Age	42.3

2014 Summary

Population	6,530
Households	2,814
Families	1,724
Average Household Size	2.28
Owner Occupied Housing Units	1,818
Renter Occupied Housing Units	996
Median Age	42.8
Median Household Income	\$48,885
Average Household Income	\$61,266

2019 Summary

Population	6,811
Households	2,960
Families	1,794
Average Household Size	2.26
Owner Occupied Housing Units	1,911
Renter Occupied Housing Units	1,049
Median Age	43.8
Median Household Income	\$61,478
Average Household Income	\$73,339

Trends: 2014-2019 Annual Rate

Population	0.85%
Households	1.02%
Families	0.80%
Owner Households	1.00%
Median Household Income	4.69%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

2014 Households by Income	Number	Percent
<\$15,000	321	11.4%
\$15,000 - \$24,999	331	11.8%
\$25,000 - \$34,999	366	13.0%
\$35,000 - \$49,999	412	14.6%
\$50,000 - \$74,999	449	16.0%
\$75,000 - \$99,999	435	15.5%
\$100,000 - \$149,999	395	14.0%
\$150,000 - \$199,999	59	2.1%
\$200,000+	46	1.6%
Median Household Income	\$48,885	
Average Household Income	\$61,266	
Per Capita Income	\$26,558	

2019 Households by Income	Number	Percent
<\$15,000	312	10.5%
\$15,000 - \$24,999	262	8.9%
\$25,000 - \$34,999	301	10.2%
\$35,000 - \$49,999	386	13.0%
\$50,000 - \$74,999	403	13.6%
\$75,000 - \$99,999	558	18.9%
\$100,000 - \$149,999	539	18.2%
\$150,000 - \$199,999	122	4.1%
\$200,000+	77	2.6%
Median Household Income	\$61,478	
Average Household Income	\$73,339	
Per Capita Income	\$32,060	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

2010 Population by Age	Number	Percent
Age 0 - 4	413	6.5%
Age 5 - 9	394	6.2%
Age 10 - 14	325	5.1%
Age 15 - 19	391	6.1%
Age 20 - 24	351	5.5%
Age 25 - 34	782	12.3%
Age 35 - 44	745	11.7%
Age 45 - 54	828	13.0%
Age 55 - 64	881	13.8%
Age 65 - 74	466	7.3%
Age 75 - 84	404	6.3%
Age 85+	385	6.0%

2014 Population by Age	Number	Percent
Age 0 - 4	412	6.3%
Age 5 - 9	384	5.9%
Age 10 - 14	355	5.4%
Age 15 - 19	359	5.5%
Age 20 - 24	399	6.1%
Age 25 - 34	809	12.4%
Age 35 - 44	714	10.9%
Age 45 - 54	786	12.0%
Age 55 - 64	916	14.0%
Age 65 - 74	645	9.9%
Age 75 - 84	362	5.5%
Age 85+	389	6.0%

2019 Population by Age	Number	Percent
Age 0 - 4	430	6.3%
Age 5 - 9	384	5.6%
Age 10 - 14	352	5.2%
Age 15 - 19	391	5.7%
Age 20 - 24	355	5.2%
Age 25 - 34	812	11.9%
Age 35 - 44	765	11.2%
Age 45 - 54	771	11.3%
Age 55 - 64	903	13.3%
Age 65 - 74	872	12.8%
Age 75 - 84	413	6.1%
Age 85+	363	5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10

Area: 1.84 square miles

Latitude: 41.57022662

Longitude: -90.5990688

2010 Race and Ethnicity

	Number	Percent
White Alone	5,319	83.6%
Black Alone	668	10.5%
American Indian Alone	13	0.2%
Asian Alone	165	2.6%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	59	0.9%
Two or More Races	141	2.2%
Hispanic Origin (Any Race)	289	4.5%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,409	82.8%
Black Alone	702	10.8%
American Indian Alone	13	0.2%
Asian Alone	181	2.8%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	67	1.0%
Two or More Races	158	2.4%
Hispanic Origin (Any Race)	339	5.2%

2019 Race and Ethnicity

	Number	Percent
White Alone	5,567	81.7%
Black Alone	759	11.1%
American Indian Alone	15	0.2%
Asian Alone	206	3.0%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	76	1.1%
Two or More Races	188	2.8%
Hispanic Origin (Any Race)	415	6.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

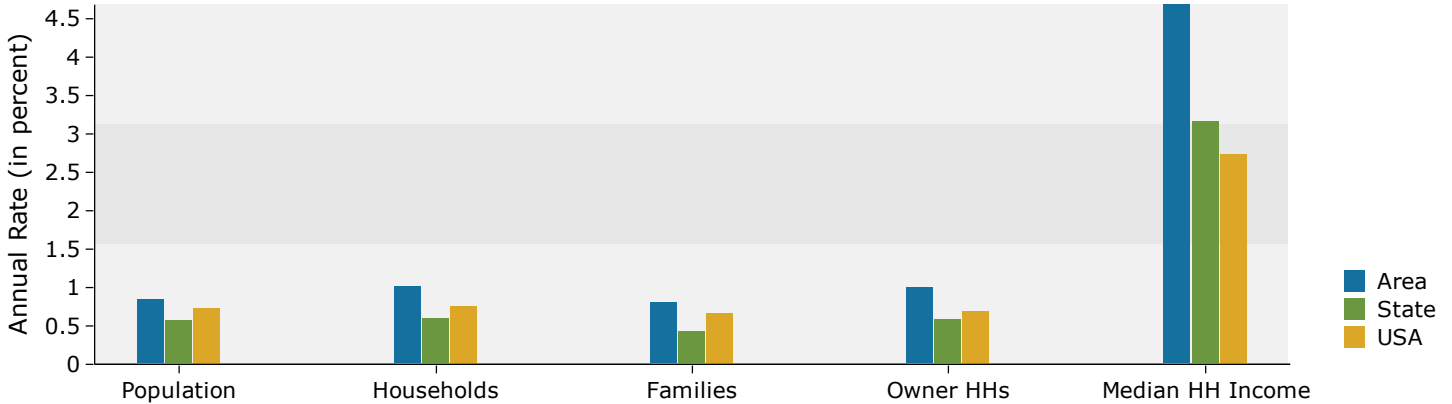
March 31, 2015

10

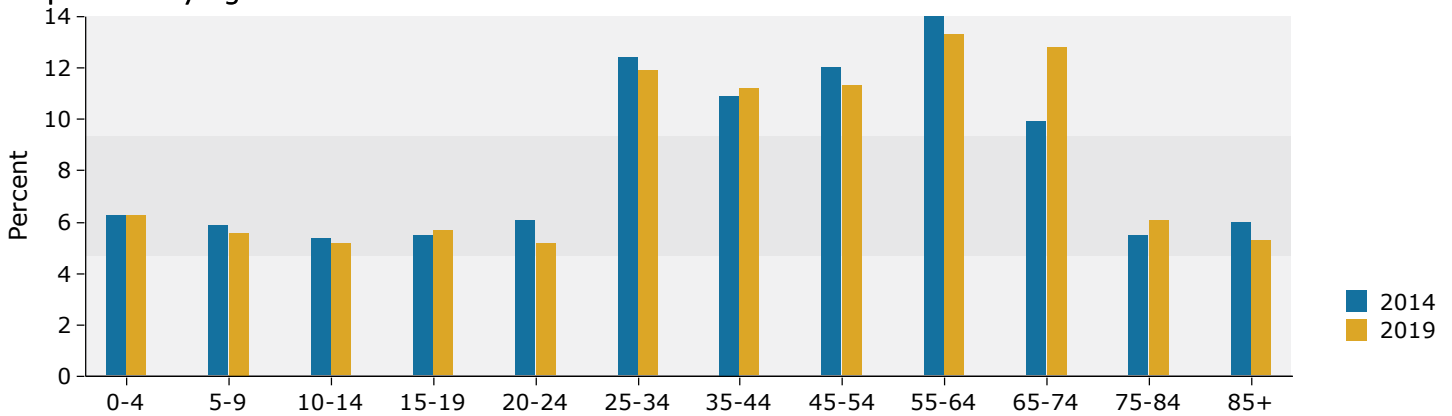
Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

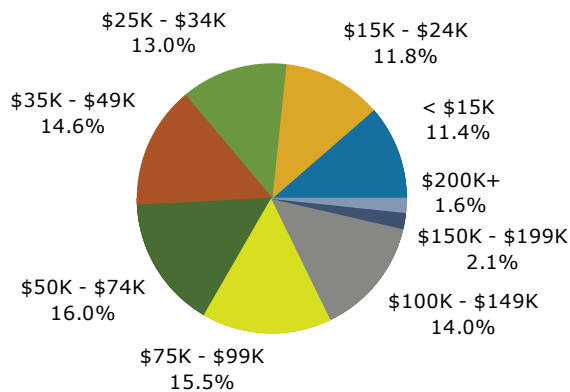
Trends 2014-2019



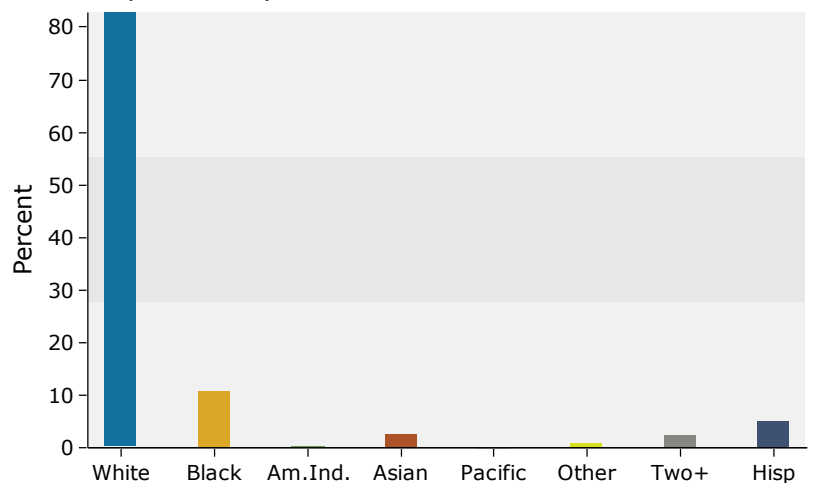
Population by Age

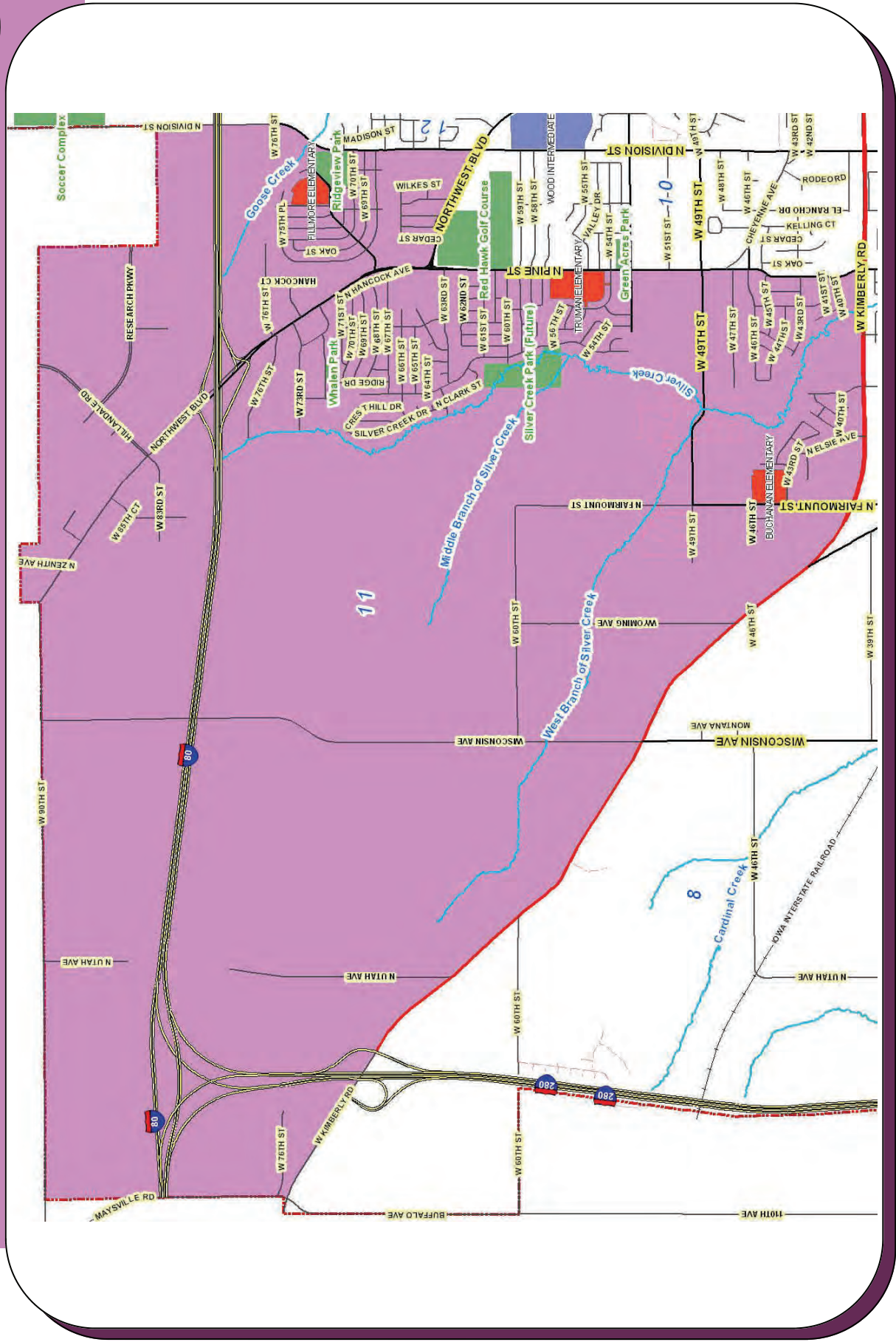


2014 Household Income



2014 Population by Race





Planning Area 11

Population

	1990	2000	% Change	City % Change
Total	8640	9548	+11%	+3%
Minority	977	1600	+64%	+55%
Hispanic	236	441	+87%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2919	3395	+16%	+5%
Owner	1976	2630	+33%	+76%
Renter	943	765	-19%	-40%
% Renter	32%	23%	-28%	-43%

Housing

	2007	2008
Area 11 Foreclosures	19	19
City Foreclosures	266	204
% of Owner HH in Area 11	9%	9%
% of City Foreclosures in A11	7%	9%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	715	425	-41%	-36%
\$15-30,000	851	735	-14%	-16%
\$30-60,000	1001	1410	+41%	+13%
> \$60,000	280	794	+184%	+150%
Public Assist	372	181	-51%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	889	654	-26%	-23%
Violent	313	171	-45%	-20%
Property	468	371	-20%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	14	20	+43%	+20%
Rental Issues	5	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	23	369	14%	51%
Good	141	2261	86%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 11	50	4	8%
City	520	65	13%
% of City	10%	6%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 11 is a growing neighborhood.

- The total population and the minority and Hispanic populations increased slightly more than the City
- Area 11 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 11 in line with the City
- The household income in Area 11 grew more than the City
- The decrease in households receiving public assistance was slightly more than the decrease in the City
- Public safety issues within Area 11 decreased in line with the City
- Residents of Area 11 are making greater use of the City's inspection services than the City as a whole
- Area 11 has slightly less need for minor housing rehabilitation than the City
- Area 11 has received over half the investment in street rehabilitation compared to Area 11's share of the City's streets

Conservation



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

Census 2010 Summary

Population	9,381
Households	3,603
Families	2,520
Average Household Size	2.59
Owner Occupied Housing Units	2,686
Renter Occupied Housing Units	917
Median Age	33.5

2014 Summary

Population	9,494
Households	3,693
Families	2,555
Average Household Size	2.56
Owner Occupied Housing Units	2,705
Renter Occupied Housing Units	988
Median Age	34.0
Median Household Income	\$45,488
Average Household Income	\$54,244

2019 Summary

Population	9,803
Households	3,838
Families	2,633
Average Household Size	2.54
Owner Occupied Housing Units	2,817
Renter Occupied Housing Units	1,021
Median Age	34.4
Median Household Income	\$54,742
Average Household Income	\$63,864

Trends: 2014-2019 Annual Rate

Population	0.64%
Households	0.77%
Families	0.60%
Owner Households	0.81%
Median Household Income	3.77%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2014 Households by Income	Number	Percent
<\$15,000	562	15.2%
\$15,000 - \$24,999	480	13.0%
\$25,000 - \$34,999	446	12.1%
\$35,000 - \$49,999	473	12.8%
\$50,000 - \$74,999	713	19.3%
\$75,000 - \$99,999	640	17.3%
\$100,000 - \$149,999	279	7.6%
\$150,000 - \$199,999	79	2.1%
\$200,000+	21	0.6%
Median Household Income	\$45,488	
Average Household Income	\$54,244	
Per Capita Income	\$21,157	

2019 Households by Income	Number	Percent
<\$15,000	550	14.3%
\$15,000 - \$24,999	365	9.5%
\$25,000 - \$34,999	343	8.9%
\$35,000 - \$49,999	480	12.5%
\$50,000 - \$74,999	697	18.2%
\$75,000 - \$99,999	818	21.3%
\$100,000 - \$149,999	371	9.7%
\$150,000 - \$199,999	175	4.6%
\$200,000+	39	1.0%
Median Household Income	\$54,742	
Average Household Income	\$63,864	
Per Capita Income	\$25,072	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2010 Population by Age	Number	Percent
Age 0 - 4	823	8.8%
Age 5 - 9	723	7.7%
Age 10 - 14	704	7.5%
Age 15 - 19	657	7.0%
Age 20 - 24	569	6.1%
Age 25 - 34	1,431	15.3%
Age 35 - 44	1,250	13.3%
Age 45 - 54	1,300	13.9%
Age 55 - 64	1,048	11.2%
Age 65 - 74	517	5.5%
Age 75 - 84	271	2.9%
Age 85+	87	0.9%

2014 Population by Age	Number	Percent
Age 0 - 4	804	8.5%
Age 5 - 9	752	7.9%
Age 10 - 14	679	7.2%
Age 15 - 19	617	6.5%
Age 20 - 24	655	6.9%
Age 25 - 34	1,386	14.6%
Age 35 - 44	1,271	13.4%
Age 45 - 54	1,232	13.0%
Age 55 - 64	1,120	11.8%
Age 65 - 74	589	6.2%
Age 75 - 84	293	3.1%
Age 85+	95	1.0%

2019 Population by Age	Number	Percent
Age 0 - 4	842	8.6%
Age 5 - 9	760	7.8%
Age 10 - 14	727	7.4%
Age 15 - 19	605	6.2%
Age 20 - 24	602	6.1%
Age 25 - 34	1,446	14.8%
Age 35 - 44	1,326	13.5%
Age 45 - 54	1,160	11.8%
Age 55 - 64	1,126	11.5%
Age 65 - 74	761	7.8%
Age 75 - 84	332	3.4%
Age 85+	116	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2010 Race and Ethnicity

	Number	Percent
White Alone	7,467	79.6%
Black Alone	1,077	11.5%
American Indian Alone	34	0.4%
Asian Alone	239	2.5%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	140	1.5%
Two or More Races	417	4.4%
Hispanic Origin (Any Race)	595	6.3%

2014 Race and Ethnicity

	Number	Percent
White Alone	7,457	78.6%
Black Alone	1,113	11.7%
American Indian Alone	35	0.4%
Asian Alone	262	2.8%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	160	1.7%
Two or More Races	460	4.8%
Hispanic Origin (Any Race)	678	7.1%

2019 Race and Ethnicity

	Number	Percent
White Alone	7,558	77.1%
Black Alone	1,188	12.1%
American Indian Alone	36	0.4%
Asian Alone	297	3.0%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	180	1.8%
Two or More Races	538	5.5%
Hispanic Origin (Any Race)	804	8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

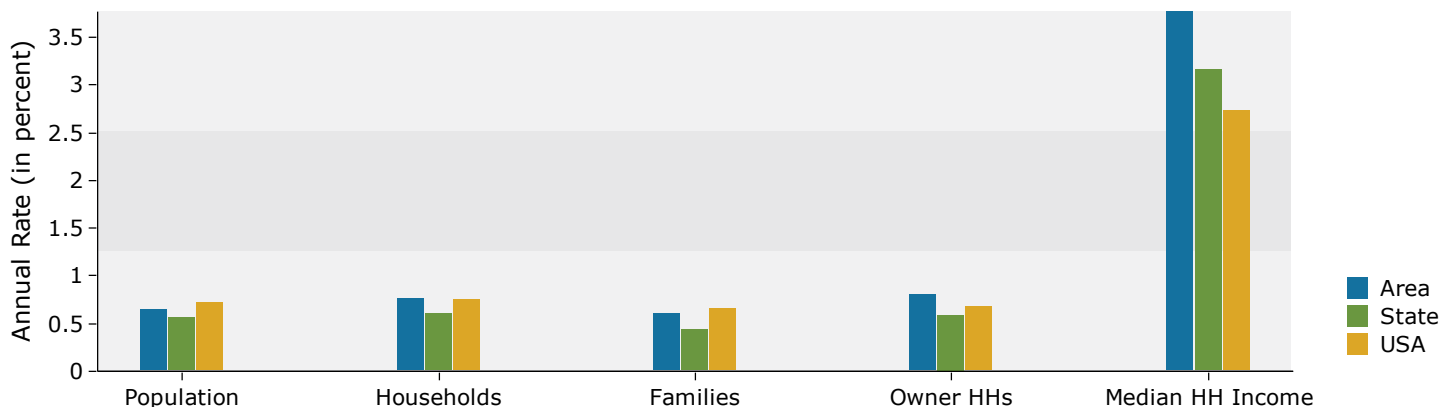
11

Area: 10.68 square miles

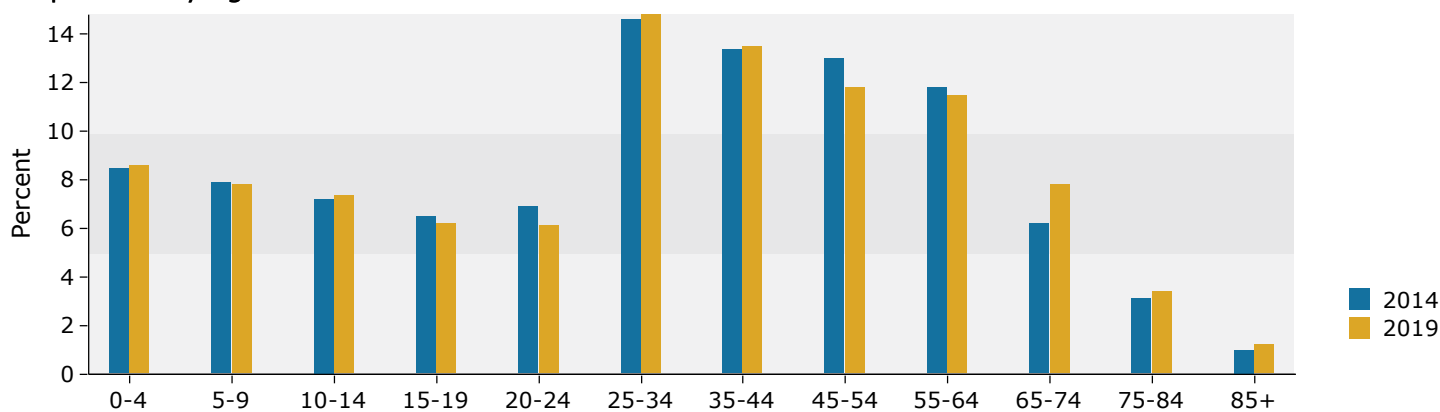
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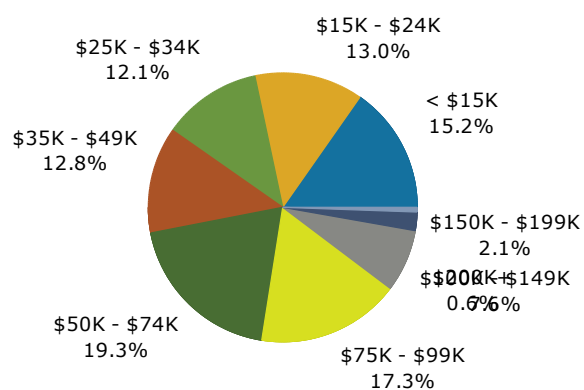
Trends 2014-2019



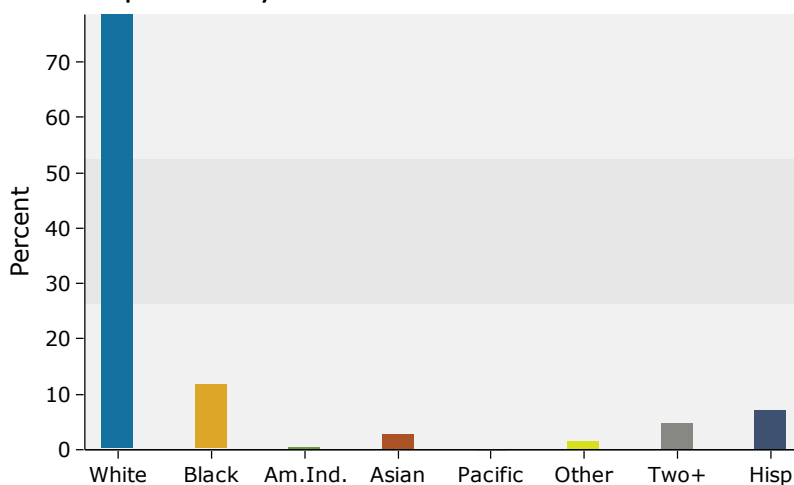
Population by Age



2014 Household Income



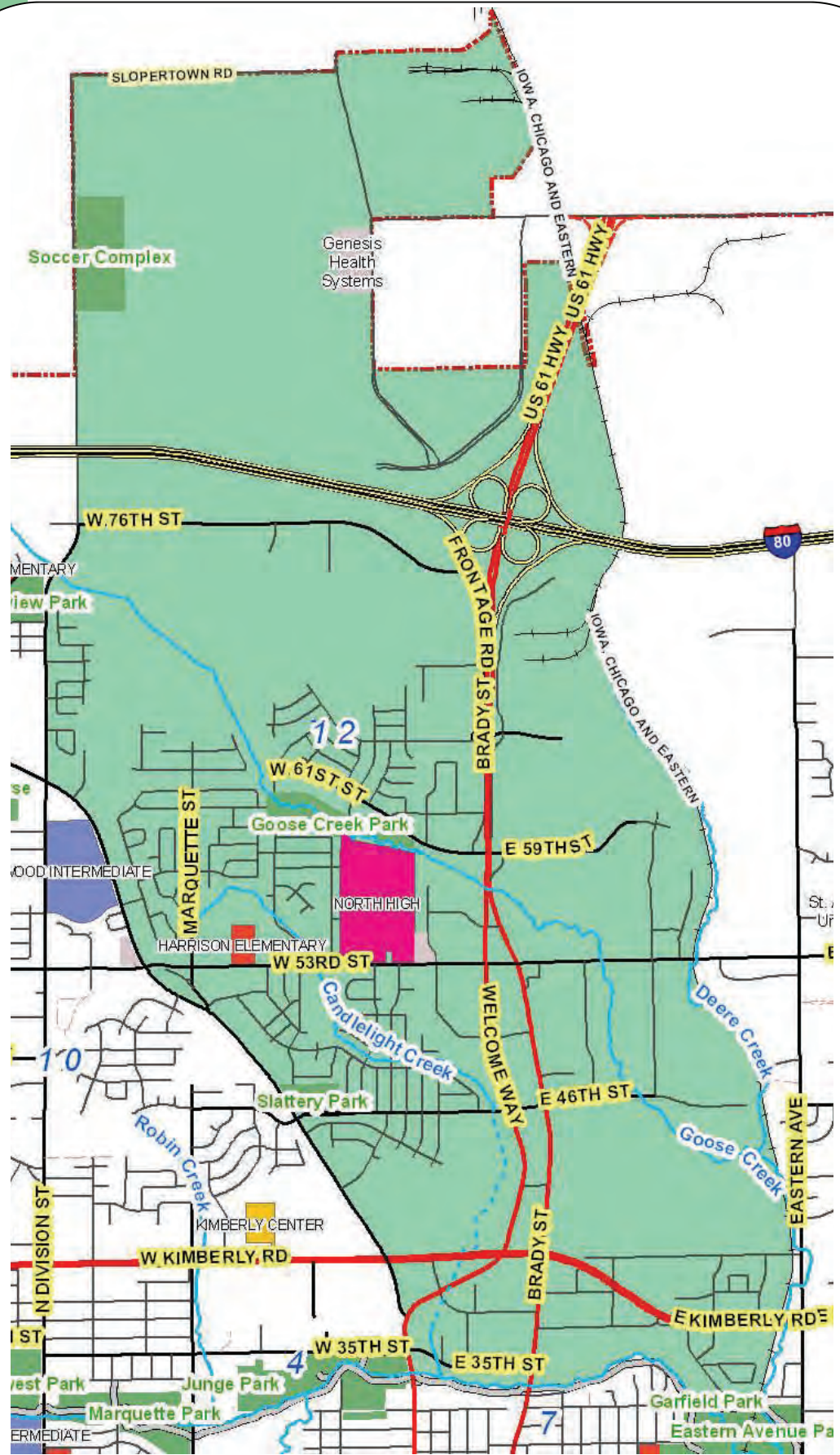
2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

Planning Area 12



Planning Area 12

Population

	1990	2000	% Change	City % Change
Total	8329	8541	+3%	+3%
Minority	1270	1927	+52%	+55%
Hispanic	243	399	+64%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3196	3350	+5%	+5%
Owner	1393	1634	+17%	+76%
Renter	1803	1716	-5%	-40%
% Renter	56%	51%	-9%	-43%

Housing

	2007	2008
Area 12 Foreclosures	22	20
City Foreclosures	266	204
% of Owner HH in Area 12	9%	9%
% of City Foreclosures in A12	8%	10%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	745	521	-30%	-36%
\$15-30,000	1026	754	-27%	-16%
\$30-60,000	1005	1011	+<1%	+13%
> \$60,000	397	1069	+169%	+150%
Public Assist	167	177	+6%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1519	1029	-32%	-23%
Violent	490	280	-43%	-20%
Property	874	621	-29%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	38	31	-18%	+20%
Rental Issues	4	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	23	206	13%	51%
Good	159	1428	87%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 12	55	7	13%
City	520	65	13%
% of City	11%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 12 is a stable neighborhood.

- The total population and the minority and Hispanic populations within Area 12 increased in line with the City
- Area 12 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 12 in line with the City
- The household income in Area 12 grew slightly more than the City
- The number of households receiving public assistance grew significantly
- Public safety issues within Area 12 decreased slightly more than the City
- Residents of Area 12 are making less use of the City's inspection services than the City as a whole
- Area 12 has slightly less need for minor housing rehabilitation than the City
- Area 12 has received its share of the investment in streets rehabilitation compared to Area 12's share of the City's streets

Conservation



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

Census 2010 Summary

Population	9,736
Households	4,089
Families	2,392
Average Household Size	2.33
Owner Occupied Housing Units	1,865
Renter Occupied Housing Units	2,224
Median Age	32.1

2014 Summary

Population	9,836
Households	4,186
Families	2,400
Average Household Size	2.30
Owner Occupied Housing Units	1,832
Renter Occupied Housing Units	2,354
Median Age	32.6
Median Household Income	\$41,142
Average Household Income	\$52,290

2019 Summary

Population	10,143
Households	4,347
Families	2,453
Average Household Size	2.29
Owner Occupied Housing Units	1,877
Renter Occupied Housing Units	2,470
Median Age	33.2
Median Household Income	\$49,072
Average Household Income	\$60,326

Trends: 2014-2019 Annual Rate

Population	0.62%
Households	0.76%
Families	0.44%
Owner Households	0.49%
Median Household Income	3.59%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2014 Households by Income	Number	Percent
<\$15,000	765	18.3%
\$15,000 - \$24,999	601	14.4%
\$25,000 - \$34,999	435	10.4%
\$35,000 - \$49,999	597	14.3%
\$50,000 - \$74,999	639	15.3%
\$75,000 - \$99,999	645	15.4%
\$100,000 - \$149,999	412	9.8%
\$150,000 - \$199,999	59	1.4%
\$200,000+	33	0.8%
Median Household Income	\$41,142	
Average Household Income	\$52,290	
Per Capita Income	\$22,434	

2019 Households by Income	Number	Percent
<\$15,000	784	18.0%
\$15,000 - \$24,999	461	10.6%
\$25,000 - \$34,999	344	7.9%
\$35,000 - \$49,999	613	14.1%
\$50,000 - \$74,999	616	14.2%
\$75,000 - \$99,999	834	19.2%
\$100,000 - \$149,999	551	12.7%
\$150,000 - \$199,999	101	2.3%
\$200,000+	43	1.0%
Median Household Income	\$49,072	
Average Household Income	\$60,326	
Per Capita Income	\$26,072	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2010 Population by Age	Number	Percent
Age 0 - 4	836	8.6%
Age 5 - 9	682	7.0%
Age 10 - 14	577	5.9%
Age 15 - 19	576	5.9%
Age 20 - 24	866	8.9%
Age 25 - 34	1,798	18.5%
Age 35 - 44	1,236	12.7%
Age 45 - 54	1,195	12.3%
Age 55 - 64	1,039	10.7%
Age 65 - 74	519	5.3%
Age 75 - 84	269	2.8%
Age 85+	143	1.5%

2014 Population by Age	Number	Percent
Age 0 - 4	802	8.2%
Age 5 - 9	726	7.4%
Age 10 - 14	619	6.3%
Age 15 - 19	560	5.7%
Age 20 - 24	811	8.2%
Age 25 - 34	1,816	18.5%
Age 35 - 44	1,288	13.1%
Age 45 - 54	1,095	11.1%
Age 55 - 64	1,031	10.5%
Age 65 - 74	637	6.5%
Age 75 - 84	301	3.1%
Age 85+	150	1.5%

2019 Population by Age	Number	Percent
Age 0 - 4	837	8.3%
Age 5 - 9	728	7.2%
Age 10 - 14	663	6.5%
Age 15 - 19	601	5.9%
Age 20 - 24	732	7.2%
Age 25 - 34	1,826	18.0%
Age 35 - 44	1,403	13.8%
Age 45 - 54	1,073	10.6%
Age 55 - 64	991	9.8%
Age 65 - 74	761	7.5%
Age 75 - 84	366	3.6%
Age 85+	162	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2010 Race and Ethnicity

	Number	Percent
White Alone	7,157	73.5%
Black Alone	1,755	18.0%
American Indian Alone	23	0.2%
Asian Alone	217	2.2%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	200	2.1%
Two or More Races	380	3.9%
Hispanic Origin (Any Race)	608	6.2%

2014 Race and Ethnicity

	Number	Percent
White Alone	7,108	72.3%
Black Alone	1,821	18.5%
American Indian Alone	24	0.2%
Asian Alone	235	2.4%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	225	2.3%
Two or More Races	419	4.3%
Hispanic Origin (Any Race)	693	7.0%

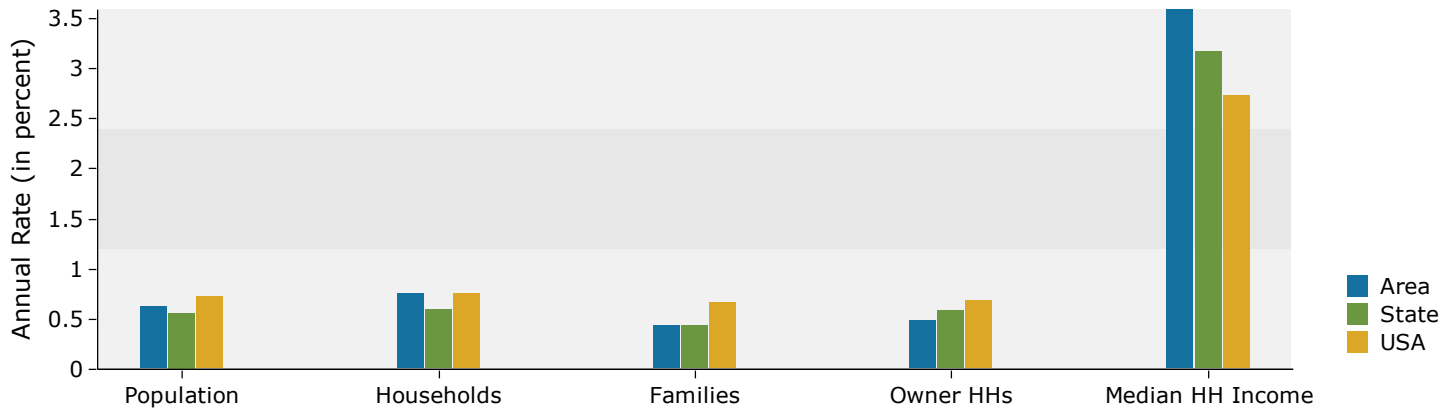
2019 Race and Ethnicity

	Number	Percent
White Alone	7,159	70.6%
Black Alone	1,946	19.2%
American Indian Alone	25	0.2%
Asian Alone	265	2.6%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	252	2.5%
Two or More Races	490	4.8%
Hispanic Origin (Any Race)	819	8.1%

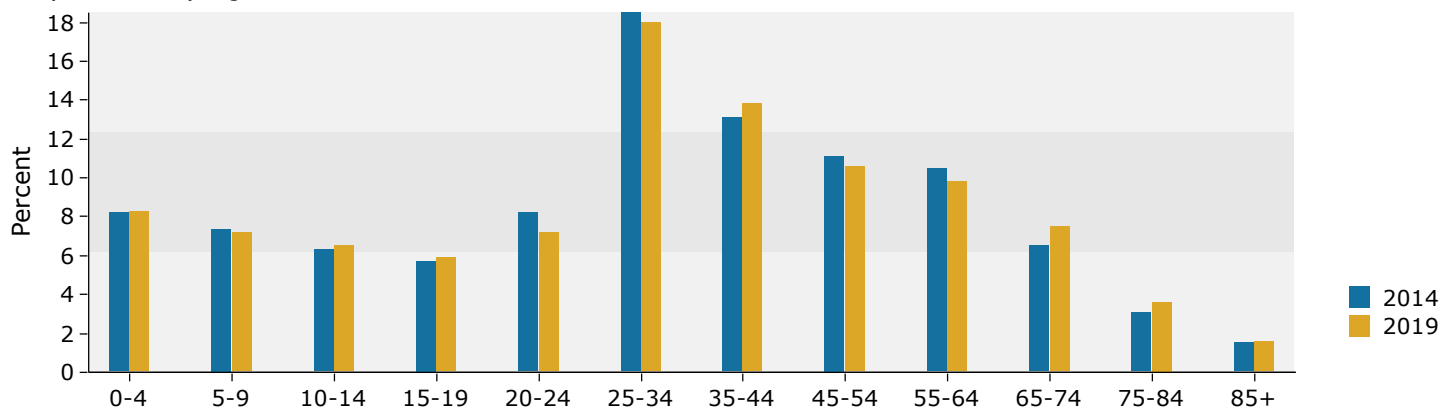
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

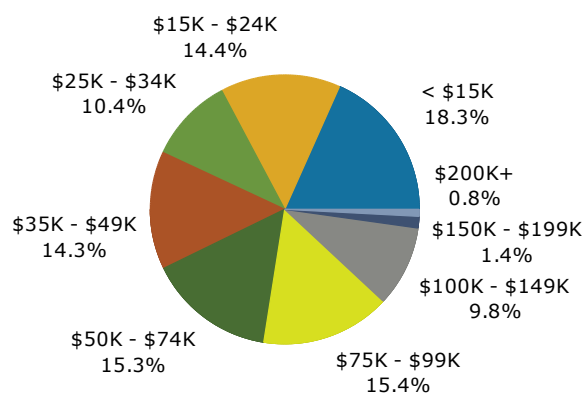
Trends 2014-2019



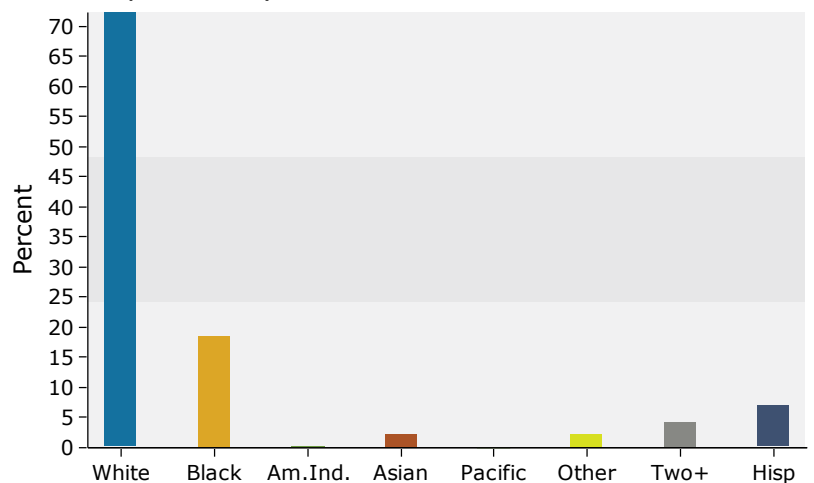
Population by Age



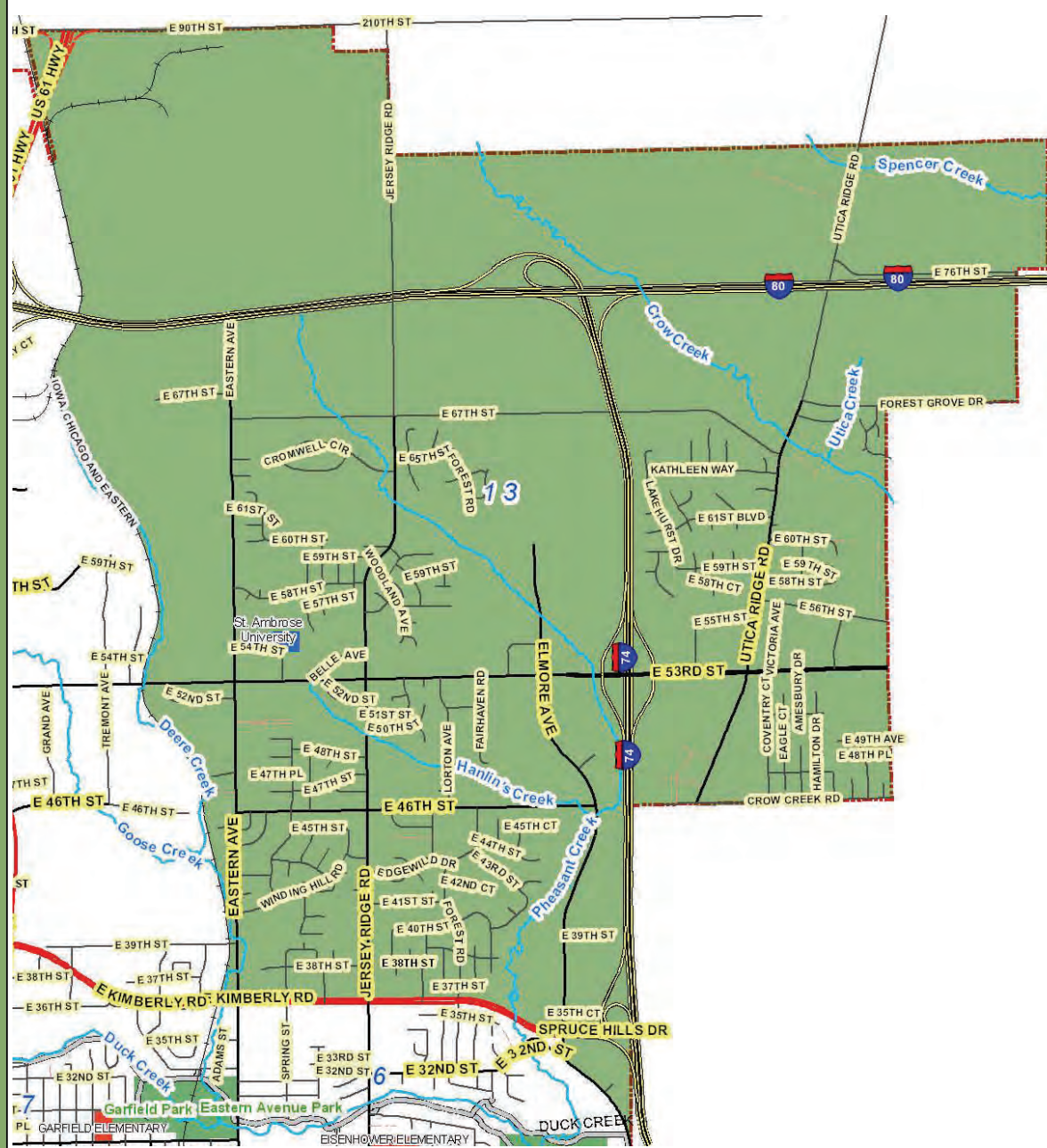
2014 Household Income



2014 Population by Race



Planning Area 13



Planning Area 13

Population

	1990	2000	% Change	City % Change
Total	4564	6848	+50%	+3%
Minority	266	639	+140%	+55%
Hispanic	54	135	+150%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	1800	2870	+59%	+5%
Owner	1144	1796	+57%	+76%
Renter	656	1074	+64%	-40%
% Renter	36%	37%	+3%	-43%

Housing

	2007	2008
Area 13 Foreclosures	4	4
City Foreclosures	266	204
% of Owner HH in Area 13	7%	7%
% of City Foreclosures in A13	2%	2%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	312	354	+13%	-36%
\$15-30,000	276	523	+89%	-16%
\$30-60,000	554	747	+35%	+13%
> \$60,000	615	1286	+109%	+150%
Public Assist	50	120	+140%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2040	1598	-22%	-23%
Violent	499	412	-21%	-20%
Property	1271	994	-22%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	0	2	+200%	+20%
Rental Issues	1	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	0	0	0%	51%
Good	122	1796	100%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 13	54	<1	1%
City	520	65	13%
% of City	10%	<1%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 13 is a growing neighborhood.

- The total population and the minority and Hispanic populations within Area 13 increased significantly more than the City
- Area 13 gained significantly in all categories for housing units
- The foreclosure crisis of 2007-2008 affected Area 13 less than the City
- The household income in Area 13 grew more than the City
- The number households receiving public assistance increased significantly
- Public safety issues within Area 13 decreased in line with the City
- Residents of Area 13 are making less use of the City's inspection services than the City as a whole
- Area 13 has no need for minor housing rehabilitation
- Area 13 has received very little investment in street rehabilitation compared to Area 13's share of the City's streets

Conservation



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

Census 2010 Summary

Population	8,995
Households	3,777
Families	2,362
Average Household Size	2.35
Owner Occupied Housing Units	2,351
Renter Occupied Housing Units	1,426
Median Age	39.0

2014 Summary

Population	9,954
Households	4,180
Families	2,581
Average Household Size	2.35
Owner Occupied Housing Units	2,558
Renter Occupied Housing Units	1,622
Median Age	39.7
Median Household Income	\$78,373
Average Household Income	\$93,787

2019 Summary

Population	10,904
Households	4,588
Families	2,809
Average Household Size	2.35
Owner Occupied Housing Units	2,821
Renter Occupied Housing Units	1,767
Median Age	40.0
Median Household Income	\$94,255
Average Household Income	\$113,319

Trends: 2014-2019 Annual Rate

Population	1.84%
Households	1.88%
Families	1.71%
Owner Households	1.98%
Median Household Income	3.76%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2014 Households by Income	Number	Percent
<\$15,000	453	10.8%
\$15,000 - \$24,999	418	10.0%
\$25,000 - \$34,999	417	10.0%
\$35,000 - \$49,999	285	6.8%
\$50,000 - \$74,999	411	9.8%
\$75,000 - \$99,999	602	14.4%
\$100,000 - \$149,999	883	21.1%
\$150,000 - \$199,999	351	8.4%
\$200,000+	358	8.6%
Median Household Income	\$78,373	
Average Household Income	\$93,787	
Per Capita Income	\$39,491	

2019 Households by Income	Number	Percent
<\$15,000	400	8.7%
\$15,000 - \$24,999	284	6.2%
\$25,000 - \$34,999	308	6.7%
\$35,000 - \$49,999	376	8.2%
\$50,000 - \$74,999	412	9.0%
\$75,000 - \$99,999	631	13.8%
\$100,000 - \$149,999	1,022	22.3%
\$150,000 - \$199,999	623	13.6%
\$200,000+	532	11.6%
Median Household Income	\$94,255	
Average Household Income	\$113,319	
Per Capita Income	\$47,804	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2010 Population by Age	Number	Percent
Age 0 - 4	543	6.0%
Age 5 - 9	642	7.1%
Age 10 - 14	646	7.2%
Age 15 - 19	552	6.1%
Age 20 - 24	641	7.1%
Age 25 - 34	1,048	11.7%
Age 35 - 44	1,132	12.6%
Age 45 - 54	1,321	14.7%
Age 55 - 64	1,292	14.4%
Age 65 - 74	653	7.3%
Age 75 - 84	326	3.6%
Age 85+	200	2.2%

2014 Population by Age	Number	Percent
Age 0 - 4	573	5.8%
Age 5 - 9	651	6.5%
Age 10 - 14	712	7.2%
Age 15 - 19	620	6.2%
Age 20 - 24	603	6.1%
Age 25 - 34	1,315	13.2%
Age 35 - 44	1,162	11.7%
Age 45 - 54	1,310	13.2%
Age 55 - 64	1,497	15.0%
Age 65 - 74	894	9.0%
Age 75 - 84	392	3.9%
Age 85+	226	2.3%

2019 Population by Age	Number	Percent
Age 0 - 4	644	5.9%
Age 5 - 9	697	6.4%
Age 10 - 14	735	6.7%
Age 15 - 19	671	6.2%
Age 20 - 24	595	5.5%
Age 25 - 34	1,368	12.5%
Age 35 - 44	1,363	12.5%
Age 45 - 54	1,316	12.1%
Age 55 - 64	1,628	14.9%
Age 65 - 74	1,142	10.5%
Age 75 - 84	496	4.5%
Age 85+	249	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2010 Race and Ethnicity

	Number	Percent
White Alone	7,828	87.0%
Black Alone	561	6.2%
American Indian Alone	29	0.3%
Asian Alone	280	3.1%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	108	1.2%
Two or More Races	185	2.1%
Hispanic Origin (Any Race)	362	4.0%

2014 Race and Ethnicity

	Number	Percent
White Alone	8,566	86.1%
Black Alone	652	6.6%
American Indian Alone	35	0.4%
Asian Alone	336	3.4%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	134	1.3%
Two or More Races	225	2.3%
Hispanic Origin (Any Race)	462	4.6%

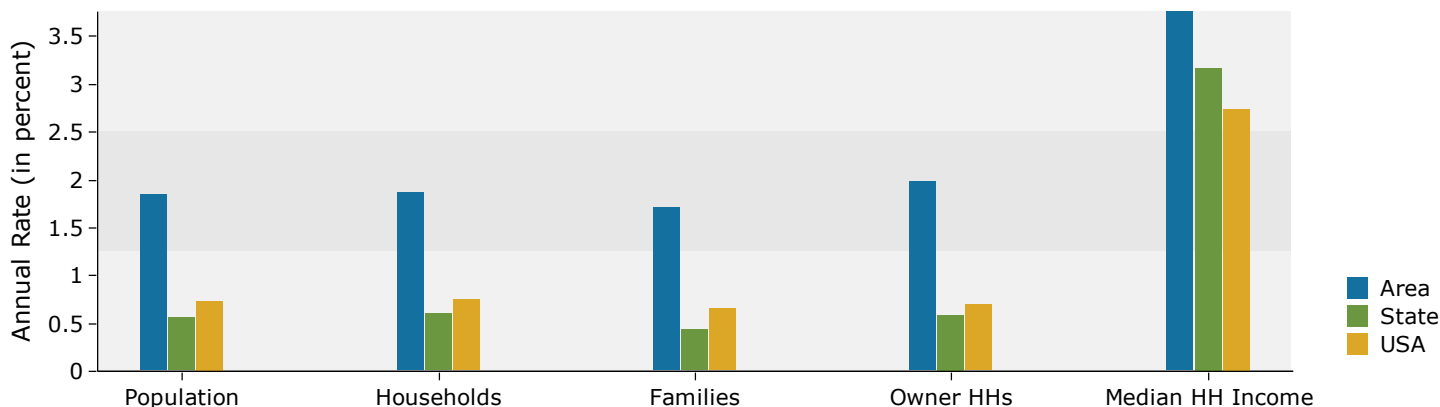
2019 Race and Ethnicity

	Number	Percent
White Alone	9,253	84.9%
Black Alone	752	6.9%
American Indian Alone	42	0.4%
Asian Alone	405	3.7%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	162	1.5%
Two or More Races	283	2.6%
Hispanic Origin (Any Race)	594	5.4%

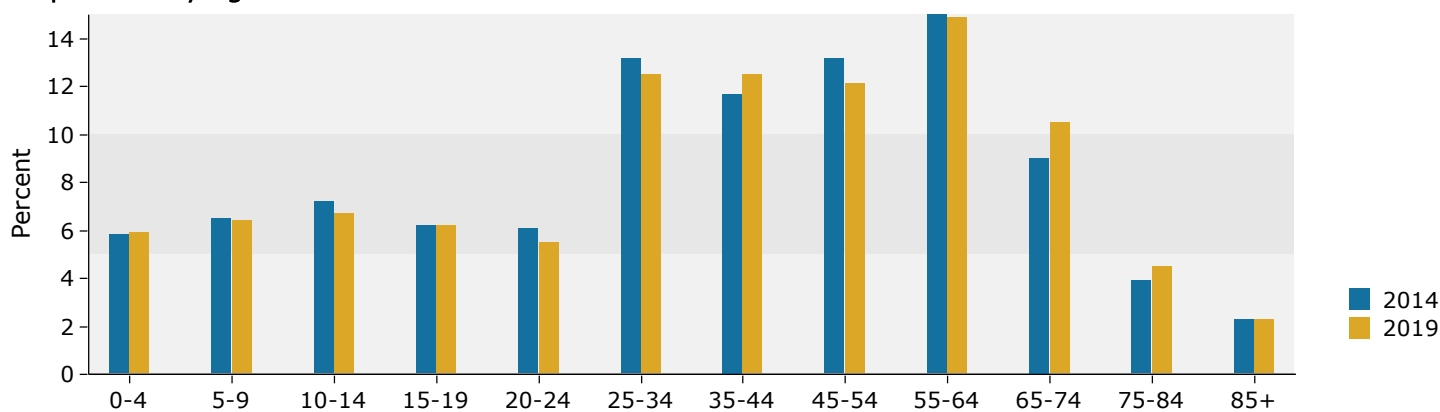
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

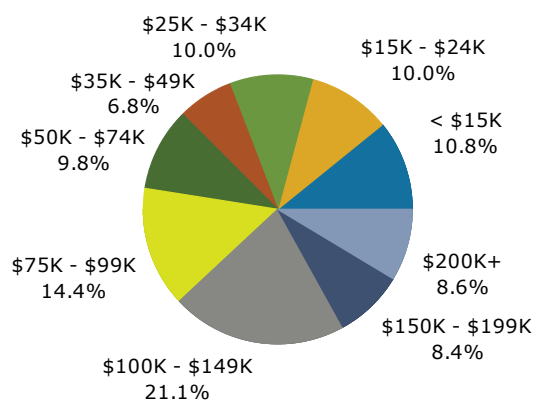
Trends 2014-2019



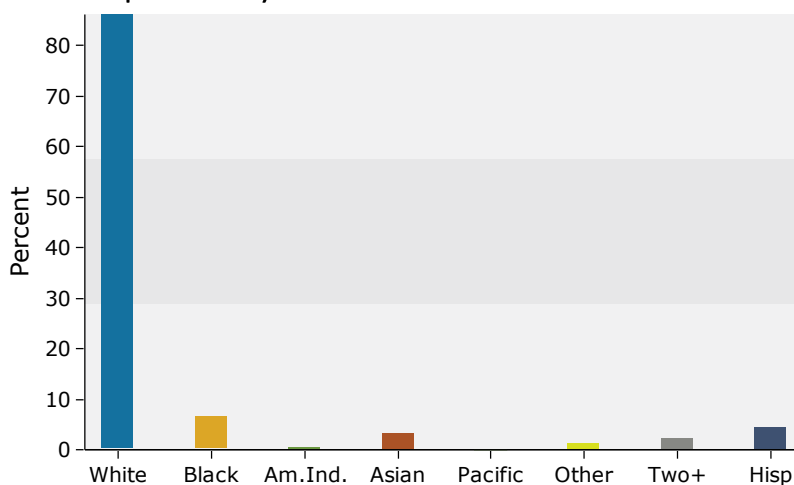
Population by Age



2014 Household Income



2014 Population by Race



Davenport Population Forecast for 2035

April, 2016

Variables

A population forecast looks at existing trends and expected conditions in the future in order to determine a predicted outcome. Planners and demographers often interchange the terms forecast and projection. For this plan update, the term forecast is used.

Davenport has changed considerably since the Farm Crisis of the 1980's. Lack of a diverse economy caused many families to leave the City during that time. Davenport lost perhaps 10% of its population. Since then, the economy has diversified and the tax base has increased. Population has rebounded to pre-Farm Crisis levels. The US Census 2014 population estimate for the City is 102,448.

Many different methodologies and sources can be used for the purpose of population forecasting. There are two primary variables:

- **Natural Change**, which compares birth rates and death rates.
- **Migration**, which looks at population moving to, or away from an area.

Secondary variables include:

- **Economic Vitality**, the ability of an area to attract or maintain jobs and tax base.
- **Land Availability**, the adequacy of land available and serviceable for new development.
- **Quality of Life Indicators**, providing cultural, educational, recreational, and social amenities and programs necessary to support a vibrant community.

Analysis

For many communities, population forecasting is a delicate and critical exercise that is essential for growth management. This is important for Davenport too, but for the most part, our future is fairly predictable.

Natural Change. Davenport has averaged 607 more births than deaths annually. Nationally, the birth rate has fallen rather significantly in the past 10 years, but signs are that it may be leveling off with the improved economy.

Migration. The State of Iowa continues to experience slow out-migration. Generally speaking, much of the population loss is from young adults and families moving away. The rate of out migration is higher in rural counties compared to urban counties. There is some in-state in-migration from rural counties to urban counties from persons seeking better employment opportunities.

The out-migration number exceeds very slow in-migration from immigrants to Iowa. Much of this migration is to areas that have livestock processing facilities. Davenport does not fall into this category.

There is some anecdotal evidence that some residents of the Illinois Quad Cities are moving to the Iowa side of the River. Real data on this phenomenon will not be available until the 2020 Census.

For the purpose of this report, it is assumed that migration in Davenport will continue to be net zero throughout the planning period.

In consideration of the secondary variables, Staff's opinion is as follows:

Economic Vitality. Davenport's economy has diversified greatly since the Farm Crisis of the 1980's. It is performing equal or slightly below the Country as a whole, but slightly better than other many other peer communities (mid-sized 'rust-belt' metros). Many community leaders are rightfully worried about the long term stability of the Rock Island Arsenal, the region's largest single employer. Change of its status could impact population negatively. However, no change is planned for so it is assumed it will maintain its current workforce. Therefore, economic conditions should have minimal impact on population.

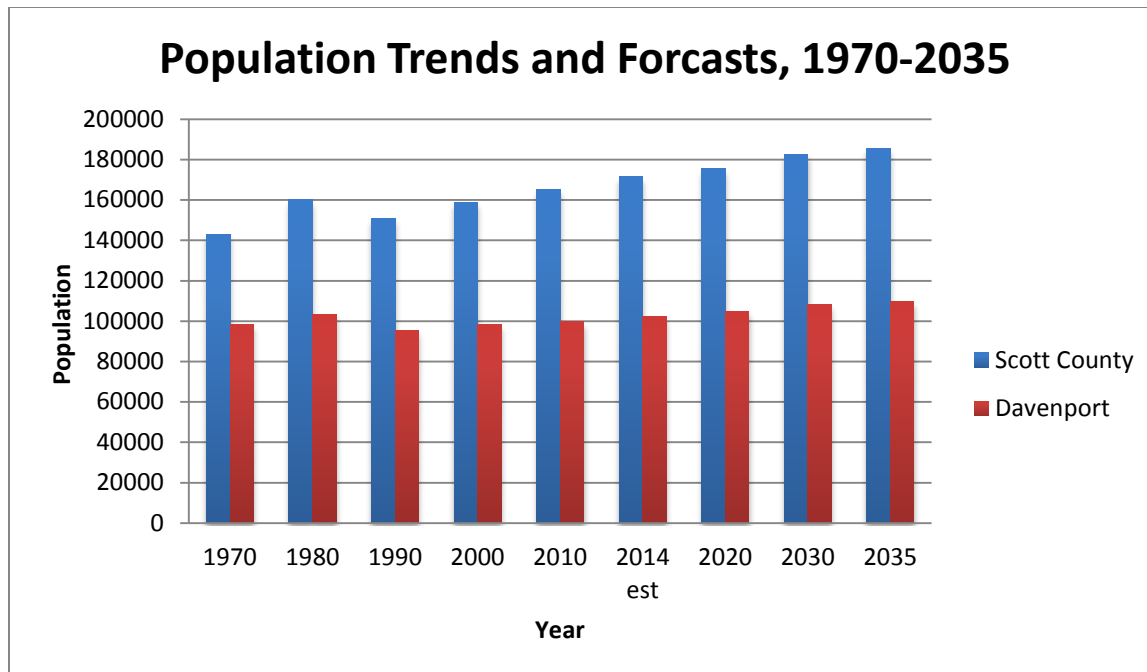
Land Availability. Davenport has an abundance of ready to develop land. At the same time, there are no shortages in other Scott County either. Staff believes this has no impact on population change in the future.

Quality of Life Indicators. There is no indication that the existing or anticipated political climate will support a reduction in support for schools, parks, and other cultural facilities.

To summarize, staff does not believe the secondary variables will have significant impact on population change in the City.

Davenport Proportion of County Population. A final factor to consider is the proportion of Davenport's population to that of Scott County as a whole. Population forecasting is widely compiled at the County Level. The City has consulted with the Bi-State Regional Commissions Data Services Office to obtain Scott County population forecasts, developed by Woods and Poole Economics, Inc.

Scott County Population Forecast								
1970 Actual	1980 Actual	1990 Actual	2000 Actual	2010 Actual	2014 Estimate	2020 Forecast	2030 Forecast	2035 Forecast
142687	160022	150973	158668	165224	171387	175367	182650	185584



The proportion of Davenport's population compared to the County as a whole has slowly declined since 1970. While the number has diminished, it is a fraction of what other central cities have experienced. Staff does not believe this is of great concern provided the community continues to work on making its public schools competitive with other area schools.

The percentage has fallen from 69 percent in 1970, to just under 60 percent today. The rate of decline has leveled off significantly since 2000. Staff believes the rate of decline will continue, but slowly, over the next 20 years. This is due largely to a large supply of older housing in Davenport, which will be difficult to replace or rehabilitate. This may result on increased demolitions in the City. Staff expects the share of Davenport population compared to Scott County's population to be 59 percent in 2035.

Conclusion:

Natural change will continue to have the largest impact on population. Percentage of County Population will have lesser of an impact. In many communities, migration (positive or negative) can have a large impact but in Davenport net migration is close to zero. Other factors noted above should not impact the rate of population change.

For discussion purposes, therefore, staff has prepared the following population forecast for the City:

Davenport Population Forecast								
1970 Actual	1980 Actual	1990 Actual	2000 Actual	2010 Actual	2014 Estimate	2020 Forecast	2030 Forecast	2035 Forecast
98469	103264	95333	98359	99687	102448	104898	108360	109769

Major employment changes, disasters, cultural shifts can and do happen, but they cannot be accurately predicted. Therefore:

Davenport is experiencing slow, steady growth, and there are no reasons to assume that condition will change.

So as work on the Land Use Plan Update continues, we as a community need to think about how best to accommodate approximately 7351 new City residents over the next 20 years. How and where they live will have a significant, yet manageable impact on development patterns.

July 30 Fairmount Library

What would make Davenport more livable?	Votes
More transportation options	
Multimodal options	2
ADA, transit	1
Car last	
Light rail? (LRT too expensive. Low ROI.)	
Express high-speed bus lines for high-traffic roads – like 53 rd (used in Brazil, Columbia, etc.)	
3 rd and 4 th conversion	1
Downtown as arts center	6
Green space	4
Bike racks/lockers (businesses pay for?), etc.	3
Bike rentals	
Full service grocery downtown	
More housing opportunities	
Housing for families	1
Runoff impacts – especially on infrastructure	3
Experiment with solar roadways	
Permeable pavement (experiment with permeable pavement to reduce run-off)	
Mixed income neighborhoods	1
West- more entertainment and shopping	4
Community issues – West	1
Encourage infill through tax incentives and underutilized strip malls	
Avoid sprawl – grey fields (look at what has worked in other cities like Cedar Falls and Ft. Collins, CO. What worked?)	
Faster cross town roads	3

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
Downtown		1
Historic Rehabs		1
K's Merch		1
	Elmore Scale	
	Casino Site	
HCV		1

What, in your mind, is the ideal neighborhood?	Votes
Owner occupied/pride of ownership	4
Transportation options	1
City land – active parks	2
Close – in services	2
Neighborhood grocery	
Walkability	2

Upgrade sidewalk program	1
--------------------------	---

What are Davenport's strengths?	Votes
Resurgence of downtown	
Part of Quad Cities – something bigger	
Amenities/activities	
Accreditation of government departments – good government	
Higher education	
Affordability	
Safety	
People	
History – First Bridge, etc.	1
Credit Island	
Innovative schools	1

What are Davenport's weaknesses?	Votes
Infrastructure	4
Sprawl	
More good jobs	
Integrated economic development (linking industry)	2
K-12 schools need more support	2
More police presence – satellites	3
Traffic issues (holiday shopping)	4
Lack of multi-modal transportation options	

August 03 Eastern Library

Big Ideas Map

Comment	Location
Continue rural residential development	West of Jersey Ridge North of VMP East of I-74 to Bettendorf line
New grade & junior high school	North central/east
Music on the Mississippi	
Family Museum	West – central corridor area

What would make Davenport more livable?	Votes
Sidewalks – ADA and repairs	1
New or updated Schools	6
Infrastructure updates – sewer back-ups, streets	3
Promote/market City	1
Walkability – connections lighting	
Neighborhood feel - perception	
Building conditions (impact on neighborhoods)	
Street markings – crosswalks, lane markings visibility	1
Talking signals	
Job growth – keep young here –higher pay-bring people in	3
School marketing – improve perception	
Ag land preservation – high value farmland	4
West side commercial needed	2
Keep population here – live-work-play accessible	5

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
	Farmland for development	9
	Dock demo without plan for development	
Central HS pool expansion/upgrades		1
	Other School improvements needed	
Technical training – more needed		
Prairie Heights/Freighthouse		
	Planters in roadways	
Health care - hospitals		

What, in your mind, is the ideal neighborhood?	Votes
Image – safe community (perception & promotion of such)	5
Street conditions – prioritize improvements & coordination of repairs)	4
Access restrictions on major roads, i.e. Jersey Ridge Road congested with driveways	3

What are Davenport's strengths?	Votes
Festivals such as Bix (which needs a museum)	3
Safety services	
Riverfront parks & activities (need year round)	1
Community input (needs expanding by area gathering disenfranchised)	
Downtown – lofts, though needs grocery & renewal of fringes	2
Riverfront (though afraid of privatizing the riverfront)	

What are Davenport's weaknesses?	Votes
I-280 (west end)	
More incentives needed for home owners including existing homes	5
Data driven markets by outside investment	
Blue (west side) vs. white (east side) collar perception (work with realtors on west side perception)	6

August 10 Our City Movement Focus Group

What does the term “livability” mean to you?	Votes
Uniqueness	3
Places you want to stay	
“Be happy”	
Livability = thrive	
Places to share/diversity	
Security	1
Affordable housing	
Food	
Things I find interesting	
Wi-Fi	
Satisfying intellectual curiosity	1
Walk safely/raise children	
Good for all ages	1
Social/cultural connections	4
“Something special”	2
Education/good schools	
Personal connection	
Health care	
Recreational activities and entertainment	
Small businesses	
Integrity (engagement)	
Unique – utilize river, appreciate history (Bix, etc.)	
Young people – city = more liberal, progressive (Iowa City)	
Ample shopping, restaurants, fairs, entertainment	
Cheap	

What would make Davenport more livable?	Votes
Mixed use zoning	
Open space even in commercial areas	
Hilltop Campus Village	
Wi-Fi (city-wide)	1
Central plaza	1
Pedestrian mall – main shopping street	2
Meeting/gathering spaces	5
Something other than bars (stuff of under 21s)	
Educate on what is available – RME, like LeClaire (make community events known – social media)	2
Nothing to explore in suburbia	1
Community/neighborhood centers	1
Strengthen neighborhoods	
“Ownership”	
Partnerships with businesses	2
Host frequent events	

Expand downtown	
Utilize river	
More community involvement – like the fair (something like that downtown)	

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
	Too much emphasis on tourism	
Harrison lofts		
Blackhawk		
Downtown reuse (coffee shops, stores)		2
Anything unique	`	1
Credit union		
Sky Bridge		
Modern Woodman Park		
Sense of place (character)		2
Village		
	Holiday Inn – Bett.	
	Parking ramps	
	Casino – too touristy	
Figge		
	Bland, non-unique buildings	
	53 rd , Elmore	
Main St. block		
Small businesses = integrity + character + story		
Boutique growth (fun, unique shopping – but downside is high prices)		

What, in your mind, is the ideal neighborhood?	Votes
Walking distance/walkable	3
Diverse/affordable housing (options for short term) – by amenities	
Unique, variety, “hipster”	1
Lots of smaller city centers	1
Sense of community	2
Open space	
Parks – pay attention to the small scale	
Entertainment	2
Eco-friendly	1
Education	1
Quieter roads (less traffic, safety)	
Activities for all ages (bring community together)	1
Local businesses (not national chains)	2
Family friendly	
Close amenities (close proximity to everything by biking or walking)	
Mixed use	
Housing for all ages	

Entertainment at a reasonable price	
Grocery	



What would convince you to live in Davenport as a young professional?	Votes
Street performers	3
Food trucks	1
The little things that build character	1
Entertainment – big (annual events) and small (movie theater)	
Public space in central area	1
Transportation – connectivity (connect to big city)	7
Place to raise a family – mature demographic	
Commuter lifestyle	
Life without a car (public transit)	
Integrity	
Proximity to work and activities	
Good jobs	
Uber	
Good schools	
Safety	
Open space and natural features	
Mixed use districts	
Current, modern setting	
Wi-Fi	

Where do you shop and why?	Votes
Farmers Market (integrity + mission)	
Local restaurants (integrity + mission)	
Local shops (integrity + mission)	
When I need something, I go where I know I can find it	
More advertisement of downtown shops and their wares (not currently pictured as leisurely shopping)	

How do you get around Davenport?	Votes
I get around by car (no bike paths)	
Walking- to a point- but mostly driving	

What does “sustainability” mean to you? How is sustainability important to Davenport’s future?	Votes
Economically and environmentally efficient	
Long-lasting	
Bikes	
Close proximity to groceries and activities	
Wind power	
Solar panels	
The ability to continue growing and building off previous growth	
Downtown Davenport lack of open expansion space, retain “historic” buildings	

How do you use public space in Davenport?	Votes
Occasionally parks, not much otherwise because new development	
Parks to hang out with friends	
Attend public activities/events	

What are Davenport’s strengths?	Votes
St. Ambrose	
Recent downtown development	
Infrastructure (restoration)	
Growing town	
Historic	
“Urban-ish”	
Community	

What are Davenport’s weaknesses?	Votes
Awareness of community activities	
Use of river	
Lack of space	
Dated	
Uninvolved	
Lack of cheap entertainment	

August 13 Freight House

What would make Davenport more livable?	Votes
Better streets/infrastructure (central city)	4
Downtown – service oriented	3
NW Davenport – focus of development	1
Smaller scale businesses closer to residential	4
More bicycle/pedestrian infrastructure north of Duck Creek	3
Single stream recycling (encouraging businesses to participate)	1
3 rd /4 th conversion	
Assistance with rehab. south of Locust	
Vacant housing	1
Education/support of schools (perception when schools close)	5
Development on west side – retail services (sewer)	1

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
Riverfront improvements		
Loft conversions		1
Downtown infrastructure/streets		3
Elmore big boxes		
Quality of parks		1
Flower baskets		
River Dr medians		
Village		
Freight House (good scale of development; along the river, don't want tall buildings that block views)		
	Splash park location	
	Lack of traffic calming	
	Need ADA ramps (comp. plan)	
	Better connectivity from downtown to Village	
	City ignoring W. end	

What, in your mind, is the ideal neighborhood?	Votes
Walkability to amenities	3
Service close to residences	
Connected network of green space	
Diversity	
Safety/lighting	
Neighborhood organization	
Mixed use neighborhoods	
West end railroad – bike path	
Good streets/schools/parks	4

Bicycle wayfinding	1
Affordable/available homes	
Sidewalks width based on road class	
Landscaping for businesses	

What are Davenport's strengths?	Votes
River	1
History	1
Preservation of building stock	
Diversity	
Things to do/activities	
Higher education	
Larger region – quad cities (although competing is a weakness)	3
Cultural amenities – Figge	1
Libraries	1
Adaptability - businesses	

What are Davenport's weaknesses?	Votes
Lack diverse eating establishments	1
Businesses – no Whole Foods/Fresh Market/Costco	3
Public participation – not feeling like being heard	1
Communication to citizens	
Perception of schools	
Bicycle infrastructure – as a necessity, not a luxury	4
Act on abandoned housing	1
Streets	1
Crossing lights – audible	2
Lack of retail	3

What are Davenport's opportunities/areas for change?	Votes
Broadband fiber	2
Economic incentives for businesses	1
New business park	1
Recreation opportunities by river	4
More bike paths Kimberly to bike path Elderidge to Davenport	3
Cycling hub	
Partnership with Scott County	
Preserve environment	1
Northpark Mall needs help and entertainment	2
Better rail connections	
Capitalize on history	1

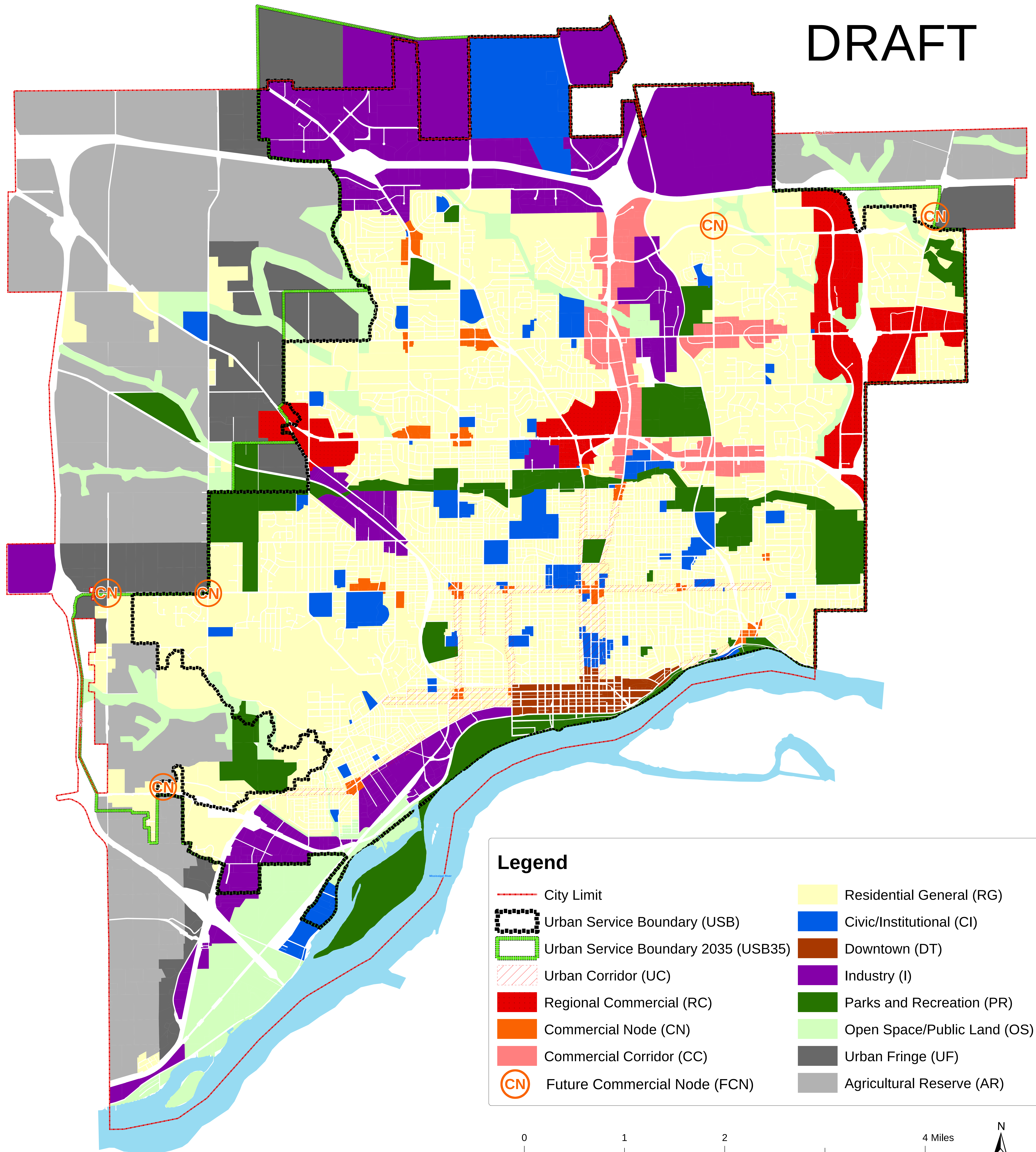
DAVENPORT+2035 IMPLEMENTATION MATRIX ADDED OBJECTIVES AND RECOMMENDATIONS					HOUSING	NEIGHBORHOODS & DISTRICTS	HISTORIC PRESERVATION	EDUCATION	NATURAL RESOURCES	ECONOMY & BUSINESS	PARKS REC. & OPEN SPACE	CULTURAL RESOURCES	TRANSPORTATION	PUBLIC & SOCIAL SERVICES	UTILITIES & INFRASTRUCTURE	LAND USE	GOVERNMENT	ELECTED/APPOINTED OFFICIALS	CITY ADMINISTRATION	CPED	FINANCE	PARKS	PUBLIC WORKS	POLICE/FIRE	SCHOOLS	BUSINESS COMMUNITY	NEIGHBORHOOD ORGANIZATIONS	NOT-FOR-PROFITS	OTHER
EXISTING GOAL	NEW OBJECTIVE	RECOMMENDATION	TIMEFRAME	PRIORITY	RELATED TOPIC													ENTITY RESPONSIBLE (L-Lead, S-Support)											
STRENGTHEN THE EXISTING BUILT ENVIRONMENT	INVEST IN EXISTING NEIGHBORHOODS	Policy: Prioritize rehabilitation or replacement of existing infrastructure within existing neighborhoods over construction of new infrastructure.	Short (0-5 years)	Critical		X	X						X		X			L		S			S						
		Program: Continue neighborhood Planning efforts initiated by the Davenport Neighborhood Empowerment and Wellness (Davenport NEW) program as a way for citizens to Help identify and prioritize neighborhood infrastructure deficiencies.	Short	High	X	X	X			X	X		X		X	X		S	S	L		S	S	S	S		L		
		Policy: Re-examine the neighborhood cost-share formulas for infrastructure repair and consider adjusting the formulas as a way to incentivize local infrastructure projects.	Short	High		X									X			L	S	S			S				S		
		Policy: Facilitate an increased role for citizens in the Capital Improvement Plan (CIP) funding process.	Medium (5-10 years)	Medium		X									X			S	S	S			L				S		
		Project: Identify the Northpark/Village Shopping Center Area as a Study Area	Medium	Medium	X	X				X						X				L			S			S			

	ALIGN URBAN SERVICE DISTRICT BOUNDARIES TO REASONABLE GROWTH EXPECTATIONS WITHIN THE 20 YEAR PLANNING TIMEFRAME	Policy: Remove areas not expected to be needed for development within the 2035 planning timeframe currently located within the existing 2025 Urban Service Area and re-classify as “Future Development”.	Short	High								X			X	X		S		L			S							
		Policy: Consider the creation of protected agricultural areas in areas currently zoned A-1 Agricultural District	Medium	Medium					X						X	X		S		L			S							
IDENTIFY AND RESERVE LAND FOR FUTURE DEVELOPMENT	DEVELOP NEW WALKABLE MIXED USE NEIGHBORHOODS WITH NEIGHBORHOOD SHOPPING OPPORTUNITIES	Policy: Investigate providing incentives for compact, walkable mixed use neighborhoods, When it can be demonstrated that infrastructure and service costs are lower than conventional subdivisions.	Short	High	X	X									X		S		L	S		S								
		Policy: Establish areas within the Urban Service District where compact, walkable mixed use neighborhoods are required.	Medium	Medium		X									X		S		L											
	FIND NEW WAYS TO SUPPORT DEVELOPMENT IN WEST DAVENPORT, ESPECIALLY IN THE VICINITY OF THE I-80/280 AND KIMBERLY ROAD INTERCHANGES	Policy: Require master Planning and cost-benefit analysis of development as a prerequisite to any expansion of the existing 2025 Urban Service Area. Master planning must take into account the potential of future alignment of Kimberly Road and I-280 Interchange likely to occur beyond the 2035 planning timeframe	Medium	Medium	X	X				X					X		S		L			S			S	S				
REINFORCE DOWNTOWN AS THE CITY’S RECREATIONAL, CULTURAL,	CONTINUE TO SUPPORT DOWNTOWN’S RESURGENCE	Policy: Adopt the Downtown 10 Year Strategic Master Plan commissioned by the Downtown Partnership as an element to the City	Short	High	X		X			X	X	X	X	X			S		L		S	S			S					

ENTERTAINMENT AND GOVERNMENT CENTER		Comprehensive Plan.																												
		Program: Continue to seek public-private partnerships in implementing Downtown policies and projects	Short	Critical	X		X				X	X	X	X	X				S		L		S	S			S			
CREATE A TRANSPORTRATION SYSTEM THAT PROVIDES IMPROVED PHYSICAL CONNECTIONS/ACCESS WITHIN THE COMMUNITY FOR CITIZENS AND VISITORS	EMBRACE DAVENPORT IN MOTION AND USE IT TO SUPPORT AND ENHANCE DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES	Policy: Adopt Davenport in Motion as an element to the City Comprehensive Plan, and incorporate its recommendations into the City’s development codes for implementation	Short	Critical									X		X	X		L	S	S			S							
CONSERVE, PROTECT AND ENHANCE OUR NATURAL RESOURCES	CONTINUE TO CAPITALIZE ON THE POTENTIAL OF THE RIVERFRONT	Policy: Continue to implement RiverVision, including the development of Centennial Park, Veteran’s Memorial Park, and River Heritage Park as funds become available.	Short	Critical								X	X					S	S	S		L	S							
		Policy: Consider the downzoning areas zoned industrial within the 100 year floodplain in Southwest Davenport	Medium	Medium					X							X		S		L										
		Project: Plan for future bike path and open space development along the South Concord Street Corridor.	Long (10-20 Yrs)	Medium					X		X					X		S	S	L		L	S							

DAVENPORT+2035 Future Land Use Map

DRAFT



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Steve Ahrens, 563-888-2235
Wards: 3

Action / Date
CD8/3/2016

Subject:
Resolution for Concurrent Approval of the 935 East River Drive Property Lease Agreement
[Ward 3]

Recommendation:
Approve the Resolution

Relationship to Goals:
Added Emphasis to Economic Development

Background:
Troy and Gerald Welvaert are interested in leasing the former property once housing Wakeen's Family Boating Center located at 935 East River Drive from the City. The Welvaert Family plans to operate a marina with dry stack and a restaurant on the site with the improvements and investment estimated at \$500,000.

To procure adequate financing for the project, the Tenant has requested an initial three (3) year term, with the option to renew for 6 additional periods of five (5) years. For leases with a term beyond three years in length, the City Council must approve concurrently and hold a public hearing.

The Levee Improvement Commission approved the lease agreement at a special meeting on July 26, 2016. The public hearing will be held on August 3 and consideration of the resolution will be held during the same cycle.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Exhibit	935 East River Drive Lease Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:47 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:48 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:15 AM

Resolution No. _____

Resolution offered by Alderman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION for Concurrent Approval of the 935 East River Drive Property Lease Agreement

WHEREAS, Troy and Gerald Welvaert are interested in leasing the former property once housing Wakeen's Family Boating Center located at 935 East River Drive from the City. The Welvaert Family plans to operate a marina with dry stack and a restaurant on the site with the improvements and investment estimated at \$500,000.

AND WHEREAS, To procure adequate financing for the project, the Tenant has requested an initial three (3) year term, with the option to renew for 6 additional periods of five (5) years. For leases with a term beyond three years in length, the City Council must approve concurrently and hold a public hearing.

AND WHEREAS, The Levee Improvement Commission approved the lease agreement at a special meeting on July 26, 2016. The public hearing was held on August 3 and consideration of the resolution will be held during the same cycle.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that concurrent approval of the lease agreement for the 935 East River Drive Property is hereby given.

LEASE – BUSINESS PROPERTY

This Lease Agreement, executed in duplicate, made and entered into this 26th day of July, 2016, by and between the City of Davenport, Iowa, through its Levee Improvement Commission (hereinafter called “Landlord”), whose address for the purpose of this lease is 226 West Fourth Street, Davenport, Iowa 52801 and Troy and Gerald Welvaert (hereinafter called “Tenant”), whose address for the purpose of this lease is 935 East River Drive, Davenport, Iowa, 52803.

1. Premises and Term. The Landlord, in consideration of the rents herein reserved and of the agreements and condition herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and the Tenant hereby rents and leases from the Landlord, according to the terms and provisions herein, the following described real estate situated in Scott County, Iowa, to-wit:

The former Quad City Marine Company / Wakeen’s Family Boating Center leased parcel at 935 East River Drive, Davenport, Iowa, containing 112,674 sq. ft. of land, two buildings, one lifting crane, a perimeter fence, a no wake sign and boat docks attached to the U.S. Government seawall.

With the improvements thereon and all rights, easements and appurtenances thereto belonging, which, more particularly, includes the space and premises as may be shown on Exhibit “A,” if and as may be attached hereto, for a term of three (3) years, commencing on August 11, 2016, and ending on midnight on the last day of the lease term which shall be the tenth (10th) day of August, 2019, upon the condition that the Tenant pays rent therefore, and otherwise performs as required by this lease. Tenant shall have the option to renew the Lease Agreement six (6) additional periods of five (5) years by providing Landlord written notice not less than 180 days prior to the expiration of the initial Lease term and each extension term. The base rent shall be adjusted by \$100.00 per month per extension term.

The parties agree that buildings and crane shall be considered personal property and not fixtures or real property. Ownership of these items of personal property is hereby transferred to Tenant “As is, Where is” with no warranties express or implied, including, but not limited to those related to fitness for a particular purpose. Landlord shall have the right of first refusal to purchase for \$1 the current buildings, any other improvements to the real estate including future buildings or fixtures, and/or the crane if Tenant decides to remove the items or at the termination of this Lease. Said election shall be made in writing.

2. Rent. Tenant agrees to pay rent to Landlord for said term, as follows: Thirty Thousand Dollars (\$30,000.00) annually, or (\$2,500.00) per month, in advance, the first rent payment being due and payable on the 1st day of November, 2016, and the same amount, becoming due and payable on the first day of each month thereafter during the term of this lease.

3. Under Occupancy Surcharge. A thirty percent surcharge shall be added to the monthly rent amount if during the preceding 180 days a going business concern offering services

related to Mississippi River related activity to the public is not using the space. Lessor also maintains the right to require monthly status meetings with the Lessee during any period of under occupancy to determine whether Lessee is making satisfactory progress in attaining meeting these standards.

Regardless of any other provision of the documents between the parties, failure to meet the occupancy threshold described above for 12 consecutive months shall be a material default and Landlord shall give notice of default to Lessee and any applicable leasehold mortgagee pursuant to Section 8.

Upon receipt of such notice, Lessee may present a request to the City for renegotiation of the occupancy requirement.

After delivery of the notice of default for under occupancy, The Lessor shall have the right to re-enter the Leased Premises and terminate the lease under the following circumstances:

- 1) If no request for renegotiation is presented in 10 days; or
- 2) If the renegotiation fails after 30 days for any reason and no cure is made.

4. Possession. Tenant shall be entitled to possession on August 11, 2016 and shall yield possession to the Landlord at the time and date of the termination of this Lease Agreement, except as herein otherwise expressly provided. Should Landlord be unable to give possession on said date, Tenant's only damages shall be a rebating of the pro rata rental.

5. Use of Premises. Tenant covenants and agrees during the term of this Lease Agreement to use and occupy the leased premises only for a restaurant and general marine and marina business, including the servicing, leasing, selling, renting, storage and docking of boats, and the sale of marine products and equipment, fuel and lubricants, as well as the installation and operation of boat haul-out facilities and any other related activity.

6. Quiet Enjoyment. Landlord covenants that its estate in said premises is in fee title and that Tenant, on paying the rent herein reserved and performing all of its agreements as provided by the lease, shall and may peaceably have, hold and enjoy the leased premises for the term of this lease free from molestation, eviction, or disturbance by the Landlord or any other persons or legal entity whatsoever. (see paragraph 13)

Landlord shall have the right to mortgage all of its rights, title, interest in said premises at any time, without any notice, subject to this lease.

7. Care and Maintenance of Premises. (a) Tenant takes said premises in their present condition, except for such repairs and alterations as may be expressly provided herein. (b) Tenant shall, after taking possession of said premises and until the termination of this lease and its actual removal from the premises, at its own expenses, care for and maintain said premises in a reasonably safe and serviceable condition. Tenant will furnish its own interior and exterior decorating. (c) Tenant will not make nor suffer any unlawful use of said premises and agrees to comply with all valid regulations of the Scott County Board of Health, Davenport Municipal

Code, the laws of the State of Iowa and the United States of America, including applicable rules and regulations. This provision shall not be construed as imposing any duty on Tenant as to acts of the general public. Tenant will not allow trash of any kind to accumulate on said premises and will remove the same at its own expense. Tenant also agrees to remove snow and ice and other obstacles from the sidewalk on or abutting the premises.

8. Utilities and Services. Tenant, during the term of this lease, shall pay, before delinquency, all charges for use of telephone, water, sewer, gas, heat, electricity, garbage disposal and other services and utilities of whatever kind and nature which may be used in or on the leased premises. (a) Air conditioning equipment shall be furnished at the Tenant's expense and shall be the Tenant's responsibility to operate and maintain. (b) Janitor or cleaning service shall be furnished by the Tenant or at the Tenant's expense. (c) Heating shall be furnished at the Tenant's expense.

9. Assignment and Subletting. Any assignment of this lease or subletting of the premises, in whole or in part, by the Tenant, without the Landlord's written permission, shall, at the option of the Landlord, make the rental for the balance of the lease term due and payable at once. Such written permission may not be unreasonably withheld.

10. Taxes. All real estate taxes, levied, or assessed by lawful authority against said property or improvements shall be timely paid by the Tenant beginning with the first installment of taxes due September 2017.

11. Insurance. The tenant shall secure and maintain such primary insurance policies as will protect himself or his Subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any Subcontractor or anyone employed by them directly or indirectly. The City of Davenport maintains the right to review insurance coverages on an annual basis.

The following insurance policies are required unless other limits are specified. The City shall be specifically named as an additional insured under General Liability.

(1) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

(2) General Liability

General Aggregate	\$1,000,000
Each Occurrence	\$1,000,000

(3) Automobile Liability

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(4) All Risk Property Insurance (name City as loss payable)	\$500,000 (plus Tenant's improvements and betterments)
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(5) Excess Liability Umbrella Form

\$3,000,000

Contractual liability.

The insurance required above shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Tenant's obligations under the **Indemnification** paragraph below.

Certificates of Insurance acceptable to the City indicating insurance required by the Contract is in force, shall be filed with the City prior to approval of the Contract by the City. The Tenant shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the City. The Tenant will accept responsibility for damages and the City's defense in the event no insurance is in place and the City has not been notified.

Indemnification.

To the fullest extent permitted by the law, the Tenant shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense:

- (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
- (2) is caused in whole or in part by any negligent act or omission of the Tenant, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

In any and all claims against the City, its officials or any of its agents or employees by any anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in anyway by any limitation on the amount or type of damages, compensation or benefits payable by or for the Tenant or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

Tenant's Customer's property.

Tenant shall require renters of space and services to provide proof of insurance covering damage to property for the maximum value of boats and other items stored. Tenant shall file and maintain copies of such policies and have ready for inspection by Landlord.

12. Fire and Casualty, Partial Destruction of Premises. (a) In the event of a partial destruction or damage of the leased premises, which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within sixty (60) days after the occurrence, this lease shall not terminate, but the rent for the leased premises shall abate during the time of such business interference. In the event of

partial destruction, Tenant shall repair such damages within 60 days of its occurrence unless prevented from doing so by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material or transportation shortages, or other causes beyond Tenant's reasonable control. (b) Should the zoning ordinance of the city or municipality in which this property is located make it impossible for Tenant, using diligent and timely effort to obtain necessary permits and to repair and/or rebuild so that Tenant is not able to conduct its business on these premises, then such partial destruction shall be treated as a total destruction as in the next paragraph provided. (c) In the event of a destruction or damage of the leased premises including the parking area (if a parking area is a part of the subject matter of this lease) so that Tenant is not able to conduct its business on the premises of the then current legal use for which the premises are being used and which damages cannot be repaired within sixty (60) days, this lease may be terminated at the option of either the Landlord or Tenant. Such termination in such event shall be effected by written notice of one party to the other, within twenty (20) days after such destruction. Tenant shall surrender possession within ten (10) days after such notice issues, and each party shall be released from all future obligations hereunder. Tenant paying rental pro rata only to the date of such destruction, in the event of such termination of this lease, Landlord at its option, may rebuild or not, according to its own wishes and needs.

13. Condemnation. (a) Should the whole or any part of the demised premises be condemned or taken by a competent authority for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such proportion of said award as may be fair and reasonable. (b) If the whole of the demised premises shall be so condemned or taken, the Landlord shall not be liable to the Tenant except and as its rights are preserved as in paragraph 13(a).

14. Termination of Lease and Defaults of Tenant. (a) This lease shall terminate upon expiration of the demised term; or if this lease expressly and in writing provides for any option or options, and if any such option is exercised by the Tenant, then this lease will terminate at the expiration of the option term or terms. Upon default in payment of rental herein or upon any other default by Tenant in accordance with the terms and provisions of this lease, this lease may at the option of the Landlord be cancelled and forfeited, provided however, before any such cancellation and forfeiture except as provided in 14(b) below, Landlord shall give Tenant a written notice specifying the default, or defaults, and stating that this lease will be cancelled and forfeited thirty (30) days after the giving of such notice, unless such default, or defaults, are remedied within such grace period. (See paragraph 21, below.) As an additional optional procedure or as an alternative to the foregoing (and neither exclusive of the other) Landlord may proceed as in paragraph 20, below, provided. (b) In the event Tenant is adjudicated a bankrupt or in the event of a judicial sale or other transfer of Tenant's leasehold interest by reason by any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten (10) days from the giving of notice thereof by Landlord to Tenant, then and in any such events, Landlord may, at its option, immediately terminate this lease, re-enter said premises, upon giving of ten (10) days written notice by Landlord to Tenant, all to the extent permitted by applicable law. (c) In (a) and (b) above, waiver as to any default shall not constitute a waiver of any subsequent default or

defaults. (d) Acceptance of keys, advertising and re-renting by the Landlord upon the Tenant's default shall be construed only as an effort to mitigate damages by the Landlord, and not as an agreement to terminate this lease.

15. Right of Either Party to Make Good any Default of Other. If default shall be made by either party in the performance of, or compliance with, any of the terms, covenants or conditions of this lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies now or thereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 9.0% per annum, from date of advance.

16. Signs. (a) Tenant shall have the right and privilege of attaching, affixing, painting or exhibiting signs on the leased premises, provided only (1) that any and all signs shall comply with the ordinances of the city or municipality in which the property is located and the laws of the State of Iowa; (2) such signs shall not change the structure of the building; (3) such signs if and when taken down shall not damage the building; and (4) such signs shall be subject to the written approval of the Landlord, which approval shall not be unreasonably withheld. (b) Landlord during the last ninety (90) days of this lease, or extension, shall have the right to maintain in the windows or on the building or on the premises either or both a "For Rent" or "For Sale" sign and Tenant will permit, at such time, prospective tenants or buyers to enter and examine the premises.

17. Mechanic's Liens. Neither the Tenant nor anyone claiming by, through, or under the Tenant, shall have the right to file or place any mechanic's lien or other lien of any kind of character whatsoever, upon said premises or upon any building or improvement thereon, or upon the leasehold interest of the Tenant therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon, and for the further security of the Landlord, the Tenant covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish or agree to furnish any such material, service or labor.

18. Landlord's Lien and Security Interest. Said Landlord shall have in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitutions therefore, kept and used on said premises by Tenant. Landlord may proceed at law or in equity with any remedy provided by law or by this lease for the recovery of rent, or for termination of this lease because of Tenant's default in its performance.

19. Substitution of Equipment, Merchandise, etc. (a) The Tenant shall have the right, from time to time, during the term of this lease, or renewal thereof, to sell or otherwise dispose of any personal property of the Tenant situated on the said demised premises, when in the judgment of the Tenant it shall have become obsolete, outworn or unnecessary in connection with the operation of the business on said premises; provided, however, that the Tenant shall, in such instance (unless no substituted article or item is necessary) at its own expense, substitute for

such items of personal property so sold or otherwise disposed of, a new or other item in substitution thereof, in like or greater value and adopted to the affixed operation of the business upon the demised premises. (b) Nothing herein contained shall be construed as denying to Tenant the right to dispose of inventoried merchandise in the ordinary course of the Tenant's trade or business.

20. Rights Cumulative. The various rights, powers, options, elections and remedies of either party, provided in this lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way effect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled so long as any default remains in any way unremedied, unsatisfied or undischarged.

21. Notices and Demands. Notices as provided for in this lease shall be given to the respective parties hereto at the respective addresses designated on page one of this lease unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall be considered given under the terms of this lease when sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box.

22. Provisions to Bind and Benefit Successors, Assigns, etc. Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto; except that if any part of this lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.

23. Changes to be in Writing. None of the covenants, provisions, terms or conditions of this lease to be kept or performed by Landlord or Tenant shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the Landlord and Tenant. This lease contains the whole agreement of the parties.

24. Construction. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the text.

25. Nuisance. Said above-described premises shall not be used for any purposes which may be deemed a public or private nuisance. Said premises shall not be used for any purpose (even though the same be not a public or private nuisance) which in the judgment and opinion of the Landlord would be offensive or injurious to the public or to any other Tenants of Landlord on adjoining real estate. Ample precautions and measures satisfactory to the Landlord must be provided by Tenant to prevent any rubbish, waste, or debris of any kind from being scattered, or carried, or from emanating in any way from said leased premises, nor shall smoke be permitted to emit from leased premises in such volume as in the opinion of the Landlord would be detrimental to the public or to any other Tenants or Landlord on adjoining property.

26. Acceptance of Premises. Tenant takes and accepts the leased premises as they are at the date of this Lease; and Landlord shall not in any way be liable on account of the giving way or sinking of any ground adjacent thereto or of any conditions which may be caused by or result from any seeping of water through or under said leased premises or through or under any ground adjacent thereto, or on account of any conditions which may result from the flooding of the leased premises or adjoining premises; or from any injury to, failure to prevent the disintegration of any part of the wall in front of said leased premises or adjoining premises; or from any injury to, failure or disintegration of any part of the foundation underneath said leased premises or any part thereof or from any defective condition existing on said leased premises or property adjacent thereto.

27. Assumption of Risk of Fire. It is further agreed that Landlord shall not be responsible in any way for any damage by fire caused by an sparks or coals from cranes or locomotives or caused in any other manner regardless of whether or not any person has been negligent, it being one of the considerations of this lease that Tenant assume all risks of damage from any cause whatsoever.

28. Fees and Charges. Tenant shall, during the term of this lease, procure, maintain, keep in force and pay all fees and charges in connection with any and all licenses, permits, franchises, and corporate or business qualifications required by law or by any governmental authority or agency for the lawful operation of Tenant's business conducted on the premises.

29. Laws and Regulations. Tenant shall at all times fully comply with all health, administrative and police laws, ordinances and regulations required for the lawful use of the premises. (a) Tenant may contest the validity or appreciation of any such law, ordinance, or regulation solely at its cost and expense and solely in its name. Non-compliance during such contest shall not be deemed a breach of the covenants herein contained, provided that Tenant shall indemnify Landlord from any liability or attorney fees or costs incurred in connection with such contest and Tenant's non-compliance. Landlord, at Tenant's request, and at Tenant's expense, will execute and deliver appropriate papers which may be necessary or proper to contest the validity or application of any such law, ordinance or regulation.

30. Relationship. The sole relationship created hereby is that of landlord and tenant. Tenant is an independent contractor. No employer-employee, master-servant, or principal-agent relationship is created hereby.

31. Non-Discrimination. Tenant, as part of the consideration hereof, agrees that no person, on the grounds of race, color, sex, creed, age, disability, national origin or sexual orientation will be excluded from the use of the facilities offered by Tenant on the demised premises or excluded from any services offered by the Tenant from the said premises; that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations on the leased premises; and that such discrimination shall not be practiced against any employee of Tenant or any prospective employee.

32. Surrender of Premises. Upon termination of this lease whether by lapse of time or otherwise, Tenant shall peaceably and quietly surrender the premises, in their condition of repair at that time, with the obligation to restore the premises to their condition as at the time of commencement of this lease, normal wear and tear excepted. Tenant may remove equipment and haul-out facilities installed by Tenant within thirty (30) days of the lease termination as long as Tenant returns the real property to substantially the same condition which existed at the time of commencement of the Lease. Landlord shall be fully compensated by Tenant for any damages caused upon the property by Tenant's removal of fixtures and improvements or by Tenant's negligence. All equipment and personal property contained in the buildings or structures shall remain the property of Tenant including all trade fixtures used by Tenant in its business and use of the premises. Continued possession by the Tenant beyond the expiratory date of the term of this lease and exercised option periods, coupled with receipt of the specified rent by the Landlord, absent a written agreement by both parties for an extension of this lease or for a new lease, shall constitute a month-to-month extension of this lease. (See also paragraph 10).

33. Hold Harmless. Tenant agrees to defend at its own expense, in the name and on behalf of the Landlord, and shall indemnify and save harmless the Landlord from any and all claims, suits, losses, damages, costs or expenses, except those caused or contributed by the negligence of the Landlord, on account of injury or damage to any person or property caused or occasioned, or allegedly caused or occasioned, in whole or in part by reason or of arising out of the lease of the leased premises to the Tenant or its use of the leased premises. However, the Landlord shall not be obligated to defend, indemnify and save harmless the Tenant for any costs or damages arising from the sole negligence of the Tenant, except for claims, suits, losses, damages, costs, expenses, and attorney fees caused or contributed by the negligence of the Landlord or its agents, on account of injury or damage to any person or property. The duty of the Tenant to defend, save harmless and indemnify the Landlord shall extend to officers, employees, and agents of the Landlord to the extent the Landlord is obligated to defend, save harmless and indemnify by laws.

34. Entry Upon Land. The Landlord reserves the right to enter at no charge from the Tenant upon the leased premises at any time and to use the leased premises occasionally in such manner and for such purpose as shall not interfere with the Tenant's use thereof. This includes the rights of the Landlord or the Corps of Engineers to rehabilitate and maintain its sanitary and storm sewer system built through the leased premises.

35. Waterfront Use. Subject to such rules as may be imposed by the U.S. Corps of Engineers, the free use of the waterfront facilities available in front of these premises shall be available to the Tenant for the uses designated in the lease.

In Witness Whereof, the parties hereto have duly executed this lease in duplicate the day and year first above written.

Troy and Gerald Welvaert
311 Manor Drive
Riverdale, Iowa 52722

By: _____
Troy and Gerald Welvaert, Owners

Date: _____

Levee Improvement Commission

By: _____
Frank Klipsch, Mayor and Chairman

Date: _____

City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Bruce Berger, 326-7769
Wards: 7

Action / Date
CD8/3/2016

Subject:
Resolution approving the amended North Urban Renewal Area Plan.
[Ward 7]

Recommendation:
Approve the resolution.

Relationship to Goals:
Added emphasis on economic development.

Background:
The City of Davenport is seeking to amend the North Urban Renewal Area Plan. The amendment will include the following projects: Honkamp Krueger Companies: \$375,000 TIF rebate.

The public hearing was held at the August 3, 2016, at Committee of the Whole meeting. The amended plan is attached.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Exhibit	North URA Plan

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:48 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:49 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:15 AM

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the Plan for the North Urban Renewal Area.

WHEREAS, the City of Davenport is planning to use TIF funds for the Honkamp Krueger expansion in the North Urban Renewal Area totaling \$375,000.

WHEREAS, the State requires that Urban Renewal Plans be amended when the use of tax increment financing is being considered for a project; and

WHEREAS, the proposed project will add benefits to the tax base and meets the established policy for using tax increment financing to assist in primary business expansion; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on August 3, 2016, to review and receive public comment on the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa approves the amendments and consolidation of the North Urban Renewal Area.

Approved:

Attest:

Frank Klipsh, Mayor

Jackie E. Holecek, City Clerk

City of Davenport, Iowa

**Urban Renewal Plan Amendment
North Urban Renewal Area**

July 11, 2016

The Urban Renewal Plan (the “Plan”) for the North Urban Renewal Area (the “Area”) is being amended for the purposes of adding a project thereto;

- 1) **Identification of Project:** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

a. Name: Honkamp Krueger Companies

Cost: \$375,000

Rationale: The City shall issue a 60% rebate of property taxes paid over and above the base year valuation of the current properties (see Exhibit A).

- 2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding General Obligation Debt of the City: \$185,750,000

Remaining Constitutional Debt Capacity of the City: \$122,719,369

Proposed Debt to be incurred in the Urban Renewal Area: \$375,000

Exhibit A

Lot 5 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Subject to easements, restrictions and covenants of record. Parcel P1410-10. More commonly known at 3513 Vine Court.

Lot 6 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Parcel 1410-11.

Lot 8 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Parcel P1415-11. More commonly known as 908 West 35th Street.

City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Bruce Berger, 326-7769
Wards: 7

Action / Date
CD8/3/2016

Subject:

Resolution approving an economic development agreement with Honkamp Krueger companies.
[Ward 7]

Recommendation:

Approve the resolution.

Relationship to Goals:

Added emphasis on economic development.

Background:

Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc. provide accounting, consulting, human resource, financials services, software development and retirement services to clients in all 50 states and thousands of U.S. cities. They have 12 offices across five states including Iowa, Illinois, Wisconsin, Minnesota and Nebraska.

Honkamp Krueger is considering a 10,000 square foot addition to their facilities at 908 West 35th Street, 3513 Vine Court and an adjacent parking lot. The property will be owned by Law Building, LLP. If Davenport is selected, this project will include the creation of 23 net new jobs and the retention of 54 positions. The average annual salary of new positions will be approximately \$62,000. All positions are supported with a benefit package.

To support the business expansion, the proposed City assistance is a reimbursement of a maximum of 60% of the property taxes paid that are available to the City based upon the increase in assessed valuation. As required by Iowa Code, a public hearing was held on August 3, 2016 regarding approval of an economic development agreement where the City will incur debt. In this case, the debt is the City's obligation for a rebate of property taxes of approximately \$375,000 over a 15 year period. The rebate would come through the use of tax increment financing applied to the assessed value of the improved property. The economic development agreement is attached.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution
□ Exhibit	Honkamp Krueger EDA

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/28/2016 - 10:50 AM
Community Development Committee	Berger, Bruce	Approved	7/28/2016 - 10:50 AM

City Clerk

Admin, Default

Approved

7/28/2016 - 11:16 AM

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving an economic development agreement for Law Building, LLP, Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc.,

WHEREAS, Law Building, LLP, Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc., is planning to adding approximately 10,000 square feet of office space at and near 908 West 35th Street, 3513 Vine Court and Parcel P1410-11; and

WHEREAS, the proposed project involves the retention of 52 full time positions and the creation of 23 full time positions (paying an average annual salary of approximately \$62,000 plus benefits); and

WHEREAS, the proposed project will add benefits to the tax base and meets the established policy for using tax increment financing to assist in business expansion; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on August 3, 2016, to review and receive public comment on the Economic Development Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa approves and directs appropriate City officials to execute the attached Economic Development Agreement between Law Building, LLP, Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc., and the City of Davenport, Iowa.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

DRAFT
ECONOMIC DEVELOPMENT AGREEMENT

THIS AGREEMENT is made as of _____ between the City of Davenport, Iowa, a municipal corporation of the State of Iowa (hereinafter referred to as “City”), and Law Building, LLP, Honkamp Krueger & Co., PC, HK Payroll Services, Inc. and Honkamp Krueger Financial Services, Inc., (hereinafter referred to as “Company”).

WHEREAS, the Company proposes to expand its business operations in Davenport, Iowa by adding on approximately 10,000 square feet of office space at and near 908 West 35th Street, 3513 Vine Court and Parcel P1410-11 hereinafter referred to as “Subject Property”, resulting in a projected increase in the assessed value of the real estate of approximately \$1,425,000; and

WHEREAS, with the construction of the building, the Company will create in Davenport at least twenty-three (23) Net New permanent full-time positions (hereinafter referred to as “Net New Positions”) and will retain its existing Baseline workforce level of fifty-two (52) full-time positions (hereinafter referred as “Baseline Positions”), and with the building construction and the retention and increase in the workforce hereinafter referred to as the “Economic Development Project”; and

WHEREAS, the Company has requested financial assistance to help support the Economic Development Project; and

WHEREAS, the City has established a policy of supporting the expansion of quality knowledge based service businesses who are making a substantial building investment and establishing new jobs with minimum wage and benefits; and

WHEREAS, pursuant to factors listed in Chapter 15A of the Code of Iowa (hereinafter referred to as the “Code”) the City Council of the City has determined that:

1. The Economic Development Project will add diversity and generate new opportunities for the Davenport and Iowa economies; and
2. The Economic Development Project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property value, which warrant the amount of the proposed reimbursement of property taxes; and
3. The proposed funding for the Economic Development Project meets the conditions of said Chapter 15A of the Code related to the creation of jobs and the expansion of business investment in the City of Davenport, Scott County, Iowa; and
4. A public purpose will reasonably be accomplished by providing economic development assistance in order to facilitate such development by the Company and the City is empowered to provide assistance pursuant to said Chapter 15A of the Code and the City Charter; and Section 403.19 of the Code provides for the division of incremental property tax revenue, or tax increment, commonly known as Tax Increment Financing; and,

5. The property is located within an existing tax increment financing district (the North Davenport Tax Increment Financing District); and

WHEREAS, the City Council has held a public hearing, at the August 3, 2016 meeting of the Committee-of-the-Whole, on entering into this agreement which will obligate the City to make future payments, provided the Company meets certain requirements;

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties herein contained, it is agreed as follows:

SECTION I:
THE CITY'S OBLIGATIONS

1. The City shall make a series of payments to reimburse the Company for a portion of its real estate tax payments (the "Reimbursement") subject to the completion of the Economic Development Project and the timely payment of those real estate taxes, utility fees and special assessments. For the purposes of this agreement, "timely payment" shall mean that the semi-annual tax payment, fees and assessments has been made no later than the due date stated on the tax, fee and assessment bill. Should the payment be made later than the due date, the City shall not be obligated to make the Reimbursement from that semi-annual payment. As provided in the published notice of the public hearing with regard to the obligations under this Agreement, the total Reimbursement shall be approximately three hundred seventy-five thousand dollars (\$375,000) through the term of the Agreement. There shall not be any payments beyond the fifteen (15)-year period even if there has been a withholding or a reduction of the Reimbursement payment for any preceding six (6)-month period.

2. The Reimbursement by the City shall be up to sixty percent (60%) of the amount of incremental tax revenue available and accessible to the City, subject to the provisions of this Agreement, where Section 403.19 of the Code provides that only the taxes levied on the assessed value of qualified property in the year prior to the year in which the increment is used for tax increment financing shall not be considered for purposes of calculating the amount of tax increment revenue in a given year (the "Base Year Valuation"). In addition, revenues from taxes levied for debt service by local taxing districts and for the physical plant and equipment levy of a school district cannot be accessed through tax increment financing. The percentage of available tax revenue which will be reimbursed shall be determined by the performance of the Company toward meeting its job retention and creation obligations as described in Section II.

3. The Reimbursements shall be made up to twice each year during the term of this Agreement, on or before June 1 and December 1 of each year after the taxes on the increased assessed value have begun. The Reimbursements shall be based only on the increase in taxable real estate value attributable to the Economic Development Project as described in Section II, Paragraph 3 of this Agreement. Provided the construction of the building has been completed and the full amount of the new value has been placed on the tax rolls by January 1, 2017, the first Reimbursement payment shall be made on or before December 1, 2018. The Reimbursement shall be made for fifteen (15) consecutive years, or until the dollar amount established in Paragraph 1 of this Section has been reached, whichever comes first. Should the Company fail to make timely payment of its taxes or should the Company fail to meet its job obligations for a semi-annual period, the

Reimbursement shall not be made. No provision is to be made for the extension of the series of authorized Reimbursement if the Company fails to meet its obligations and does not receive a Reimbursement payment for any semi-annual period. Provided the Reimbursement begins in 2018, the last Reimbursement shall be made on or before June 1, 2033. In no case shall the Reimbursement begin later than December 2019, based on the taxable real estate value as of January 1, 2018, in which case the last Reimbursement shall be made on or before June 1, 2034.

4. Reimbursement shall be conditioned on the retention of the Baseline Jobs and the creation of the Net New Jobs, as described in Section II. The Reimbursement shall be calculated by the City based on the number of full-time positions being paid at least the Target Wage (as defined in Section II of this Agreement) for the six (6) months shown in the most recent Contribution Report submitted to the State of Iowa prior to the Reimbursement payment dates of June 1 and December 1.

5. The Reimbursement shall be made by the City to the Company if the Company complies with its obligations for maintaining the Baseline Positions and creating the Net New Positions at the Target Wage and benefit levels and paying its real estate taxes and related fees as described in Section II of this Agreement.

6. The Reimbursement is not a general obligation of the City and shall be paid solely from incremental property taxes received by the City and from the Scott County Treasurer which are attributable to the Economic Development Project. All payments are subject to approval and annual appropriation action by the City Council.

7. Once the Reimbursement term has ended, this Agreement shall be of no further force or effect.

8. The obligations of the City under this Agreement are conditioned upon the faithful performance by the Company of all the terms and conditions of this Agreement.

SECTION II: THE COMPANY'S OBLIGATIONS

1. The Company shall demonstrate its financial capacity to complete the Economic Development Project including, but not limited to, documentation of the availability of financing for the building construction, within ninety (90) days of the execution of this Agreement.

2. The Company agrees to furnish to the City appropriate evidence of the number of full time Baseline Positions at the Company as of this effective date of this Agreement. The creation of Net New Positions shall be evidenced by the most recent Iowa Employer Contribution Report or a similar reporting format such as Excel (including hourly wage and benefits) submitted by the Company to the City on or before April 15th and October 15th starting in 2017. For the terms of this Agreement, the Reimbursement payments made following each semi-annual payment of taxes shall be based on the Company's maintenance of the fifty-two (52) Baseline Positions and the creation of at least twenty-three (23) Net New full-time permanent positions within three (3) years of the date of this Agreement. The retention of Baseline Positions and creation of Net New Positions shall be evidenced by the most recent Contribution Report or similar reporting submitted by the Company for

six (6) complete months prior to the month in which semi-annual Reimbursement payments are to be made. The City may require supplemental reports if needed to confirm the Net New Positions created and Baseline Positions retained.

3. The Company agrees to expand their existing facility on the Subject Property, adding on approximately 10,000 square feet of office space at and near 902 West 35th Street 3513 Vine Court and Parcel P1410-11. The Company agrees to comply with all building and fire code regulations related to the construction, occupancy, and operation of the building.

4. The Company agrees to pay or cause to be paid property taxes on the assessed value of the Subject Property on time. The Company agrees to furnish the City a copy of the receipt for its property tax payments no later than April 15 and October 15 for the respective Reimbursement payment.

5. The twenty-three (23) Net New full-time permanent positions to be created within three (3) years of the date of this Agreement as established in Section II (9) below shall be paid an average annual salary of approximately \$62,000 plus benefits ("Target Wages").

6. The number of positions created and maintained shall be calculated based on the actual number of full-time positions computed as the sum of the Company workforce located at the Subject Property for the six (6)-month period shown in the most recent Contribution Report immediately prior to the months in which the semi-annual payment of Reimbursement is due.

7. During the first three (3) years after the date of this Agreement, the Company shall be eligible for reimbursement of sixty (60) percent of the incremental real estate taxes paid as long as, in the opinion of the City in the reasonable exercise of its discretion, the Company has retained the fifty-two (52) Baseline Positions and maintains progress toward creation of the twenty-three (23) Net New Positions.

8. At the end of the three-year period, the Company shall have maintained the fifty-two (52) Baseline Positions and created the twenty-three (23) Net New Positions. Should the Company create at least eighteen (18) Net New Positions at the end of the three-year period and maintain that it plans to have created twenty-three (23) Net New Positions by the end of the following year, the city may extend by one year the deadline for creation of agreed upon Net New Positions.

If the Company has failed to achieve the agreed upon Net New Positions following three years or four years if provided an extension, the City may at its discretion cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

9. Provided the Company has maintained the fifty-two (52) Baseline Positions and created at least the twenty-three (23) Net New Positions within three (3) years of the execution of this Agreement or four (4) years should an extension be granted, the Company shall be eligible for further Reimbursement payments through the term of this Agreement according to the following provisions:

- a. If the Company has maintained the fifty-two (52) Baseline Positions and created and maintained at least twenty-three (23) Net New Positions with an average salary of at least 90 percent of the Target Wages, paying at least the Target Wages, the Company

shall be entitled to the Reimbursement of the full sixty (60) percent of the amount of incremental tax revenue available to the City; and

- b. If the Company has maintained the fifty-two (52) Baseline Positions and created at least twelve (12) but less than twenty-three (23) Net New Positions, with the Net New Positions paid at least 90 percent of the Target Wages, the amount of Reimbursement shall be computed by dividing the number of positions created by twenty-three (23) and then multiplying the resulting factor by sixty (60) percent of the amount of incremental tax revenue available to the City.

9. Provided the Company has maintained the fifty-two (52) Baseline Positions and created at least the twenty-three (23) Net New Positions within three (3) years of the execution of this Agreement, the Company shall be eligible for further Reimbursement payments through the term of this Agreement according to the following provisions:

- a. If the Company has maintained the fifty-two (52) Baseline Positions and created and maintained at least twenty-three (23) Net New Positions with an average salary of at least 90 percent of the Target Wages, the Company shall be entitled to the Reimbursement of the full sixty (60) percent of the amount of incremental tax revenue available to the City; and

- b. If the Company has maintained the fifty-two (52) Baseline Positions and created at least twelve (12) but less than twenty-three (23) Net New Positions, with the Net New Positions paid at least 90 percent of the Target Wages, the amount of Reimbursement shall be computed by dividing the number of positions created by twenty-three (23) and then multiplying the resulting factor by sixty (60) percent of the amount of incremental tax revenue available to the City.

- c. The Reimbursement shall cease if for any two consecutive semi-annual reporting period after the first three (3) years of this Agreement the number of Base Positions maintained is fewer than fifty-two (52) and New Positions is fewer than twelve (12) paying at least the Target Wages. If this occurs the City shall cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

10. In consideration of the provisions for Reimbursement of tax payments relying on tax increment financing herein, the Company agrees that they will not pursue the exemption of the taxable value of the improvements resulting from the Economic Development Project through any local or State of Iowa tax exemption program. However, subsequent expansions meeting the requirements of tax increment policy as then in effect may be eligible for tax reimbursement.

11. On the material breach by the Company of the terms and conditions of this Agreement such breach to be determined in the opinion of the City in the reasonable exercise of its discretion, including failure to retain and create the positions specified in this section, or if the Company shall cease doing business at the Subject Property, this Agreement shall be terminated and the Company shall not be eligible for any Reimbursement for any period after the breach.

SECTION III:
MISCELLANEOUS

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement.

2. This Agreement represents the entire understanding and agreement among the parties hereto with respect to the subject matter hereof; supersedes all prior negotiations, letters and understandings relating to the subject matter hereof; and cannot be amended, supplemented or modified except by an instrument in writing signed by the party against whom the enforcement of any such amendment, supplement or modification is sought.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed and construed in accordance with the laws of the State of Iowa.

4. This Agreement shall become null and void unless all contingencies contained herein are satisfied or are waived by the parties.

5. So long as Owner is in compliance with all conditions of the Agreement, Owner may assign all of their respective right, title and interest in and under this Agreement to any transferee of the Buildings without obtaining the prior consent of the City provided such transferee agrees in writing to be bound by Owner's duties and obligations hereunder.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

CITY OF DAVENPORT, IOWA

By: _____
Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, Deputy City Clerk

Law Building, LLP

By: _____

Honkamp Krueger & Co., PC

By: _____

HK Payroll Services, Inc.

By: _____

Honkamp Krueger Financial Services, Inc.

By: _____

EXHIBIT A

LEGAL DESCRIPTION OF COMPANY'S PROPERTY

Lot 5 of Schuette's First Addition to the City of Davenport, Scott County, Iowa. Subject to easements, restrictions and covenants of record. Parcel P1410-10. More commonly known at 3513 Vine Court.

Lot 6 of Schuette's First Additional to the City of Davenport, Scott County, Iowa. Parcel 1410-11.

Lot 8 of Schuette's First Addition to the City of Davenport, Scott County, Iowa. Parcel P1415-11. More commonly known as 908 West 35th Street.

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie Holecek
Wards: 3

Action / Date
8/3/2016

Subject:

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

Memecat LLC dBa Brew in the Village, East Fest in the Village of East Davenport, September 4, 2016, 10 AM to 11 PM, 11th St between Mound and Jersey Ridge Rd [Ward 5]

Thirsty's on 3rd LLC, University of Iowa Children's Hospital Poker Run, September 9th to 11th, Pine St between 3rd and 4th St [Ward 1]

NAMI Greater Mississippi Valley, NAMI Walks, September 24, 2016, 6:00 AM to Noon, Beiderbecke Dr from Gaines St to Marquette St [Ward 3]

Quad Cities Marathon, Quad Cities Marathon, September 25, 2016, 7:30 AM to 11:00 AM, Gaines St to Centennial Bridge off Ramp; 2nd St to Western to River Dr to bikepath; Government Bridge to 2nd st to Perry St to Bikepath [Ward 3]

Recommendation:

Consider the requests.

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
□ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Holecek, Jackie	Approved	7/18/2016 - 3:45 PM

RESOLUTION NO. 2016-

Resolution offered by Alderman Matson

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: Memecat LLC dBa Brew in the Village

Event: East Fest in the Village of East Davenport

Dates: September 4, 2016

Time: 10:00 a.m. to 11:00 p.m.

Closure Location: 11th Street between Mound and Jersey Ridge Rd

Ward: 5

Entity: Thirsty's on 3rd LLC

Event: University Of Iowa Children's Hospital Poker Run

Dates: September 9th (setup), September 10th (event), September 11th (teardpwm)

Time: September 9th 5:00-9:00 PM; September 10th 8:00 AM – 11:59 PM; September 11th 10:00 AM to 3:00 PM

Closure Location: Pine Street from 3rd to 4th Street

Ward: 1

Entity: NAMI Greater Mississippi Valley

Event: NAMI Walks

Dates: September 24, 2016

Time: 6:00 AM - Noon

Closure Location: Beiderbecke Dr from Gaines Street to Marquette St

Ward: 3

Entity: Quad Cities Marathon

Event: Quad Cities Marathon

Dates: September 25, 2016

Time: 7:30 AM to 11:00 AM

Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2nd Street to Western to River Drive to bikepath; Government Bridge to 2nd Street to Perry Street to Bikepath

Ward: 3

Entity: Third Missionary Church

Event: Gospel Explosion Weekend Hoopfest

Date: August 14-15

Time: Beginning Friday at 1:00 PM to Sunday at 5:00 PM

Closure Location: East 14th Street between Harrison and Main

Ward: 3



Approved this 10th day of August, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 8

Action / Date
PW8/3/2016

Subject:

Resolution on the plans, specifications, form of contract and estimated cost of \$5,874,844 for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park. Eighty percent (\$4,699,875) will be paid by a RISE grant and the City will pay twenty percent (\$1,174,969) using TIF funds. [Ward 8]

Recommendation:

Pass the Resolution.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities.

Background:

Kraft Heinz Company is constructing a state-of-the-art food manufacturing facility on approximately 70 acres in the Eastern Iowa Industrial Center. The company estimated the total project investment at \$203 million and allows for the retention of 475 full time positions.

Upgrades must be made to Enterprise Way, Slopertown Road and an addition of a new public road, Granite Way. This road will run North and South to connect Enterprise Way and Slopertown Road.

The estimated cost of these improvements is \$5,874,844. The City has been awarded a grant through the Iowa Department of Transportation's Revitalizing Iowa's Sound Economy (RISE) program to help with the cost of these improvements. The RISE funding will cover 80% of estimated costs (at no more than \$4,699,875). The RISE program requires a 20% matching contribution. The City anticipates using TIF funding to cover the remaining \$1,174,969 contribution.

The plans, specifications and estimated cost have now been completed by Luckett and Farley, the City's design consultant.

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	7/28/2016 - 10:29 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:29 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:19 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION on the plans, specifications, form of contract and estimated cost of \$5,874,844 for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park. Eighty percent (\$4,699,875) will be paid by a RISE grant and the City will pay twenty percent (\$1,174,969) using TIF funds.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park.

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 for the Construction of Granite Way and related work in connection with the Kraft Heinz development at the Eastern Iowa Industrial Park.

Passed and approved this 10th day of August, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Weiyi Gu; (563)888-3067
Wards: 1, 3

Action / Date
PW8/3/2016

Subject:

Resolution approving the plans, specifications, forms of contract and estimated cost for the additional Inflow and Infiltration Removal Program, CIP #30001. [Wards 1&3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Enhance quality of life.

Background:

Per the Iowa DNR Administrative Consent Order, the City is required to decrease inflow and infiltration throughout the sewer system. Disconnection of cross-connected sewers helps accomplish this goal. This includes disconnection of cross-connected catch basins and construction of storm sewer and manholes.

There are 6 locations that are shown on the attached map. The budget for this project is \$300,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution pg 2
▣ Backup Material	Location Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	7/28/2016 - 10:29 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:29 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:18 AM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, forms of contract and estimated cost for the additional Inflow and Infiltration Removal Program, CIP #30001.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the additional Inflow and Infiltration Removal Program.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the additional Inflow and Infiltration Removal Program.

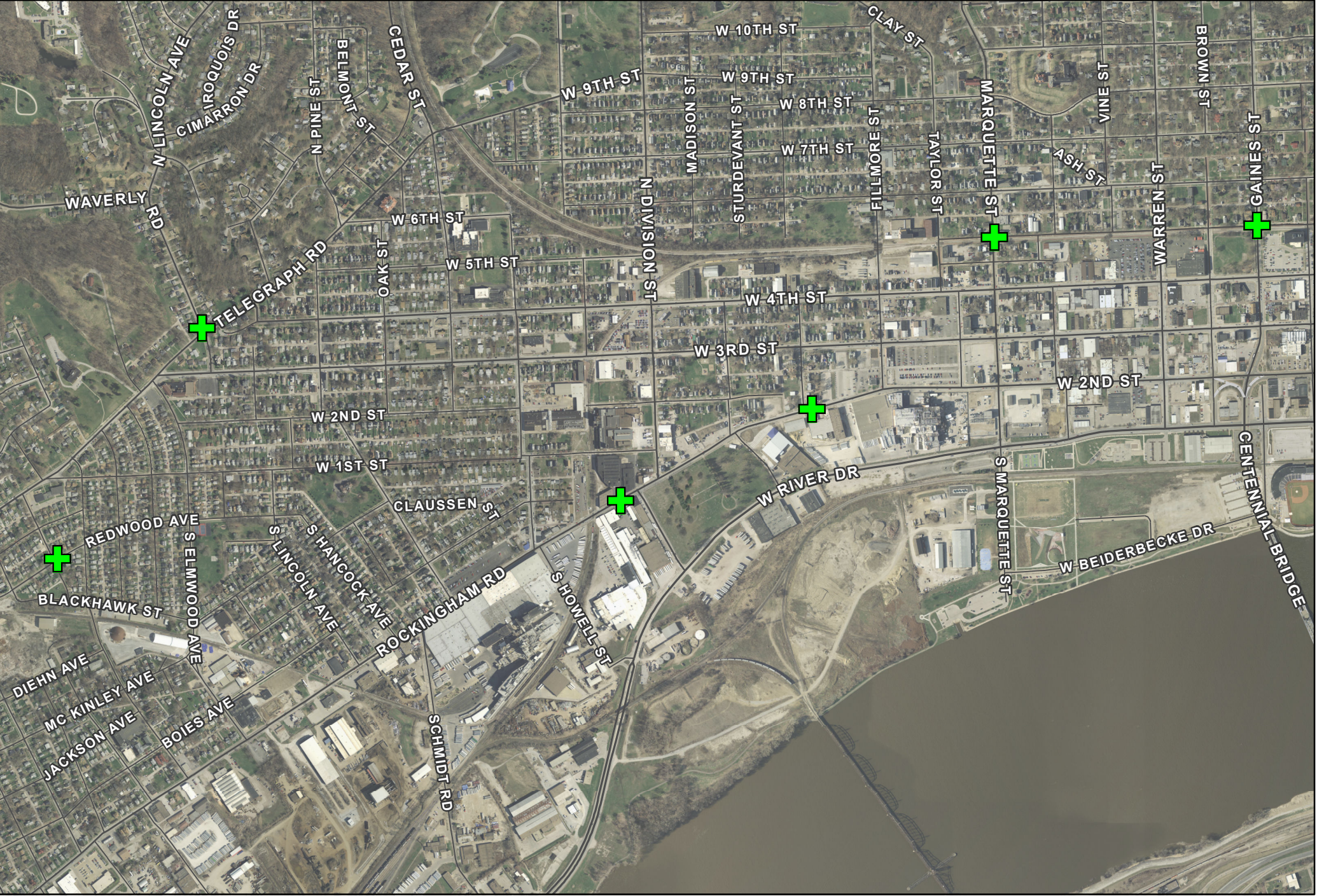
Passed and approved this 10th day of August, 2016.

Approved:

Attest:

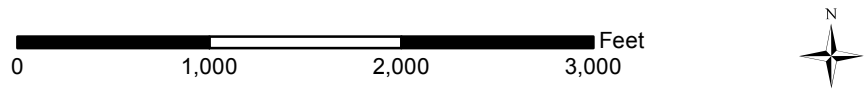
Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



Cross Connection Removals

 CROSS CONENCTION REMOVAL



City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Eric Gravert (563) 327-5125
Wards: 1

Action / Date
PW8/3/2016

Subject:

Motion approving change order #1 to the Compost Facility Roof Project with Jim Giese Commercial Roofing, Inc. in the amount of \$57,361 budgeted in CIP #39002. [Ward 1]

Recommendation:

Pass the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

The Compost Facility has a deteriorating steel roof that is allowing moisture into the building along with creating an unsafe walking surface for maintenance workers to access the roof-mounted exhaust fans.

This change order approves the replacement of twelve roof mounted exhaust fans.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$861,200.00
Previous Change Orders	\$0.00
<u>This Change Order</u>	<u>\$57,361.00</u>
Amended Contract Amount:	\$918,561.00

Funding for this project is from FY17 CIP #39002.

ATTACHMENTS:

Type	Description
Backup Material	Change Order #1

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	7/28/2016 - 10:27 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:27 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:18 AM



City of Davenport

Public Works Department

1200 East 46th Street • Davenport, Iowa 52807
Telephone: 563-326-7923 Fax: 563-327-5182

CERTIFICATIONS

CITY ENGINEER BDS
(Work is Required)

CIP MANAGEMENT ANALYST CM
(Funds are Available)

CHIEF OF CONSTRUCTION RM
(Work is Constructible)

PUBLIC WORKS DIRECTOR TMJ
(Approval)

Mr. Chris Mueller
Jim Giese Commercial Roofing
4 Lincoln Avenue
Eldridge, IA 52748

RE: Compost Facility Roof – Change Order # 1
CIP #39002

Dear Mr. Mueller:

Description to Contractor

Jim Giese Commercial Roofing is providing construction services associated with the roof replacement at the Compost Facility.

CHANGE ORDER DESCRIPTION:

1. The additional work involves the replacement of twelve roof mounted exhaust fans. Work to be completed at the agreed price shown below

Cost: \$57,361.00 (NTE) Not To Exceed AMOUNT (Increase)

Working Days Adjustment: 0

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 861,200.00
Previous Change Orders	\$ 0.00
<u>This Change Order</u>	<u>\$ 57,361.00</u>
Amended Contract Amount:	\$ 918,561.00

Recommend/Approved: Eini Muro
(Up to \$5,000) Project Manager

Date: 7-14-16

Recommend/Approved: _____
Contractor

Date: _____

Recommend/Approved: Todd M Jones
(Up to \$15,000) Todd Jones, Deputy Public Works Director

Date: 7-20-16

Recommend/Approved: Corrin Spiegel
(Up to \$25,000) Corrin Spiegel, City Administrator

Date: 7/20/16

Recommend/Approved: _____
(Up to \$100,000) Chair, Public Works Committee

Date: _____

Required: Green Sheet Motion to Approve

Council Meeting Date: N.A.

Recommend/Approved: N.A.
(Over \$100,000) City Clerk, City of Davenport

Date: N.A.

Required: Green Sheet Resolution to Approve

Council Meeting Date: N.A.

City of Davenport

Agenda Group: Public Works
Department: Public Works/Fleet
Contact Info: Jon Meeks; (563) 326-7922
Wards: All

Action / Date
PW8/3/2016

Subject:

Motion approving the purchase of two lifts for vehicle maintenance to Midwest Lift Works of Jordan, MN in the amount of \$188,586. [All Wards]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

The Nation Joint Powers Alliance (NJPA) issued a Request for Proposals for Fleet Maintenance Equipment. For equipment lifts, they awarded to Stertil-Koni as the lowest responsive and responsible vendor. Any entity can purchase from a Stertil-Koni dealer at these prices.

The estimated cost for these lifts was \$230,000 total. The quote received from Midwest Lift was \$188,586 for both.

Funding for this purchase is from the FY16 and FY17 CIP Parallelogram Lift project #24002. The current balance for this project is \$270,000. These funds are from the sale of GO Bonds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	7/28/2016 - 10:26 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:27 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:17 AM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Jen Walker; (563) 326-6168
Wards: 1

Action / Date
PW8/3/2016

Subject:

Motion to accept the Utah & Telegraph Stormwater Culvert Contract, awarded to Hagerty Earthworks. Final cost of the project was approximately \$28,500 using Clean Water funds, CIP 33010. [Ward 1]

Recommendation:

Approve the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

A new stormwater pipe was installed across the intersection of Utah & Telegraph to alleviate flooding in residential yards. The project included grading and rip-rap in the roadside culverts at the inlet and outlet of the new pipe. The work was completed by Hagerty Earthworks. Final cost of the project was approximately \$28,500 using Clean Water funds (CIP 33010).

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	7/28/2016 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:28 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:18 AM

City of Davenport

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

Action / Date
PW8/3/2016

Subject:

Motion to approve a contract for sanitary sewer manhole rehabilitations and replacements to KIM Construction Company, Inc. of Steger, IL in the amount of \$934,806. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially responsible City government.

Background:

A Request for Bid was issued on July 6, 2016 and was sent to 238 contractors. On July 25, 2016 the Purchasing Division received and opened three bids. KIM Construction Company, Inc. was considered the lowest responsible bidder and is recommended for the contract.

The contract includes rehabilitation of manholes by means of chemical grouting, rebuilding the top portion of manholes, applying cementitious spray-on interior manhole linings, rebuilding manhole benches and channels, and miscellaneous other work to rehabilitate manholes. The contract also includes the replacement of manholes. The contract may also include rehabilitation of manholes through the use of a poured monolithic concrete liner. This work will remove inflow and infiltration from the sanitary sewer system.

Funding for the contract is from CIP# 30018.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	7/28/2016 - 10:27 AM
Public Works Committee	Lechvar, Gina	Approved	7/28/2016 - 10:27 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:17 AM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: SANITARY SEWER MANHOLE REHABILITATION AND REPLACEMENT

BID NUMBER: 16-105

OPENING DATE: JULY 25, 2016

RECOMMENDATION: AWARD THE CONTRACT TO KIM CONSTRUCTION CO INC,
OF STEGER, IL

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
KIM CONSTRUCTION CO INC	STEGER, IL	\$934,806
HYDRO-KLEAN LLC	DES MOINES, IA	\$976,607
VALLEY CONSTRUCTION CO	ROCK ISLAND, IL	\$1,308,650

Prepared By Cindy Winstake
Purchasing

Approved By Nicole Measom
Department Director

Approved By Brandi Cos
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Legal
Contact Info: Tom Warner 326-7752
Wards: 3rd Ward

Action / Date
FIN7/20/2016

Subject:

Resolution correcting the legal descriptions for the conveyance of four tracts of City-owned property fronting East 4th Street in the 100 block of said street to conform them to actual site conditions in the field that include minor building encroachments. (General Services Administration and Restoration St. Louis, Petitioners). [Ward 3]

Recommendation:

Approve the resolution

Relationship to Goals:

Welcoming investment

Background:

This resolution makes minor changes to the legal descriptions for the conveyance of four tracts of City-owned property to the General Services Administration (GSA) and Restoration St. Louis (RSL).

The original resolution approved in February 2015 requires the amendment in order to include portions that had encroachments. The City has obtained quit-claim deeds for the encroachment areas with the property owner to the north of these parcels and can now modify the original resolution for the encroached area.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	7/14/2016 - 3:58 PM
Finance Committee	Wright, Brandon	Approved	7/19/2016 - 12:33 PM
City Clerk	Admin, Default	Approved	7/19/2016 - 12:35 PM

Resolution No. _____

Resolution offered by Alderman Gordon

RESOLVED by the City Council of the City of Davenport.

RESOLUTION correcting the legal descriptions for the conveyance of four tracts of City-owned property fronting East 4th Street in the 100 block of said street to conform them to actual site conditions in the field that include minor building encroachments. (General Services Administration and Restoration St. Louis, Petitioners).

WHEREAS, the City of Davenport is the legal owner of the following described real estate (corrected legal descriptions appear below) in City of Davenport Resolution #2015-110, which tracts were previously approved for conveyance:

West Tracts #3 & #4 (Restoration St. Louis)

That part of Block 55, LeClaire's Second Addition in the City of Davenport, Iowa, described as follows:

Beginning at the Southwest corner of Lot 10, thence, north along the west line of Lot 10 and Lot 9 and part of Lot 8 of said block 55, to the north line of property line adjustment as shown on plat, being the south face of the adjoining building; thence, along said building face line easterly to a line 0.30 feet east of the east line of the west half of lots 8, 9 and 10; thence, southerly along said line being 0.30 feet east and parallel to the east line of the west half of said lots, to the south line of Lot 10; thence, westerly along said south line, to the point of beginning.

East Tracts #1 & #2 (General Services Administration)

That part of Block 55, LeClaire's Second Addition in the City of Davenport, Iowa, described as follows:

Beginning at the Southeast corner of Lot 10, thence, west along the south line of Lot 10 of said block 55, to a line 0.30 feet east of the east line of the west half of lots 8, 9 and 10; thence, northerly along said line being 0.30 feet east and parallel to the east line of the west half of said lots, to the north line of Lot 9; thence, easterly along said north line of Lot 9, as shown on plat performed by C&L Land Surveying (document number 28436-98), a distance of 11.70 feet; thence, southerly along a line parallel to the line 0.30 feet east of the east line of the west half of lots 9 and 10, a distance of 16.00 feet, to the south line of Tract "B" as shown on plat performed by Snyder and Associates, being 2.50 feet south and parallel to the north line of Tract "1" as shown on plat performed by C&L Land Surveying (document number 28436-98); thence, easterly along said south line, to the east line of Lot 9; thence, southerly along said east line, to the point of beginning.

(Tax Parcels G0057-2A and G0057-10A)

WHEREAS, the City of Davenport wishes to convey the same to the petitioners subject to easements for city and non-city sewer, communication or utility purposes;

WHEREAS, a public hearing on the matter was held on Wednesday, February 18, 2015 as required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the real property described above has no present or future anticipated use by the City;

BE IT RESOLVED that the respective deeds conveying the tracts to the petitioners or their assignees as shown above is hereby approved and shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

City of Davenport

Agenda Group: Finance
Department: Parks & Recreation
Contact Info: Scott Hock 326-7817
Wards: 3

Action / Date
FIN8/3/2016

Subject:

Resolution allowing the Parks and Recreation Department to proceed with a State of Iowa REAP (Resource Enhancement and Protection) grant application in the amount of \$300,000 for Veterans Memorial Park Phase IIA. [Ward 3]

Recommendation:

Adopt the resolution

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

Located on 43 acres off Marquette Street west of downtown Davenport, Veterans Memorial Park honors the 46,000 Quad Citizens who served in the military, while improving access to and the aesthetics of the riverfront as part of the regional vision to create a “cool, creative, connected” community.

In 2012, Davenport invested nearly \$500,000 to install signage, flag poles, landscaping, and lighting in the park. The memorial currently consumes about 2 acres; our overall vision expands the memorial to encompass the entire 43 acres in the park. Davenport Parks, working with the Levee Improvement Commission and the Friends of Veterans Memorial Park Committee, now are seeking REAP funding for the next phase of park development. Specifically, we seek funds from the Iowa Department of Natural Resources Resource Enhancement and Protection (REAP) grant to begin Phase IIA of this project that will:

- (1) Add more trees, ground cover, benches, signage and lighting to improve the aesthetic appeal of the area;
- (2) Create special commemorative components with additional flag poles to represent each branch of the service; and
- (3) Add parking and driveway to allow visitors to better access the memorial and move the road away from the floodplain.

These improvements will make the memorial and park more accessible for all patrons, but especially veterans who may have a physical disability or mobility impairment from their service or age. Additional flag poles will honor each branch of our military and set the stage for future improvements that will create more of a monument to each branch and those Quad Citizens who served in each branch. Trees and benches will provide places where visitors can sit in the shade to reflect upon the memorial or the river, converse, or just relax in the midst of nature. All totaled, these improvements move us one step closer to our goal of creating a place to honor the service of our veterans while converting this former city landfill into an amenity of pride along the majestic Mississippi River. The ultimate plan places the memorial as part of a river overlook with views from the river and downtown Davenport and Rock Island.

The total amount requested from REAP is \$300,000.

ATTACHMENTS:

Type	Description
 Resolution Letter	REAP Grant Resolution for VMP

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	7/28/2016 - 8:58 AM
Finance Committee	Watson-Arnould, Kathe	Approved	7/28/2016 - 8:58 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:17 AM

Resolution No. _____

Resolution offered by Alderman Gordon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION allowing the Parks and Recreation Department to proceed with a State of Iowa REAP (Resource Enhancement and Protection) grant application toward supplemental monies to further develop Veterans Memorial Park.

WHEREAS, because of strong public support, further *RiverVision*-related riverfront development continues, and together with River Heritage Park to the east, Veterans Memorial Park provides a bookend to the west.

AND WHEREAS, located on 43 acres off Marquette Street west of downtown Davenport, Veterans Memorial Park honors the 46,000 Quad Citians who served in the military, while improving access to and the aesthetics of the riverfront as part of the regional vision to create a "cool, creative, connected" community;

AND WHEREAS, in 2012, Davenport invested nearly \$500,000 to install signage, flag poles, landscaping, and lighting in the park. The memorial currently consumes about 2 acres; our overall vision expands the memorial to encompass the entire 43 acres in the park. Davenport Parks, working with the Levee Improvement Commission and the Friends of Veterans Memorial Park Committee, now are seeking REAP funding for the next phase of park development. Specifically, we seek funds from the Iowa Department of Natural Resources Resource Enhancement and Protection (REAP) grant to begin Phase IIA of this project that will: (1) add more trees, ground cover, benches, signage and lighting to improve the aesthetic appeal of the area; (2) create special commemorative components with additional flag poles to represent each branch of the service; and (3) add parking and driveway to allow visitors to better access the memorial and move the road away from the floodplain;

AND WHEREAS, these improvements will make the memorial and park more accessible for all patrons, but especially veterans who may have a physical disability or mobility impairment from their service or age. Additional flag poles will honor each branch of our military and set the stage for future improvements that will create more of a monument to each branch and those Quad Citians who served in each branch. Trees and benches will provide places where visitors can sit in the shade to reflect upon the memorial or the river, converse, or just relax in the midst of nature. All totaled, these improvements move us one step closer to our goal of creating a place to honor the service of our veterans while converting this former city landfill into an amenity of pride along the majestic Mississippi River. The ultimate plan places the memorial as part of a river overlook with views from the river and downtown Davenport and Rock Island.

AND WHEREAS: we now are seeking \$300,000 in State of Iowa REAP funding for the next phase of park development.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Parks and Recreation Department proceed with a State of Iowa REAP (Resource Enhancement and Protection) grant application toward supplemental monies to further develop Veterans Memorial Park.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Finance
Department: Finance/Transit
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN8/3/2016

Subject:

Motion approving a change order to increase the number of buses purchased, from four to five, through the Iowa Department of Transportation Contract with Gillig Corp. of Hayward, CA in the additional amount of \$419,980. [All Wards]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

Through a State of Iowa Request for Proposals (14303) for the purchase of transit buses, released on May 20, 2015, the City of Davenport has ordered two 35-foot buses and two 40-foot buses to replace existing fleet vehicles that are well past their service life. These vehicles are expected to be received by the City on or before September 2017.

The City has identified funding from an older operations grant (FY13) that can be used to purchase an additional bus. Through grant #IA-90-X399-01 the City will receive \$287,682. The quote received from Gillig for a 35-foot low-floor bus is \$419,980.

The City's share of the payment will be \$132,298. That balance will be paid from CIP #27004, with a balance of \$283,000. \$200,000 in federal grant money and \$83,000 in LST Funds.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	7/28/2016 - 8:53 AM
Finance Committee	Watson-Arnould, Kathe	Approved	7/28/2016 - 8:53 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:16 AM

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Nicole Gleason 327-5150
Wards: 3

Action / Date
FIN8/3/2016

Subject:
Motion awarding a contract for the purchase and installation of new lifter drivers for the RiverCenter parking ramp elevators to Kone of Moline, in the amount of \$86,319. [Ward 3]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
The four elevators in the RiverCenter parking ramp are all the same age. Recently there have been many maintenance issues. There are two elevators connecting the parking ramp to the RiverCenter south building and two elevators that are in the lobby on the south side of the parking facility on Second Street.

One elevator is currently not working. KONE has a US Communities contract to upgrade the elevator drivers and install new software to the controller to interface with new drivers. This is US Communities Contract #PC94002.

Kone currently has the City of Davenport's elevator maintenance and repair contract. If the city only repairs and updates the out-of-order elevator, the cost is \$25,446. The quoted cost to update all four elevators, with one mobilization, will be \$86,319.

Funding for this project is from CIP #23003 RiverCenter Parking Ramp Elevator Upgrade, with a current balance of \$105,000. Funding for this project is from GO bonds.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	7/28/2016 - 8:58 AM
Finance Committee	Watson-Arnould, Kathe	Approved	7/28/2016 - 8:58 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:16 AM

City of Davenport

Agenda Group: Finance
Department: Finance/Purchasing
Contact Info: Kristi Keller 888-2077
Wards: All

Action / Date
FIN8/3/2016

Subject:

1. Alliance Technologies - PureStorage SAN annual maintenance - Amount: \$36,900
2. Tyler Technologies - Annual MUNIS maintenance - Amount: \$16,077
3. Zoll Data Systems - Annual AED maintenance - Amount: \$13,411

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	7/28/2016 - 9:44 AM
Finance Committee	Watson-Arnould, Kathe	Approved	7/28/2016 - 9:44 AM
City Clerk	Admin, Default	Approved	7/28/2016 - 11:16 AM